

	<p>PORT OF KLICKITAT BOARD OF COMMISSIONERS MEETING MINUTES APRIL 8, 2008 REGULAR MEETING</p>	
TOPIC	DISCUSSION/ASSESSMENT/FINDINGS	
Attendance	<p>Commissioner/Staff Present: Port Commissioners (PCs) Norm Deo, Rodger Ford & Wayne Vinyard; Executive Director (Exec.D) Marc Thornsburg; Deputy Director (DepDir) James Donnelly; Port Counsel Teunis Wyers; Administrative Assistant/Bookkeeper, (AA/B) Margie Ziegler and Port Consultant Byron Hanke. PC/Staff Absent: none. Guests Present: Matt Riley (Rapid Ready Mix Inc), Anthony Stout (Dallesport Foundry), Denny Newell, (KC Economic Dev), Steve Tessmer (Gorge Associates), James Dean, (James Dean Construction), Brad Roberts (Rivermile 172) and Darrin Eckman (Tenneson Eng).</p>	Meeting called to order at 4:00pm.
<p>Executive Session Surplus Property Pricing</p>	<p>PC Vinyard called for an executive session to discuss Surplus Property Pricing. PC Vinyard said the executive session was expected to last one hour.</p> <p>An executive session started at 4:02pm. Those present: Port Commissioners (PCs) Norm Deo, Rodger Ford & Wayne Vinyard; Executive Director (Exec.D) Marc Thornsburg; Deputy Director (DepDir) James Donnelly; Port Consultant Byron Hanke and Port CPA George Fox. PC Vinyard adjourned the executive session at 4:58pm and said the Executive session will start again at the end of the meeting and is expected to last one hour. PC Vinyard opened the regular PC meeting at 5:00pm.</p>	

Public Hearing Water Efficiency Goal Setting	<p>Darrin Eckman, Tenneson Engineering, presented the Washington State Department of Health water efficiency rules goal setting requirements. Eckman presented recommendations for water efficiency at DIP. Eckman recommended the Port set a goal to try to reduce leakage to 10%. Eckman said the Port could evaluate each customer and determine if their meter is sized appropriately for the current tenant use. Eckman will summarize his recommendations in a memo for the PC. PC Vinyard opened the public hearing at 5:30pm.</p> <p>Brad Roberts, Rivermile 172, stated that water conservation is very important and should be encouraged. Eckman said the Port has old buildings at DIP and new energy efficient fixtures should be considered when making repairs. (DepDir) Donnelly said the Port is getting the message out to customers, contractors and the fire department that the Port has to be accountable to the Washington State Department of Health for water efficiency and that we need everyone's support to eliminate unauthorized use of water from hydrants. PC Vinyard closed the public hearing at 5:44pm.</p>	PC Deo M, to set a goal for the Port to reduce its water loss to 10% over the next six years, PC Ford S, MP
Counsel's Report	Port Counsel Wyers said Port CPA George Fox did an excellent job preparing the lease for Underwood Fruit and the Port should use the lease as a template for the master lease. Wyers said Underwood Fruit is down to one concern regarding assignment of lease. Wyers recommends to the PC that both attorneys work together and come up with a resolution.	By consensus, the PC authorized Port Counsel Wyers to contact Underwood Fruit's Attorney and resolve the concerns regarding assignment of lease.
Administrative Matters Consent Agenda	Items approved: Minutes of March 25, 2008 Vouchers - March 28, 2008 #22082 \$16,339.33 Vouchers of March 28, 2008 #22083 \$2,142.92 Vouchers of March 31, 2008 #22084-22097 \$15,627.55 Vouchers - April 4, 2008 #22098 \$500.00	PC Deo M, PC Ford S a motion to approve the consent agenda. MP

Executive Director's Report Bingen Point: Insitu Parking Security	(Exec.D) Thornsby presented the drawing from Insitu for the proposed secured parking area.	By consensus, the PC wanted to see dimensions and more details.
Maritime Services Lease	(Exec.D) Thornsby presented the proposed Maritime Services Lease. Discussion followed regarding CCRs and security deposits.	By consensus, the PC wants Counsel Wyers to review the final lease.
Dallesport Industrial Park: Water Master Plan Update Tennessee Engineering	Darrin Eckman, Tennessee Engineering, said the draft copy of the amendment to the water master plan has been submitted to the Dept of Health. Eckman said the Dept of Health will respond within two weeks with comments. Eckman said that many things have changed since December 2007 with the airport and Sundown Development. PC Deo said it has been the Port's goal to form a municipal water system before any extension is ever made to the DIP water system. PC Deo said the responsibility will lie on the Port for operation and maintenance of an extension to the water system and the Port does not have the resources to do that. Discussion followed. PC Deo said it is important for the Port to maintain water for industrial use before serving water to residential development. Eckman said it would be ideal to have one water system. Eckman said the water master plan does not commit the Port to providing water to anyone. PC Vinyard asked if a clarifying statement, added to our water master plan, would degrade the water master plan. Eckman said it would be background information and would not concern the technical part of the plan. Eckman will draft a statement to be added to the water master plan, forward it to the PC for approval, and then add the statement to the plan after the Dept of Health makes its recommendations.	By consensus, the PC agreed to have Eckman draft language to be added to the water master plan amendment that states the Port will not extend the DIP water system until a Municipal Water System is formed to operate and maintain the water system.

PUD Water Operations Agreement	(Exec.D) Thornsby said agreement in the packets is not ready for discussion and staff is continuing to work with the KC PUD on an agreement. Thornsby said KC PUD would like to start job shadowing with the Port water operator starting May 1, 2008. Thornsby said KC PUD expects to be operating the DIP Wastewater Plant by June 1, 2008.	
Miscellaneous Committee Updates	<p>PC Vinyard ó none PC Ford ó said the MCCED meeting was cancelled. ND-none</p> <p>(Exec.D) Thornsby said the trees were pruned on Lakeview Road and staff is looking into the cost to remove the first row of trees.</p> <p>(Exec.D) Thornsby met with Bingen Mayor Brian Prigel and discussed the Maple Street Project.</p>	By Consensus, the PC wants staff to work with Bingen's engineer to get more information on the proposed bioswale.
Public Comment	<p>Brad Roberts, Rivermile 172, said keep up the good work.</p> <p>James Dean, James Dean Construction, said he is glad to be moving rock at DIP. Dean said demand for rock has picked up and there is still a lot of commercial work and schools being built. Dean said he has been working with Tony Riley and the Riley's are moving rock out.</p> <p>(Exec.D) Thornsby said the Port of Klickitat made the news in conjunction with the Queen of the West engine fire. (Exec.D) Thornsby said Paul at Dallesport Log Yard was gracious and stopped loading logs and had the Queen tie up to the log barge for inspection by the Coast Guard.</p>	



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<p>Executive Session -continued</p> <p>Surplus Property Pricing</p>	<p>PC Vinyard adjourned the regular meeting at 6:44pm and called for an executive session to continue discussion on Surplus Property Pricing. PC Vinyard said the executive session was expected to last one hour.</p> <p>An executive session started at 6:45pm. Those present: Port Commissioners (PCs) Norm Deo, Rodger Ford & Wayne Vinyard; Executive Director (Exec.D) Marc Thornsburg; Port Consultant Byron Hanke and Port CPA George Fox. PC Vinyard adjourned the executive session at 7:42pm.</p>	
<p>Adjournment</p>	<p>PC Vinyard adjourned the meeting at 7:43pm.</p>	

Approved on _____
(Date)

Margie Ziegler, Administrative Assistant

Marc Thornsburg, Executive Director

S. Wayne Vinyard, President