

TOPIC	DISCUSSION / ASSESSMENT / FINDINGS	ACTION
<b>Attendance</b>	<b>Commissioner/Staff Present:</b> Port Commissioners (PCs) William Schmitt, and Wayne Vinyard; Executive Director (ED) Marc Thornsburg; and Administrative Assistant/Port Auditor (AA/PA) Margie Ziegler. <b>PC/Staff Absent:</b> PC James Herman. <b>Guests Present:</b> Denny Newell, KC Economic Development; Peter Kruchoski, Zepher Inc; Andy Mack, Zepher Inc; Pierce Louis, Dirt Hugger; and Tyler Miller, Dirt Hugger.	Meeting called to order by PC Vinyard at 4:32 PM.
<b>Administrative Matters</b> Approval of Minutes	Minutes – November 18, 2014	PC Schmitt M to approve the minutes, PC Vinyard S, MP 2-0.
Approval of Vouchers	Payroll Vouchers – December 05, 2014 #D11120-D11134, #25926-25927, \$11,083.12.  Vouchers – December 15, 2014 #25928-25952, \$28,767.56.	PC Schmitt M to approve the vouchers, PC Vinyard S, MP 2-0.
Resolution No. 07-2014 Establishing Dallesport Industrial Park Water Rates	PC Vinyard asked about the metering tampering charge. ED Thornsburg said the rate is consistent with other PUD charges.	PC Schmitt M to approve Resolution 7-2014, PC Vinyard S, MP 2-0.
<b>Old Business</b> Zepher Riser Tower	Peter Kruchoski, Zepher Inc, explained the construction and operation of the proposed riser tower. Discussion followed regarding potential safety issues.	PC Schmitt M to allow Zepher to install the riser tower provided the color is consistent with the building, modifications will be made if there is a safety issue, and the tower will be removed if Zepher is no longer using it, PC Vinyard S, MP 2-0.
<b>New Business</b> Parking Lot Traffic Signs	ED Thornsburg explained that the Port has not generally placed stop signs at parking lot egress points, but that ground lessees are allowed to	By consensus, the PC agreed to allow Insitu to install stop signs on their

<b>New Business continued...</b> Parking Lot Traffic Signs continued...	place signs on leased property in accordance with the Covenants, Conditions, and Restrictions. Discussion followed regarding traffic safety and current driver behavior. PC Schmitt said he is neutral on the issue.	leased property.
Dirt Hugger Soil Purchase	PC Vinyard said he is uncomfortable selling and removing soil from the Port and setting a precedent. PC Schmitt said the Port is always looking for clean fill and this puts us in a mining situation. Tyler Miller, Dirt Hugger, said the soil is of poor quality and has a lot of organics in it and asked if they could offset it with other soil. Discussion followed regarding the existing berms. PC Vinyard said he appreciated Dirt Hugger's attitude and spirit and said that by doing the right thing and working with the local community they have sown the seeds for their success. Miller said he appreciated the Port's support. Miller asked about signage concerns on US Hwy. 197 for truck traffic. ED Thornsburg said he is working with WSDOT to address signage.	By consensus, the PC declined to sell soil to Dirt Hugger.
Vacation Buyout	ED Thornsburg said he has worked an additional 332 hours in 2014. Thornsburg said it is not possible for him to use his 2014 vacation hours and asked to be paid for 160 hours of vacation.	PC Schmitt M, to pay Thornsburg 160 hours of unused vacation time, PC Vinyard S, MP 2-0.
January Meeting Schedule	ED Thornsburg asked if the PC wants to hold only one meeting in January. Discussion followed regarding potentially canceling the January 6 meeting and holding one meeting on January 20.	
<b>Executive Director's Report</b> RAMCO EPA Claim	ED Thornsburg said there will be another meeting taking place soon and noted that all parties involved appear eager to resolve the issue promptly.	
2014 Year-in-Review	ED Thornsburg presented the year-in-review and asked if the PC had any questions.	
Lot 80 Well	ED Thornsburg said the well driller hit layers of rock, gravel, wood, and clay while drilling the well and reached water at approximately 200 feet. Thornsburg stated that early tests indicated a flow rate of 50 gallons per minute. Thornsburg also noted that power has been installed by the PUD and the invoices for both will be submitted to KC for reimbursement.	

<b>Executive Director's Report</b> Bingen Lake Water Quality	ED Thornsby presented excerpts from the most recent Bingen Lake water sampling report. Thornsby said the results showed minor increases for some elements such as turbidity, but there were no major changes from prior samples. Thornsby said a sample will be taken again next year.	
Bonds	ED Thornsby said municipal bond rates are very low and suggested the PC might want to consider planning for the construction of a building in Dallesport. Thornsby said the last time the Port was considering a bond, rates were considerably higher. Thornsby noted that because the EDA wants a tenant in place before funding a project, a potential tenant would need to be lined up. Thornsby reminded the PC that a lot of work would have to be done if the PC chose to pursue this and other projects would have to be set aside for now.	
Potential DIP Fill	ED Thornsby said the Port has been approached by a contractor that will be replacing three miles of I-84 and needs a disposal site for the concrete to be removed. Thornsby said he has been working with Tenneson Engineering to determine if the material would be suitable and to what size it would need to be crushed for placement as structural fill. Thornsby said the material could be placed north of DIP Lot 24. Thornsby noted that the contractor might be interested in purchasing water and leasing property for a lay down yard until June 2016. Thornsby added that DIP Lot 39 is fenced and has utilities suitable for a construction trailer. Thornsby said the lot northeast of Lot 24 could be a suitable location if the contractor graded it.	
BPT Fill	ED Thornsby said the Port has received updated information on the quantity of fill material needed to bring the remaining undeveloped lots at Bingen Point to their target elevation and the original estimates were substantially short. Thornsby explained that this means there is insufficient existing material to fill Lot 9 and the multi-use path along Lot 16 will not be at grade.	

<p><b>Executive Director's Report cont...</b> BPT Fill continued...</p>	<p>PC Schmitt said the KC Road Dept. and the WSDOT should be informed of the Port's interest in fill material. Thornsby said Gordon Kelsey and Jeff Hunter at KC are aware the Port is interested in fill. Schmitt wondered about the use of material generated from clearing roadside ditches. Thornsby expressed concern that material from ditch cleaning could be contaminated and prove unsuitable for placement near a wetland.</p>	
<p><b>Commissioners Reports</b></p>	<p>PC Vinyard talked about touring a collaborative maker space in Portland with the KCEDA. Denny Newell, KC Economic Development, said that they reported spinning off 60 new businesses. ED Thornsby noted that there would have to be a large enough pool of potential entrepreneurs to make it sustainable. Newell said there are currently six maker spaces in Portland.</p> <p>PC Schmitt said he attended the MCEDD meeting and reported that they have money to lend because people are paying their loans back. Schmitt said a representative from One Gorge was at the meeting and Schmitt noted that he expressed his personal view regarding the group as the PC had taken no position on the matter.</p> <p>PC Vinyard said there was an article in the Enterprise about the One Gorge group that described how the Gorge Commission had asked the group to urge the Governor of Washington to match the additional funding for the Gorge Commission that was included in the Oregon Governor's proposed 2015 budget.</p> <p>Vinyard said the Port has been successful in spite of the Gorge Commission and expressed his belief that the Washington Governor should put the additional funds requested by the Gorge Commission into programs like CERB and MCEDD that directly support economic development. Vinyard also expressed concern that a new group engaged in work that others are already doing will break the focus of those efforts.</p>	<p>PC Vinyard M, to decline the invitation to become a member, or supporter, of One Gorge and deny authorization to use the Port's name in conjunction with its efforts, PC Schmitt S, MP 2-0.</p>

<p><b>Commissioners Reports continued...</b></p>	<p>Vinyard added that the Port has been instrumental in shaping the economy of our community and strengthening the urban areas while maintaining its independence and argued that the Port Commission should keep that focus and decline the invitation to be a part of the One Gorge group. Vinyard said the Port should focus its limited resources on supporting MCEDD and securing additional funding for CERB because of their history of success and track record of working for the Port.</p> <p>PC Schmitt echoed Vinyard's remarks and supported his stated position adding that he saw no need for the Port to align itself with any effort to direct additional funds to the Gorge Commission when such funds would be better spent on existing economic development programs. Vinyard voiced concern that the Port has been misperceived as supporting One Gorge or an expanded Gorge Commission.</p>	
<p><b>Public Comment</b></p>	<p>Denny Newell, KC Economic Development, stated that he has enjoyed working with ED Thornsbury. Newell said it has been helpful that the Port Commission and the County Commission work well together. PC Schmitt said the Port's relationship with Klickitat County is very important. Thornsbury noted that he has enjoyed working with Newell and expressed his belief that the relationship has grown stronger because both parties respect each other's obligations, authorities, and boundaries and are willing to offer assistance without interference. PC Vinyard noted that support from the county has been a big part of the Port's success.</p>	
<p><b>Executive Session</b> Performance Evaluation- Executive Director</p>	<p>PC Vinyard adjourned the regular meeting at 5:57pm. Vinyard called an Executive Session at 6:05pm to conduct a performance evaluation of the Executive Director pursuant to <b>RCW 42.30.110(section 1.i)</b> for a period of one hour.</p> <p>At 7:05pm Vinyard announced an extension of the executive session for an additional fifteen minutes. At 7:20pm Vinyard adjourned the executive session. No action was taken in the Executive Session.</p>	

Executive Director Salary	<p>PC Vinyard reopened the PC Meeting at 7:22pm.</p> <p>PC Vinyard stated that the Port Commission very pleased with its Executive Director and appreciates his efforts. The salary for the position of Executive Director was discussed. PC Schmitt noted that the PC had budgeted for up to a 2% increase in its 2015 budget.</p>	<p>PC Schmitt M, to approve a 1.7% cost of living adjustment and an additional 0.3% merit increase for the Port's Executive Director. PC Vinyard S. MP 2-0.</p>
<b>Adjournment</b>	PC Vinyard adjourned the PC Meeting at 6:05 PM.	

Approved on February 13, 2015  
 (Date)

Marc Thornsburg  
 Marc Thornsburg, Executive Director

Margie Ziegler  
 Margie Ziegler, Administrative Assistant

Wayne Vinyard  
 Wayne Vinyard, President