

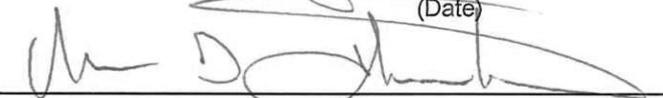
TOPIC	DISCUSSION / ASSESSMENT / FINDINGS	ACTION
Attendance	Commissioner/Staff Present: Port Commissioners (PCs) James Herman, William Schmitt, Wayne Vinyard; Executive Director (ED) Marc Thornsby; and Administrative Assistant/Port Auditor (AA/PA) Margie Ziegler. PC/Staff Absent: None. Guests Present: Julie Korenko, Insitu and Jeanette Fentie.	Meeting called to order by PC Vinyard at 4:30 PM.
Administrative Matters Approval of Minutes Approval of Vouchers	Minutes – March 3, 2015 Accounts Payable – March 17, 2015, #26053-26068, \$11,645.39. Payroll Vouchers – March 20, 2015, #D11201-D11207, #26051-26052, \$9,556.03. Payroll Vouchers – April 6, 2015, #D11208-D11223, #26069-26070, \$11,579.51. Accounts Payable – April 9, 2015, #26071-26089, \$15,695.46. Payroll Vouchers – April 20, 2015, #D11224-D11230, #26090-26092, \$10,009.13. Accounts Payable – April 21, 2015, #26093-26100, \$1,655.34.	PC Schmitt M to approve the minutes, PC Herman S, MP 3-0. PC Herman M to approve the vouchers, PC Schmitt S, MP 3-0.
Old Business RAMCo EPA Claim – Acceptance of Service	ED Thornsby said the Department of Justice has filed suit regarding the RAMCo EPA clean-up. Thornsby said the insurance companies are actively engaged and offers to settle the claim have been exchanged. The insurance companies are questioning the amount of the claim and have provided considerable evidence as to why they believe the amount	PC Schmitt M authorizing Port General Counsel to accept service, PC Herman S, MP 3-0.

Old Business continued... RAMCo EPA Claim – Acceptance of Service continued...	is excessive. Thornsby said it is too early to predict the outcome. Thornsby said he is trying to get the Dept of Ecology to issue a No Further Action document because the samples taken have shown no evidence of groundwater contamination in spite of the fact the material has been in place for decades.	
New Business Groundskeeping Contract Award	ED Thornsby said the current two-year groundskeeping contract expires April 30, 2015. Thornsby noted that the new contract includes the Dallesport entry. Thornsby said three bids were received and recommends that the bids be accepted and the contract awarded to the low bidder, FLI Landscape.	PC Schmitt M to award groundskeeping contract to FLI Landscape, PC Vinyard S, MP 2-0. PC Herman abstained stating FLI is his Firm's client.
DIP Property Exchange	ED Thornsby presented a draft realignment of Dow Road in support of future development east of Parallel Ave and a proposed property exchange with the adjacent private landowner that would be needed for such realignment. PC Schmitt asked if the Port would move the private fence at its expense. Thornsby noted it would and explained he will get quotes to move the fence, though it might be moved by Port staff. PC Schmitt asked if a survey will be completed. Thornsby said he believes corners were set the last time the Port did an update to the Binding Site Plan.	By consensus, the PC directs ED Thornsby to investigate the terms of a possible land exchange.
Model Rocketry	ED Thornsby presented a request to allow the use of model rockets on Port property. Discussion followed regarding safety, fire danger, unpredictable winds, liability insurance, and current tenants. PC Vinyard noted that if users act according to National Association of Rocketry (NAR) rules they are covered by NAR insurance, but when someone does not follow those rules, they might not be covered. PC Schmitt said without some type of supervision it is impossible to know what anyone is really shooting off. Thornsby noted that the Port would not have coverage under the NAR insurance policy and that this use is not permitted under current Port policy. PC Schmitt said the Port would need to have additional insurance and because this use would generate no income, it would have to be paid out of the Port's general funds. PC	By consensus, the PC did not elect to change current Port policy to permit the launching of model rockets.

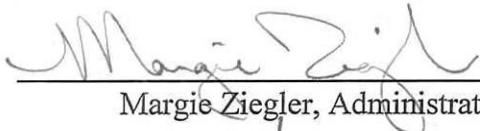
New Business continued... Model Rocketry continued...	Herman expressed concern over how to police such use and the cost of doing so. PC Schmitt said the Port will have big problems if a rocket causes damage and we don't have insurance to cover it. Thornsby explained that even if the Port did it, the issue would likely have to be addressed by Klickitat County as well because of its burn ban and fireworks restrictions. PC Vinyard said the Port has limited resources and should put its energy into providing jobs. PC Herman said the Port should stay with the status quo.	
DIP Lot 40 Development Plan Review	ED Thornsby said the PC has seen the plans before but we are now formally adopting the plans. PC Schmitt said the pond is not attractive. Thornsby said that the PC did not care about the appearance of the pond and it is reflected in our past minutes. PC Vinyard said he had a different vision of the pond and now that the pond is completed it is not attractive. Thornsby said he will talk to them about landscaping and screening the pond. Thornsby said when the Port makes improvements to Dock Road in the future and try to get some of those things in place.	PC Vinyard M to approve: Lot 40 Development Plan Review and Lot 40 CA1 Plan Review and grant a variance for landscaping and site positioning.
DIP Lot 40 CA1 Plan Review		Lot 40 Pond Plan Review with a variance for landscaping.
DIP Lot 40 Pond Plan Review		Lot 40 CA2 Plan Review with a variance for landscaping and site positioning, but requiring nine additional parking spaces.
DIP Lot 40 CA2 Plan Review	PC Vinyard talked about the investment of the Dallesport Sewer Plant and how it was the third leg of the stool that opened development in Dallesport and the Industrial Park.	PC Schmitt S, MP 3-0.
CRGC Urban Area Policy Assessment	ED Thornsby said the Port was contacted by a representative from the William D. Ruckelshaus Center requesting an interview about the creation of an urban area plan by the Gorge Commission. Thornsby presented a draft letter based on past statements by the PC for its review. Thornsby asked if and how the PC would like to respond to the request. PC Schmitt said the letter is well written and represents the PC's position. PC Herman concurred. PC Vinyard said the letter is written in an appropriate and diplomatic manner.	PC Herman M to send the letter, PC Schmitt S, MP 3-0.

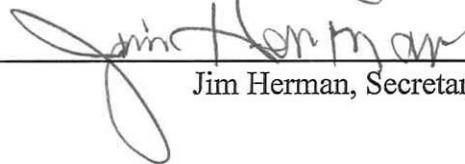
Executive Director's Report	ED Thornsby said Dirt Hugger is still working on their project and is not ready to pour the concrete pad. Thornsby said the USDA grant funds have to be used by the end of July.	
Commissioners Reports	<p>PC Schmitt noted that SDS is going to replace the scale on Maple Street and suggested this would be a good time to identify the location of the Port's property line. ED Thornsby said the corner of the Port's property has already been set.</p> <p>PC Schmitt asked about the status of the Fire Protection Agreement with the City of Bingen. ED Thornsby stated that a letter had been sent in 2012 and included a draft agreement and easements for the wastewater treatment plant, Maple St. bioswale, and wastewater outfall pipe. However, no response had been received from the City. Schmitt suggested contacting the City again. ED Thornsby said he will send a follow-up letter.</p> <p>PC Vinyard declared that his son now works for a high tech consulting firm that does business with Boeing.</p>	
Public Comment	<p>Julie Korenko, Insitu, said that they will be asking to extend the lease for Building 1D. ED Thornsby asked her to send him an email.</p> <p>Jeanette Fentie expressed concern regarding the walking path along Marina Way from Maple Street to Larch Street. Fentie said Bingen did a Downtown Revitalization plan included walking paths at Bingen Point. Fentie stated the walking path was fine before the work on Marina Way and the removal of the north line of trees. Fentie stated the surface was uneven from the trees being removed and that she was unofficially told that a path would be made south of the current tree line with a new tree line planted to the south. Fentie said she enjoys walking around the lake, but feels she must walk on Marina Way and that it is too narrow to be safe on the road. Fentie added that the road is particularly busy in the</p>	

Public Comment continued...	<p>morning, at noon, and after work times, and when employees are going to and from work. Fentie suggested it would be easy and inexpensive to use a grader to grade the current path and lower the speed limit to 25 miles per hour. PC Schmitt noted the path is not wide enough for a grader. Fentie said a small backhoe bucket could be used. PC Vinyard said it is hard to get a smooth surface with a bucket. Fentie said the path is a public safety hazard in its current condition and would not take much to improve.</p> <p>PC Vinyard thanked Fentie for her comments and noted that the PC will take them under advisement and put the matter on the agenda in the future. PC Vinyard said it is a financial issue and the Port is focused on providing jobs. PC Vinyard said the public also wants the Port to put in a marina. PC Herman noted that the public twice voted down a levy lift for the Port.</p>	
Adjournment	PC Vinyard adjourned the PC Meeting at 5:38 PM.	

Approved on May 19, 2015

 (Date)

Marc Thornsby, Executive Director


Margie Ziegler
 Margie Ziegler, Administrative Assistant


Jim Herman
 Jim Herman, Secretary