

TOPIC	DISCUSSION/ASSESSMENT/FINDINGS	ACTION
Attendance	Commissioner/Staff Present: 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 Port Consultant, Byron Hanke. PC/Staff Absent: none. Guests Present: Don McDermott; Dallesport Community Council; Julie Korenko, Insitu; Brad Roberts, Rivermile 172; and Scott Pimley, Insitu.	Meeting called to order at 5:33pm
Administrative Matters		
Approval of Minutes	Minutes – December 21, 2010	PC Schmitt M, to approve the December 21, 2010 meeting minutes, PC Herman S, MP
Approval of Vouchers	Payroll Vouchers – January 5, 2011 #24140-24142 and D10042-D10054, \$11,724.19. Vouchers – January 6, 2011 #24143-24168, \$14,490.96. Payroll Vouchers – January 20, 2011 #24169 and D10055-D10060, \$7,820.19. Vouchers – January 20, 2011 #24170-24184, \$33,246.76.	PC Herman M to approve the vouchers, PC Schmitt S, MP
Election of Officers	PC members discussed how they would like to keep the same officers as in 2010.	PC Schmitt M, to nominate PC Vinyard President, PC Schmitt Vice-President and PC Herman Secretary, PC Herman S, MP
Old Business		
Harbor Drive Improvement Project	(Exec.D) Thornsby said he is looking into a way to get rid of the bark material from the Mt. Adams Loggers Association. Thornsby said he is looking into recycling the bark or finding another use for it. Discussion followed. Thornsby said the barrier on Dike Rd to	

<p>Old Business continued . . .</p> <p>Harbor Drive Improvement Project Continued . . .</p>	<p>Rivermile 172 has been removed with Brad Robert's permission. PC Schmitt said by pumping the standing water it has been lowered by four feet. PC Schmitt said that Dike Rd may not be a good alternative traffic route during the road construction.</p> <p>Thornsbury said that Granite NW are grading the access road on a weekly basis. PC Herman said that Jeff Burns, Granite NW, will place gravel on the access road. PC Herman said that Mike Calloway is interesting in donating pit run rock to the Port. PC Herman said we could negotiate with the county to haul the rock. Discussion followed.</p>	<p>By consensus, the PC directed (Exec.D) Thornsbury to have the Port Engineer to look into the possibility of donated rock.</p>
<p>Bingen Point Grade-separated Railroad Crossing</p>	<p>PC Herman talked about the options for a grade separated crossing from the 1991 study. Discussion followed.</p> <p>PC Herman reported he attended the City of White Salmon's and City of Bingen's council meetings asking for letters of support. PC Herman asked for thank you letters to be sent to the cities thanking them for the letters they sent to the representatives. PC Schmitt said he thanked the Klickitat County Commissioners in person. PC Schmitt asked what is the next move to gain support of this project. Julie Korenko, Insitu, said the next step is to meet with the Governor's Office and the Washington State Department of Transportation.</p>	
<p>New Business</p> <p>Changes to Standard Lease Terms</p>	<p>(Exec.D) Thornsbury presented changes to the standard lease. Thornsbury explained each item and it was discussed.</p> <p>Past Due Sums – leave as is.</p> <p>Interest Rates – leave as is and keep 10 calendar day grace period.</p> <p>Application of Payments – leave as is, but limit freedom of application to rental amounts due and rental payments.</p> <p>Damage and Destruction –allow the tenant to repair the damage itself with the proviso that Port must approve the company or individual performing the work.</p> <p>Trade Fixtures and Personal Property- allow tenant to repair damage</p>	

<p>New Business continued . . .</p> <p>Changes to Standard Lease Terms continued . . .</p>	<p>with the proviso that Port must approve the company or individual performing the work.</p> <p>Security - leave as is</p> <p>Signs – add signs not removed by 10 calendar days, the Port will remove.</p> <p>Surrender of Premises – change to double rent only when Port has not consented.</p> <p>First Source Hiring – tabled item and will discuss at the next PC Meeting</p> <p>Destruction of Markers – tenant can replace the marker with the proviso that Port must approve the company or individual performing the work.</p>	
<p>Delegation of Authority</p>	<p>(Exec.D) Thornsby presented the Delegation of Authority as a basis for discussion. Thornsby said the document is the same as what was approved by the PC last year. Thornsby asked the PC what they would like in this document and what they want the Port staff to do. PC Vinyard asked Thornsby if there are any shortcomings in the current document that need to be changed. PC Herman said the document looks reasonable as is and allows the Port staff to do their jobs. PC Vinyard said the Port Commission needs to work together and give guidance to Thornsby. PC Schmitt requested the discussion be tabled.</p>	<p>By consensus, the PC tabled the discussion.</p>
<p>Executive Director's Report:</p> <p>Bingen Point Water Loop</p>	<p>(Exec.D) Thornsby said the contractor is working on the water line. Scott Pimley, Insitu, said he would like to be informed as soon as the water line is approved.</p>	
<p>Commissioners Reports:</p>	<p>Herman: PC Herman nothing.</p> <p>Schmitt: PC Schmitt he will be attending the SR 35 bridge meeting on January 27th.</p> <p>Vinyard: PC Vinyard attended the EDA meeting on January 13th and said the communities grant requests were heard. PC Vinyard said there will no longer be EDA grants after 2011. PC Vinyard said there will only be \$50,000 allocated for emergency requests.</p>	

Commissioners Reports: continued...	(Exec.D) Thornsburg said work needs to be completed on the binding site plan for BPT Parcels 10 & 14.	
Public Comment	<p>Don McDermott, Dallesport Community Council, stated there was public comments at the last Dallesport Community Council meeting regarding the future of the Insitu campus and that they will be happy wherever they land and that there will no hard feelings if they do not site in Dallesport.</p> <p>Julie Korenko, Insitu, thanked port staff for their help finding information and meeting with the DOE. Korenko said the governor is also interested in facilitating the grade separated railroad crossing.</p> <p>Brad Roberts, Rivermile 172, said it is great to see the Port working through issues and good to see things moving forward.</p>	
Adjournment	PC Vinyard adjourned the PC Meeting at 7:24pm.	

Approved on FEBRUARY 15, 2011
(Date)

/s/ MARC D. THORNSBURY
Marc Thornsburg, Executive Director

/s/ MARGIE ZIEGLER
Margie Ziegler, Administrative Assistant

/s/ JIM HERMAN
Jim Herman, Secretary