

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: None.	Meeting called to order by PC Vinyard at 4:34 PM.
Administrative Matters Approval of Minutes Approval of Vouchers	Minutes – July 7, 2015 Vouchers – July 14, 2015 #26195-26196, \$1,250.00. Payroll Vouchers – July 20, 2015 #26197-26200, D11292-D11298, \$11,395.19. Vouchers – July 21, 2015, #26201-26216, \$61,804.17	PC Schmitt M to approve the minutes with a correction, PC Herman S, MP 3-0. PC Herman M to approve the vouchers, PC Schmitt S, MP 3-0.
Old Business RAMCo EPA – Settlement Agreement	ED Thornsby presented the EPA settle agreement from Port general counsel. Thornsby said the agreement was hashed out between special counsel, the EPA, and the four insurance companies involved and added that the Port will probably spend over \$60,000 before final resolution. Thornsby said an insurance settlement agreement will be discussed at the next PC meeting.	PC Schmitt M to approve the terms and conditions of the consent decree and authorize ED Thornsby to execute the consent decree on the approval and direction of Port's legal counsel, PC Herman S, MP 3-0.
New Business RAMCo site cap	Thornsby reported that the RAMCo site will need to have engineering work done to cap the area. Thornsby said material located near Joe's Lake would likely be used to fill and cap the disposal site. Thornsby suggested using a portion of the funds budgeted for the postponed Bingen Point site development project to cap the RAMCo site. Thornsby expressed concern over waiting until 2016 to address the issue due to the possibility of a wet winter and the resulting standing	PC Herman M, to reallocate as much as needed from the BPT Infra Project to complete the RAMCo site cap, PC Schmitt S, MP 3-0.


<p>New Business continued... RAMCo site cap continued...</p>	<p>water that could form as a result. He also explained that the Port will not be able to secure a No Further Action (NFA) letter from the Wash. Dept. of Ecology (DOE) until the site is capped and the Port has agreed to a covenant prohibiting well drilling on the property. Thornsberry noted that the property is anticipated to be part of the land trade with the U.S. Army Corps of Engineers (USACE) and that DOE has generally been helpful and supportive throughout the cleanup.</p> <p>Thornsberry explained that the Port spent considerable effort in the past supporting requests that various agencies allow the RAMCo disposal site. PC Vinyard noted that at that time the spotted owl was affecting the timber industry and the county desperately needed jobs, but cautioned that it is a reminder that the PC should not let public opinion force it into doing something in violation of its own policies. Vinyard suggested that the history of RAMCo's operations at Dallesport be documented so that future commissioners and staff could understand the hard lesson the Port has had to learn.</p>	
<p>Executive Director's Report Bingen Point Site Development Plan</p>	<p>ED Thornsberry noted that the permit applications have been submitted to Klickitat County and explained that they will go before the Planning Commission in September. Thornsberry said that once the permits are approved, work can begin on repairs to the boat ramp and access to the Columbia River. Thornsberry talked about the condition of the boat ramp dock and explained that the dock is tearing away from the concrete ramp at the north end. Thornsberry stated that it looks as though repairs were done in the past, but were not completed properly. Thornsberry noted that the work is expected to be completed by Port staff and that a budget and design for the repairs have not yet been completed.</p> <p>Thornsberry said he spoke with representatives of the Wash. Dept., of Ecology, Underwood Conservation District, Mid-Columbia Fisheries Enhancement Group, and Wash. Dept. of Fish and Wildlife to discuss methods to address the minor encroachment into the wetland and</p>	

<p>Executive Director's Report cont... Bingen Point Site Development Plan continued...</p>	<p>Columbia River necessary to complete Maple St. and Marina Way. Thornsberry noted that one option was to improve a portion of the inlet near the SDS mill site to provide salmon rearing areas.</p> <p>Thornsberry said he is working with Maul, Foster, Alongi to finish the Marine Recreation Plan and explained the need for alternate plans that support either traditional moorage or commercial vessel moorage, depending on the circumstances at the time of development. Thornsberry noted that the existing design cannot support commercial vessels of the size that are currently operating on the Columbia and pointed out that attracting commercial vessels could be more challenging because they would not be docking in the heart of a downtown area and would require transport for passengers as a result.</p> <p>Thornsberry explained his intent to extend the contract with Maul, Foster, and Alongi to determine what would be required to restore the Sailboard Park beach and protect it from scour, including a basic design and cost estimate. Thornsberry stated this information will go into the Port's recreation plan that will ultimately be adopted by the PC through a public process. Thornsberry added that it is important that the PC and the public understand what structures will be required to maintain a beach and the cost of constructing and maintaining those structures. Thornsberry explained that some type of breakwater will likely have to be built to prevent waves from washing away the beach; something that occurred shortly after the original beach was constructed. Thornsberry explained that grant dollars are available for guest moorage and upland facilities such as parking lots, but not for leased moorage.</p>	
<p>BPBP Lot 4-6 Development</p>	<p>ED Thornsberry said he is getting some preliminary planning and engineering started and explained that site leveling and embankment work will need to be done first. Thornsberry stated that, under the circumstances, it would be better and faster for the Port to do the engineering itself rather than engage in the more protracted process of</p>	

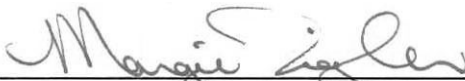
BPBP Lot 4-6 Development continued...	having plans submitted for review by the Port with the corrections and re-reviews that often follow. Thornsby explained that once the basic site development plans are in place, he will begin working on lease terms and will request a site plan from the proposed tenant. Thornsby noted that site work could begin as early as next summer.	
DIP Lot 80 Development – Dirt Hugger	ED Thornsby noted that the concrete pour began at 5:00am and is expected to be finished the next day. Thornsby explained that as soon as all final bills are received, the Port will submit a request for reimbursement to the U.S. Dept. of Agriculture under the Rural Business Enterprise Grant awarded for the project.	
Bingen Lake levels	ED Thornsby noted that Bingen Lake has nearly dried up in the heat this year. PC Vinyard said that has not happened in a long time. Thornsby stated that this might help reduce the carp and bullfrog populations. PC Schmitt pointed out that there are still two more months of dry weather.	
Commissioners Reports	<p>PC Schmitt reported that the County will be blasting rock in Dallesport at the north end of the Port's property to create an entrance for the gun range.</p> <p>Schmitt noted that \$22.5 million has been allocated for the proposed overpass to Bingen Point and explained he had heard Senator King talking about it on the radio. Discussion followed regarding right-of-ways, ownership, location, and future operations and maintenance responsibilities.</p> <p>PC Vinyard remarked that, in the past, people had said the DIP property would never be developed and that the Dirt Hugger and gun range developments prove the adage that one should "never say never" because it is impossible to predict when the right opportunity might come along.</p>	
Public Comment	None	

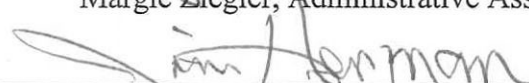
Adjournment	PC Vinyard adjourned the PC Meeting at 6:17 PM.	
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Approved on August 18, 2015

 (Date)


 Marc Thornsbury, Executive Director



 Margie Ziegler, Administrative Assistant


 Jim Herman, Secretary