

TOPIC	DISCUSSION / ASSESSMENT / FINDINGS	ACTION
Attendance	Commissioner/Staff Present: Port Commissioners (PCs) James Herman (via teleconference), William Schmitt, Wayne Vinyard; Executive Director (ED) Marc Thornsburg; and Administrative Assistant/Port Auditor (AA/PA) Margie Ziegler. PC/Staff Absent: None. Guests Present: Andy Mack, Zepher.	Meeting called to order by PC Vinyard at 4:36 PM.
Administrative Matters Election of Officers		PC Schmitt M to retain Wayne Vinyard, President; Bill Schmitt, Vice President; and Jim Herman, Secretary for 2016, PC Herman S, MP 3-0.
Approval of Minutes	Minutes – December 8, 2015.	PC Schmitt M to approve the minutes, PC Herman S, MP 3-0.
Approval of Vouchers	Payroll Vouchers – December 21, 2015, D11400-D11406, #26393-26394, \$10,078.09. Payroll Vouchers – December 28, 2015, D11407-D11409, \$6,428.00. Vouchers – December 30, 2015, #26395-26407, \$72,959.95. Payroll Vouchers – January 05, 2016, D11410-D11425, #26408-26409, \$12,116.65. PC Herman noted that he would like to review the supporting documents in the voucher packets when he returns.	PC Herman M to approve the vouchers, PC Schmitt S, MP 3-0.
Resolution No. 1-2016 Delegating Authority to Port Officials	ED Thornsburg explained the purpose of the Delegation of Authority and why it is adopted annually.	PC Schmitt M to approve Resolution 01-2016, PC Herman S, MP 3-0.

<p>Old Business DIP Surface Mine Expansion</p>	<p>ED Thornsby presented a preliminary drawing of the proposed surface mine expansion that would add areas to the east of the existing mine up to Threemile Creek, south to Berglund, and around the north half of the water reservoir. Thornsby explained the requirement for 30 foot buffers along the property boundaries, the proposed slopes along the north side of the mine, and the extension of Rockland Road east and a new road to the south that would connect with Dow Road.</p> <p>Thornsby asked the PC if there were any questions and if staff should use the preliminary plan as the basis for further work. PC Schmitt stated he did not see any problem with the concept. Thornsby explained that areas to be leveled and not excavated were included to avoid a dispute as to whether such future work was site preparation or part of the surface mine operation and described the circumstances under which expanding the mine would affect the reclamation bond requirements.</p> <p>PC Herman expressed support for the draft plan and added that it will help show the public what the Port expects to do in that part of the county. Thornsby noted that the permit application for an expanded surface mine, including the SEPA, must be submitted in March to meet our deadline with the Wash. Dept. of Natural Resources.</p>	
<p>New Business BPBP Lot 10 Proposed Development</p>	<p>ED Thornsby presented the documents submitted for additional construction in conjunction with the existing test tower. Andy Mack, Zepher, explained the project and that they are in need of shelter and storage for the testing site. PC Vinyard inquired about screening and the kind of foundation to be used for the shipping containers.</p> <p>Discussion followed. PC Herman stated his support for the proposed improvements, provided some screening is installed and the area is properly maintained. PC Schmitt said he had no objection to the added structures as long as approval included the requirements recommended by staff.</p>	<p>PC Herman M, to approve the proposed improvements with the requirement that the lessee install visual screening, use natural colors, maintain the improvements in good condition and appearance, and remove the improvements when they are no longer used, PC Schmitt S, MP 3-0.</p>

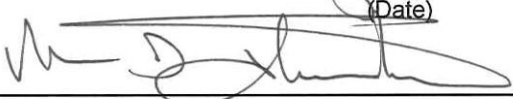
<p>New Business continued... RAMCo Disposal Site Covenant</p>	<p>ED Thornsberry presented a draft covenant provided by the Wash. Dept. of Ecology (DOE) and noted that he had requested several changes to the document, most of which had been accepted by DOE. Thornsberry asked the PC if there were any questions. PC Herman expressed significant concern as to how the covenant might limit what the Port could do with the property in the future. Thornsberry said that much of the property subject to the DOE covenant is already subject to a Bonneville Power Administration (BPA) easement that prohibits building structures and it is highly unlikely that a well would need to be drilled in the area covered by the covenant.</p> <p>Thornsberry noted that upon execution of the covenant, DOE will issue a No Further Action (NFA) letter for the RAMCo disposal site. Thornsberry explained a NFA as a document establishing that DOE has assessed a cleanup site, determined that all reasonable cleanup activities have been performed, and that, as a result, no further action is necessary, but cautioned that it is not a declaration that the site is clean or free of contaminants.</p> <p>Herman asked what would happen if the Port did not execute the covenant. Thornsberry said the Port was under no obligation to execute the covenant, but without it, no NFA would be issued. Herman stated he is reluctant to surrender any rights with respect to the Port's property. PC Vinyard said he does not trust DOE and expressed concern over use of the covenant to impose new requirements or interfere with future development of the site.</p> <p>Thornsberry reviewed each section of the covenant, noting that the primary objective of the covenant is to guarantee access to the monitoring wells and prevent the drilling of any other well that could expose the public to contaminants or contaminated groundwater. Thornsberry noted that although the Port is unlikely to sell the property,</p>	<p>PC Schmitt M, to authorize staff to execute an environmental covenant for the RAMCo disposal site subject to additional clarifications and with the concurrence of Port Counsel, PC Herman S, MP 3-0.</p>
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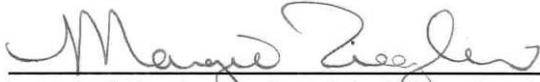
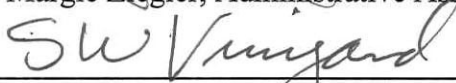
<p>New Business continued... RAMCo Disposal Site Covenant</p>	<p>from DOE's perspective, a covenant that runs with the property is important to insure that these requirements are applicable to any future landowner.</p> <p>PC Schmitt asked about mining the bluffs next to the property. Thornsberry said that would be possible as long as mining did not extend into the site cap and noted that the north bluff could not be mined due to the BPA tower located on it that would have to be moved.</p> <p>Vinyard declared a short recess at 5:10 PM for 5 minutes.</p> <p>Discussion resumed and Vinyard stated he did not want to give DOE an open door to the Port's checkbook. Thornsberry stated that the covenant does not assign any responsibility to the Port and noted that anyone contemplating the use of property subject to an environmental cleanup will first look for a NFA. Thornsberry explained there is a termination clause so that when residual contaminant levels reach a sufficiently low level, the covenant can be terminated.</p> <p>Thornsberry reminded the PC that the property in question has minimal value to the Port and is already encumbered by the BPA easement, but stated he would seek to further modify the covenant to address and clarify the conditions and language of concern to the PC.</p>	
<p>BPA Dock Road Easement</p>	<p>ED Thornsberry explained that through an apparent oversight, a gap exists in the Bonneville Power Administration (BPA) easement running south from the Spearfish Substation to the BPA easement that runs northeast from The Dalles Dam. Thornsberry said the BPA has approached the Port requesting that it grant an easement for that small portion of the gap that lies over Dock road and noted that not only do BPA facilities already exist in the gap, historically the Port has always understood the area in question to be subject to a BPA easement.</p>	<p>PC Herman M to grant an easement to the BPA covering a small portion of Dock Road, PC Schmitt S, MP 3-0.</p>

New Business continued... Southwest Washington RTC Representation	ED Thornsby explained that the Southwest Washington Regional Transportation Council (SWRTC) is the official state transportation planning agency for Clark, Skamania, and Klickitat counties. Thornsby said that the White Salmon Mayor is the current representative for Klickitat County, but cannot attend the meetings. Thornsby told RTC that he would bring up the issue to the PC. Thornsby said he could attend the meetings. PC Herman said he could attend the meetings when he returns because of Thornsby schedule. Thornsby said he will tell RTC that Herman will attend. Thornsby said the next meeting will be in February.	PC Schmitt M to appoint PC Herman as representative to the SWRTC subject to their acceptance and to have ED Thornsby to attend in Herman's absence, PC Vinyard S, MP 3-0.
Executive Director's Report RAMCo Site Cap Project	ED Thornsby said the project is finished, explained that the change order was necessary to address the altered delivery schedule for the concrete material used for fill, and asked if there were any questions. Thornsby said the Port received approximately three times the value of the money spent on the project and noted that it would have been expensive had the Port been required to purchase fill or relocate it from another location inside the Dallesport Industrial Park.	
Re-Alignment of Dow Road	ED Thornsby discussed three re-alignment options: 1) Straight and requiring a substantial property exchange; 2) Minor curve requiring a modest property exchange; and 3) Major curve requiring no property exchange. Discussion followed regarding the benefits of each option. Thornsby noted that the landowner is willing to exchange property, but is reluctant to move any structures and wants to see the exchange based on equal property value—which makes options 2 and 3 more feasible. Thornsby asked how the PC would like staff to proceed and noted that this was a long-term decision as there would be no change in the short-term. PC Schmitt stated he did not think having a slight curve in Dow Rd. would be a problem. PCs Vinyard and Herman concurred.	By consensus, the PC directed staff to proceed with a plan to re-align Dow Rd. that minimizes the curve and the amount of property exchanged.
Columbia River Gorge Commission Meeting	ED Thornsby said he attended the recent Columbia River Gorge Commission (CRGC) meeting where Paul Koch and Jess Groves of the	

<p>Executive Director's Report cont... Columbia River Gorge Commission Meeting continued...</p>	<p>Port of Cascade Locks asked the Commission to lead the development of a transportation plan for the National Scenic Area. Thornsbery reviewed the proposal presented by Koch including his suggested schedule. Thornsbery stated that a motion to was made by Commissioner Keith Chamberlain to adopt the proposal, but it was ultimately tabled and the issue is expected to be taken up again at the next CRGC meeting.</p> <p>Discussion followed regarding the role of the Southwest Washington Regional Transportation Council (SWRTC), the transportation planning conducted by the Mid-Columbia Economic Development District (MCEDD), etc. Thornsbery asked if the PC wanted to take a position on the proposal as it could affect future transportation planning. Discussion followed. PC Vinyard asked if this was tied to additional funding for the CRGC. Thornsbery said it was unclear, but noted that an unidentified CRGC Commissioner had asked about the availability of grants to fund an additional staff position.</p> <p>PC Schmitt noted that the CRGC has stated it does not have enough staff to address the existing permitting backlog and expressed concern the transportation plan could be the proverbial camel's nose in the tent. PC Herman questioned whether a statement by the PC would have any effect and, if not, whether there was any point in getting involved. Vinyard said the PC should state its position and Schmitt concurred. Thornsbery said he would draft a letter that attempts to synthesize the PC's position so the PC can review it and decide how to proceed at the next meeting.</p>	
<p>Potential Tenant</p>	<p>ED Thornsbery said he has been contacted by a party interested in barging rock out of Dallesport. Thornsbery explained that the rock would be used for various U.S. Army Corps of Engineers' (USACE) jetty refurbishment projects and that rock used for such purposes must meet certain specifications before it can be approved by the USACE for use. Thornsbery noted that the most likely location for such an operation would be the property east of the barge dock and Lot #46, adding that the</p>	

Executive Director's Report cont... Potential Tenant continued...	<p>Port may need to lease, in the short-term, and ultimately acquire additional property to the east from the USACE in order to have sufficient space for the proposed operation.</p> <p>PC Herman expressed approval of the proposed use. PC Vinyard said such use would illustrate the public nature of the dock and reinforce that the area is intended for industry, not recreation. Thornsburry noted that considerable work would have to be done to improve the access road to Lot #46 and to remove organic material from the east side of the barge dock. Vinyard asked if the existing bark loading ramp would be in the way. Thornsburry expressed belief that it is toward the west of the dock and out of the way. Thornsburry said he will get more information and present it to the PC in a future meeting.</p>	
Commissioners Reports	<p>PC Vinyard stated that the next Klickitat County Public Economic Development Authority (KCPEDA) meeting will be held January 25 to define the scope of the Klickitat County Economic Development Plan update.</p> <p>PC Schmitt said that he attended the last KCPEDA meeting where they selected a consulting firm to update the County's Economic Development Plan. Schmitt noted that the Plan is being updated because most of the items listed in the existing plan have been accomplished.</p>	
Public Comment	None	
Adjournment	PC Vinyard adjourned the PC Meeting at 6:31 PM.	

Approved on February 2, 2016
 (Date)

 Marc Thornsburry, Executive Director


 Margie Ziegler, Administrative Assistant

 Wayne Vinyard, President