

TOPIC	DISCUSSION / ASSESSMENT / FINDINGS	ACTION
Attendance	Commissioner/Staff Present: Port Commissioners (PCs) William Schmitt, Wayne Vinyard; Executive Director (ED) Marc Thornsbury; and Administrative Assistant/Port Auditor (AA/PA) Margie Ziegler. PC/Staff Absent: None. Guests Present: Izak Riley, Rapid Ready Mix Co; Tyler Miller, Dirt Hugger; and Pierce Louis, Dirt Hugger.	Meeting called to order at 4:30pm.
Administrative Matters Approval of Minutes Approval of Vouchers	Minutes – May 7, 2013 Payroll Vouchers – June 5, 2013 #D10724-D10737, #25248-25249, \$11,731.37. Vouchers – June 18, 2013, #25276-25288, \$140,970.70. Payroll Vouchers – June 20, 2013 #D10738-D10744, #25275, \$8,970.77.	PC Schmitt M to approve the minutes as amended, PC Herman S, MP 3-0. PC Herman M to approve the vouchers, PC Schmitt S, MP 3-0.
Old Business DIP Prospective Tenant	(ED) Thornsbury noted that the PC had asked Dirt Huggers to meet with the Dallesport Community Council and present their operation. Thornsbury attended the meeting and described it as informative with a fair number of questions asked, but no objections put forward. Thornsbury introduced Tyler Miller and Pierce Louis from Dirt Huggers and who gave an overview of their composting operation. Miller said the company has been in business for three years and that he started the business because Tri-County Recycling showed a need for organics recycling in the Gorge. Miller explained the compost process and said they have already sold out of compost this year. Miller talked about the need for water and noted theirs is a zero discharge operation. Miller said the highest water use months are July and August. Discussion followed.	

<p>Old Business continued... DIP Prospective Tenant continued...</p>	<p>Miller said Dallesport is an excellent location because it is close to the highway for trucking and located near their suppliers and customers. Miller said they have received four complaints in three years of operation regarding odor and believes they have it under control with the improvements they have made and will make to their settling pond. Miller said he has been working on quotes on what it would take to make the location usable. PC Vinyard said use of the Port's potable water would be a concern for future development and he noted that the Port has offered water to others with the promise they would get a water right only to have in never happen. Miller said they will consider applying for a water right out of the Columbia. Miller said they currently have five employees, but expects to add more. He added that one goal is to operate an anaerobic digester for bio fuel production and said Washington St. offers very good incentives. PC Herman said he liked the idea of having an environmentally friendly tenant. Miller said he will continue to work on permitting with KC Planning and the WA Dept. of Ecology. Miller said he is also working with BPA for clearance to operate in their easement.</p>	
<p>BP Infrastructure Improvement Project Completion</p>	<p>(ED) Thornsby said the contractor has completed all aspects of the contract and that Port Maintenance staff will be installing signage and striping the road. Tenneson Engineering has declared the project complete and Thornsby recommends the PC accept the project.</p>	<p>PC Schmitt M to accept the BP Infrastructure Improvement Project, PC Herman S, MP 3-0.</p>
<p>RAMCO EPA Claim</p>	<p>(ED) Thornsby gave a brief update regarding the EPA claim. Thornsby said he is working on completing an Ability To Pay form and Port Council is working with EPA's Council regarding insurance companies. Thornsby said we are getting useful information from EPA in this process.</p>	
<p>New Business Levy Lift</p>	<p>(ED) Thornsby asked if the PC wanted to discuss seeking a Levy Lift in 2013 and noted we may be out of time. PC Schmitt said he would like to get comment from voters and he would prefer to wait a year. PC Vinyard said as a voter it bothers him when levies fail and they turn</p>	

New Business continued...

Levy Lift continued...

around and ask for the levy again. PC Schmitt said he did not know if people truly understood the levy lift before the vote. PC Herman said he feels the opposition led people to believe that we were going to do both the levy lift and the IDD. PC Herman said the Port can't finish the Marina Park improvements and parking lot paving without additional levy funds. PC Herman said he would have liked to see more people write public comments in the newspaper. He also said he would like to see the Port be able to operate without taxes. PC Herman said the attendance was not very high at the community council meetings and would like more information in the newspaper. Thornsbury said a half page story was in the Enterprise last year. PC Vinyard asked if the Port should do a levy lift for 10 years and then sunset it. Thornsbury said the Port must remain independent with respect to a levy lift. PC Herman said in order for the Port to continue to provide jobs the Port cannot rely on lease revenue only.

Thornsbury questioned whether there is sufficient time to overcome the education issues, inform the voters, and prepare the language (since it has to be reviewed and approved by the County Prosecutor's office). Thornsbury said after that language has to be reviewed by the committees in favor and in opposition. Thornsbury said there was no public display of support before and feels that contributed to the levy defeat. PC Vinyard suggested a press release describing the Port's struggle with how to proceed and then look for volunteers that would be willing to support the lift.

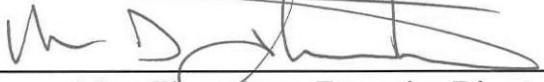
The PC reiterated its desire for a rate of 50.5 cents per thousand of assessed value with the addition of a sunset provision after ten years. PC Vinyard wants the Port to become self-sufficient at some point. PC Herman wants the press release to state that the primary use of funds will be for capital improvements and park maintenance and operations. PC Herman said he also wants to include improvements for Dallesport.

<p>New Business continued... Levy Lift continued...</p>	<p>Thornsbury said he will work on ballot language with Port Counsel and draft a release for review by the PC.</p> <p>Each PC member agreed to find one person in favor and one in opposition that has free time to serve on the voters' pamphlet committees. Each PC member will then provide their committee members' contact information to staff.</p>	
<p>Marina Way Access</p>	<p>(ED) Thornsbury asked the PC if they want to allow access to the new Marina Way to the East and, if so, under what conditions (e.g. no restrictions, late comer's fee, etc.). PC Schmitt is concerned with the heavy truck use and that the Port we will be left a substantial maintenance bill. PC Vinyard said if the road is being used on a commercial basis, it needs to be paid for somehow and suggested there could be a cost sharing agreement for improvements and repairs. PC Herman agreed. Izak Riley, Rapid Ready Mix, talked about their operation and their load specifications. Riley warned that once there is a pot hole, his trucks will tear it up. Riley is less concerned with the new section than with Marina Way toward the West by the concrete blocks. Riley does not want to tell his truck drivers to drive in the middle of the road to avoid the potholes. Riley said he put some gravel in the potholes and is willing to do what he can to help. Riley noted they may run 100 trucks per day with 50 trucks for materials. Riley said the only issue he has along Marina Way is the condition of the road by the concrete blocks and the trees encroaching on the road. Riley said one of the reasons they stopped operations in Dallesport was because of the condition of the roads.</p> <p>Thornsbury read the SDS easement for the western portion of Marina Way, indicating SDS would pay for maintenance of the road after extraordinary use by SDS. Thornsbury said he had sent a letter to SDS while the new road was being constructed discussing options to access the north road used by SDS and Dickey Farms. PC Vinyard asked about</p>	

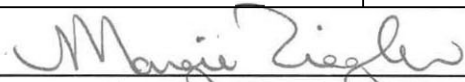
<p>New Business continued... Marina Way Access....</p>	<p>a cost sharing agreement between SDS for the entire length of Marina Way. Riley stated he wanted to talk about the easement with SDS and discussed the railroad easement. Thornsbery said there is an area that can be cut to provide access to the North (BNSF) road from the SDS property. Riley said he would rather use this road because their trucks will not have to deal with traffic at the Larch St intersection or with Marina Park boat traffic.</p>	
<p>Independence Day Fireworks Event</p>	<p>(ED) Thornsbery said he is working toward an Independence Day Fireworks Event that can continue on in the future regardless of development at the Bingen Point Business Park. Thornsbery said the Sheriff's office will provide two reserve officers and a third officer may be available. PC Schmitt said an ambulance and EMT could be made available from the Appleton Fire Department if needed.</p>	
<p>Mid-Columbia Economic Development District</p>	<p>(ED) Thornsbery said the representative for Washington Ports on the MCCED Board has been from the Port of Skamania for four years. Thornsbery asked if the PC would like to represent Washington Ports for the next two years. PC Schmitt said he could serve on the MCEED board. PC Vinyard said he would like to be considered next year.</p>	<p>By consensus, PC Schmitt will serve as Washington Port's representative on the MCEED Board.</p>
<p>BPT Paddle Board Concessions</p>	<p>(ED) Thornsbery said interest has been expressed in operating a stand up paddle board concession. PC Schmitt said even though they are a not-for-profit, they are charging their customers and the Port should not offer the space for free. PC Vinyard expressed concern regarding overnight parking and people sleeping overnight. Thornsbery said the Port would only allow a vehicle to be parked overnight, not camping. Thornsbery said a resolution should be adopted regarding concession fees. Thornsbery will draft language for a concession agreement.</p>	
<p>Executive Director's Report Multi-Jurisdictional Water Agreement</p>	<p>(ED) Thornsbery said he has been contacted by the City of White Salmon and has been asked to attend a meeting with the City of Bingen regarding the agreement. More information will be provided after the meeting has taken place.</p>	

<p>Executive Director's Report cont...</p> <p>BP Infrastructure Project County Reimbursement</p>	<p>(ED) Thornsbury said the funds that were requested through Klickitat County for the BP Infrastructure Project were considered a match for the CERB funding that was not awarded to the Port and that the County is requesting the Port reapply for the funds. PC Herman stated County Commissioner David Sauter indicated the funds are already in the budget and the request is just a formality.</p>	
<p>Commissioners Reports</p>	<p>PC Vinyard: Nothing</p> <p>PC Schmitt: PC Schmitt said he attended the Gorge Commission meeting at Cascade Locks. Schmitt said a lot of the information did not pertain to the Port and that they are trying to get funding from the states to repair the Bridge of the Gods.</p> <p>PC Herman: PC Herman said he was impressed with the 2012 Financial Statement and was glad the report was completed in house with limited amount of time from our CPA and at reduced cost. PC Herman commented that Jan Fancher offered training on the statement of cash flows to improve knowledge and will be a long-term benefit for the Port.</p>	
<p>Public Comment</p>	<p>Izak Riley, Rapid Ready Mix Co, wanted to let the Port know that every yard of concrete they pour is putting money back in the Port's pocket because they purchase rock from the quarry at Dallesport. Riley talked about their new concrete plant at the former Rees' mill site and upcoming projects.</p>	
<p>Adjournment</p>	<p>PC Vinyard adjourned the PC Meeting at 7:10 pm.</p>	<p>PC Herman M, to adjourn the meeting PC Schmitt S, MP 3-0.</p>

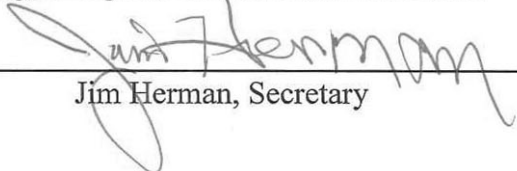
Approved on July 2, 2013
(Date)



Marc Thornsbury, Executive Director



Margie Ziegler, Administrative Assistant



Jim Herman, Secretary