

TOPIC	DISCUSSION/ASSESSMENT/FINDINGS	ACTION
<b>Attendance</b>	<b>Commissioner/Staff Present:</b> Port Commissioners (PCs) James Herman; William Schmitt; and Wayne Vinyard; Executive Director (Exec.D) Marc Thornsby; Administrative Assistant/Port Auditor (AA/PA) Margie Ziegler; and Maintenance Supervisor (MaintSup) Terry Wroe. <b>PC/Staff Absent:</b> None. <b>Guests Present:</b> Laura Morris; Paul & Dorie Cothren, Dallesport Log Yard; and Marsha Holliston, Mt. Adams Chamber.	Meeting called to order at 2:05pm at the Dallesport Log Yard.
<b>Tour</b> DIP Dock and Log Yard Walk Through	PC Vinyard started the tour of the Dallesport Log Yard for the purpose of collecting information so the PC can be informed as to current log yard operations when considering terminal facility policy. Paul Cothren, Dallesport Log Yard (DLY), explained the operation of the staging area, bark removal, unloading, scaling, and log barge loading. Cothren said at this time there is a market for the bark that is being removed from the log yard. Storm water run-off was discussed.  PC Vinyard adjourned the PC meeting at 3:10pm at the Log Yard. PC Vinyard reopened the meeting at 3:52pm at the Port Office.	
<b>Administrative Matters</b> Consent Agenda	Minutes – July 6, 2010 Payroll Vouchers – July 16, 2010 #23819-23826, \$8,619.62 Vouchers – July 20, 2010 #23827-23846, \$82,858.22	PC Schmitt M, to approve the consent agenda with changes to the minutes, PC Herman S, MP
Resolution No. 8-2010 Insurance Requirements	(Exec.D) Thornsby said this resolution combines the elements discussed at previous meetings.	PC Herman M, to approve the Insurance Requirements Resolution No. 8-2010, PC Schmitt S. MP
Resolution No. 9-2010 Disaster Recovery Siting		PC Schmitt M, to approve Disaster Recovery Siting Resolution No. 9-2010, PC Schmitt S. MP

<p><b>Executive Director's Report:</b> Dallesport Terminal Operating Policy</p>	<p>Water use for dust control was discussed.</p> <p>Boundaries of the Log Yard lots were discussed and the PC considered the need to have them clearly marked.</p> <p>Discussion followed regarding the best utilization of the waterfront properties, current lease details, and making the terminal area attractive and accessible for other users.</p> <p>The PC considered a lease of 3 years with 2 one-year options for lots 44 and 43 and month-to-month for lot 45.</p> <p>The PC discussed making it very clear in the new lease agreement that the Log Yard is a secondary user, that the barge dock is a public use facility, and that if another party should seek to move material over the barge dock, the lot 45 lease would be terminated. The PC considered printing a reminder statement on the invoice each month. (Exec.D) Thornsbury reminded the PC of the negative reaction to the last request the Port made regarding vacating lot 45 to permit aggregate loading. PC Herman stated that Paul at DLY said that he could move out in 30 days with notice.</p> <p>The PC considered rates of \$340/acre for lots 43/44 and \$400/acre for lot 45. The lease price of the various waterfront parcels was discussed. PC Herman said Lot 45 is more valuable than the other waterfront properties and its lease/use will save DLY money in fuel, equipment maintenance, and time.</p>	
---	---	--

<p><b>Executive Director's Report: cont..</b>  Dallesport Terminal Operating  Policy continued . . .</p>	<p>Needed repairs to the dock were discussed. The PC noted that the damage to the dock may already have occurred before DLY assumed the property lease. A possible engineer's estimate for storm water design and an asphalt lift on the barge dock was discussed.</p> <p>Clean up was discussed. The southwest area of the dock was discussed and the need for a physical barrier by the water's edge. The PC considered removing bark with a back hoe and placing concrete barriers along the waterfront. Requiring a 10 foot buffer from the water was also discussed. (Exec.D) Thornsberry said it is important to start clean up of the waterfront and show progress each year.</p> <p>The west end of the log yard was discussed.</p> <p>PC considered requiring all junk, scrap metal and unused equipment owned by DLY to be removed. The Port would remove material that is not DLY's.</p> <p>The PC noted that the bark loading bunker at the northeast corner of the dock needs to be operated more carefully so as not to spill bark over the concrete bunker.</p> <p>Log wharfage was discussed and the PC considered raising it 3% this year and 4% in subsequent years until 2040. The use of a fixed versus index-based escalator was discussed. (Exec.D) Thornsberry said he did a comparison of the CPI in 2009 covering the last 10 years and the average was approximately 3.1% at that time.</p>	
<p>Harbor Drive Project</p>	<p>(Exec.D) Thornsberry reported that funding for the Harbor Drive Project was awarded by CERB. Thornsberry said bid specifications are being prepared, a pre-bid meeting is set for July 28<sup>th</sup> and the bid is expected to be awarded on August 10.<sup>th</sup></p>	

<b>Executive Director's Report: cont.</b>  Water Master Plan Adoption	PC Schmitt reviewed the water master plan.	PC Schmitt M, to adopt the final DIP Water Master Plan as prepared by Tenneson Engineering, PC Herman S. MP
Key Bank 06 Bonds Payoff	(AA/PA) Margie Ziegler said if the 06 Bonds were to be paid off early in October 2010, there would be an interest reduction of \$69,143.62 and a prepayment penalty of \$28,398.86 for a net savings to the Port of \$40,744.76. Ziegler said when the Port took out the bonds in 2006 there was to be a final payment of \$1,108,966.68 in October 2011. Ziegler said by managing the IDD funds since 2007, the Port is able to pay the bonds off early. PC Vinyard said he is glad the Port Commission took the IDD Tax dollars very seriously and planned for the bond payoff.	PC Herman M, to pay off the 06 Bonds off early in October 2010. PC Schmitt S, MP
Ramco Salt Cakes	(Exec.D) Thornsbury said that Environmental Quality Management has been hired by the EPA to complete the Ramco Saltcake Disposal Site clean up.	
<b>Miscellaneous</b> Committee Updates	<p>PC Herman: none</p> <p>PC Schmitt: Will be attending the WPPA Commissioners Seminar in Leavenworth, WA July 25-27, 2010.</p> <p>PC Vinyard: Next EDA meeting will be September 9, 2010. PC Vinyard said the EDA committee was sent an email to respond to the Port's Harbor Drive Project. PC Vinyard is very grateful for Klickitat County's support of the Harbor Drive Project.</p> <p>PC Vinyard said the Port has had three impressive successes this week, the award of the EDA and CERB funding for the Harbor Drive Project, determining to pay off the 06 Bonds early, and the EPA clean up at the Dallesport Industrial Park.</p>	

<b>Public Comment</b>	None	
<b>Adjournment</b>	PC Vinyard adjourned the PC Meeting at 6:54pm	

Approved on \_\_\_\_\_  
(Date)

\_\_\_\_\_  
Margie Ziegler, Administrative Assistant

\_\_\_\_\_  
Marc Thornsby, Executive Director

\_\_\_\_\_  
Jim Herman, Secretary