
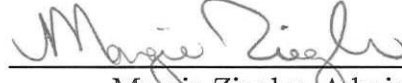
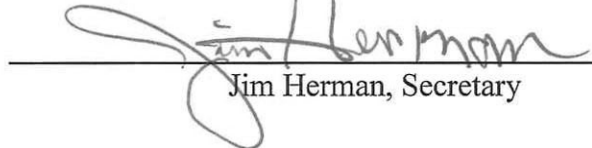


TOPIC	DISCUSSION / ASSESSMENT / FINDINGS	ACTION
Attendance	Commissioner/Staff Present: Port Commissioners (PCs) James Herman, and Wayne Vinyard; Executive Director (ED) Marc Thornsburg; and Administrative Assistant/Port Auditor (AA/PA) Margie Ziegler. PC/Staff Absent: PC William Schmitt. Guests Present: Pierce Louis, Dirt Hugger and Tyler Miller, Dirt Hugger.	Meeting called to order by PC Vinyard at 4:32pm. PC Schmitt excused.
Administrative Matters Approval of Minutes Approval of Vouchers	Minutes – July 8, 2014 Payroll Vouchers – July 21, 2014 #25769-25771, D11025-D11031, \$9,761.05. Vouchers – July 22, 2014 #25772-25787, \$104,566.21.	PC Herman M to approve the minutes with corrections, PC Vinyard S, MP 2-0. PC Herman M to approve the vouchers, PC Vinyard S, MP 2-0.
Old Business DIP Lot 80 Development-Dirt Hugger	ED Thornsburg said two bids for the grading project were received in anticipation of awarding the bid this evening, however, the low bid was \$155,000-\$165,000 higher than expected. Thornsburg said the project is not dead, but will need to be scaled back before we go back out to bid again. Thornsburg said he attempted to contact Jeff Hunter, Klickitat County Public Works, to find out if some of the soil could be moved by Klickitat County Gun Range. Discussion followed regarding ways in which the project could be scaled back including reducing the amount of material excavated and eliminating the planned berms. PC Vinyard asked if the fill material is something the Port needs and if we could be shooting ourselves in the foot by leaving it in place. Thornsburg stated that material to be removed from the ponds would still go to the area north of Dow Road and moving any more material would require allocating additional funds beyond those approved by the Commission.	

<p>Old Business cont... DIP Lot 80 Development-Dirt Hugger cont...</p>	<p>Tyler Miller, Dirt Hugger, said the berms are not essential for project. Vinyard suggested planting vegetation around the site. Thornsby said he has contacted USDA and KC EDA and informed them of the current situation. Miller and Pierce Louis said they appreciated the Port's support and noted they will continue to work on moving the project forward.</p>	
<p>EPA Tolling Agreement</p>	<p>ED Thornsby said the tolling agreement with the U.S. Environmental Protection Agency (EPA) will expire at the end of August. Thornsby said the question again is do we force the EPA to file suit or do we sign another tolling agreement. Bill Eling, Port General Counsel, recommended appointing special counsel because he does not have the background and experience on this issue and suggested Christopher R. Hermann, Stoel Rives LLP, due to his experience working on behalf of the Port of Ridgefield regarding its clean-up site. PC Herman asked if there was an estimate of how many hours will be needed. Thornsby stated it was too early to know and would be largely dependent on the actions of the EPA and insurance company. PC Vinyard requested that Hermann prepare a professional assessment of what needs to happen to resolve the issue. Thornsby stated the commission should expect to spend \$10,000 to \$15,000 on the matter. Thornsby noted this will be the third tolling agreement and he believes more progress has occurred since Hermann made preliminary inquires to the insurance company. Thornsby said he will ask Hermann to provide additional information on his background and ask for the Port of Ridgefield's recommendation in writing.</p>	<p>PC Vinyard M, to authorize execution the tolling agreement and to authorize the appointment of Christopher R. Hermann as special counsel for the RAMCo cleanup. PC Herman S, MP 2-0.</p>
<p>New Business DIP Lot 80 Grading Project-Award Bid</p>	<p>ED Thornsby said that at \$315,839.50 the lowest bid received was substantially above the funds available and that the project will have to be scaled back. Thornsby noted that because significant changes to the scope of the project will likely be required it will not be possible to use change orders and recommended rejecting all bids.</p>	<p>PC Herman M, to reject all bids for the DIP Lot 80 Grading Project, PC Vinyard S, MP 2-0.</p>

New Business cont... Overtime cont...	ED Thornsburg provided information regarding current practice for handling overtime. AA/PA Ziegler presented a copy of the current personnel policy. Discussion followed concerning past practice, Port policy, and applicable law. PC Herman said we should pay overtime for time worked on a holiday as current policy states. PC Vinyard noted the Port has grown since the July 4 event started under ED Dianne Sherwood and the Port is in a better position to pay overtime. PC Herman said overtime should not be paid for hours worked over eight in one day.	By consensus the PC affirms current policy paying overtime wages for hours worked on a holiday, including July 4, and regular wages for all hours worked less than 40 worked any other day.
Executive Director's Report DIP Lot 80 Grading Project	ED Thornsburg said he does not have anything more to add about the DIP Lot 80 Grading Project.	
Dallesport Log Yard	ED Thornsburg said he is working on a short term lease with the Dallesport Log Yard for the East portion of DIP Lot 8.	
Commissioners Reports	PC Vinyard said he will attend the WPPA Commissioners seminar next week at Skamania Lodge. PC Herman said he completed the Open Government training online. ED Thornsburg said he attended an Open Government training in Everett, WA.	
Public Comment	None	
Adjournment	PC Vinyard adjourned the PC Meeting at 6:01pm.	

Approved on August 19, 2014
(Date)

Marc Thornsburg, Executive Director


Margie Ziegler, Administrative Assistant

Jim Herman, Secretary