

TOPIC	DISCUSSION / ASSESSMENT / FINDINGS	ACTION
Attendance	Commissioner/Staff Present: Port Commissioners (PCs) James Herman, William Schmitt, Wayne Vinyard; Executive Director (ED) Marc Thornsburg; and Administrative Assistant/Port Auditor (AA/PA) Margie Ziegler. PC/Staff Absent: None. Guests Present: None.	Meeting called to order by PC Vinyard at 4:32 PM.
Administrative Matters Approval of Minutes Approval of Vouchers	Minutes – February 23, 2016 Payroll Vouchers – March 7, 2016, #D11456-D11469, #26484-26486, \$11,921.61. Vouchers – March 8, 2016, #26487-26501, \$12,179.33. Vouchers – March 15, 2016, #26504-26507, \$3,119.67. Payroll Vouchers – March 21, 2016, #D11470-D11476, #26502-26503, \$10,247.39. Vouchers – March 29, 2016, #26508-26519, \$4,954.85.	PC Herman M to approve the minutes, PC Vinyard S, MP 2-0. Schmitt abstained. PC Herman M to approve the vouchers, PC Schmitt S, MP 3-0.
Old Business DIP Surface Mine Expansion – Cultural Survey	ED Thornsburg explained the need for a cultural survey to complete the SEPA for the proposed mine expansion. Thornsburg said the Port received three responses to its cultural survey RFQ and noted that the Yakama Nation had received a copy of the RFQ but did not respond. Thornsburg said Archaeological Investigations Northwest (AINW) Inc. submitted the lowest cost response at \$30,592. Thornsburg compared the cost per acre for the most recent cultural surveys conducted for the Port with the cost per acre for the AINW proposal.	By consensus, the PC directed ED Thornsburg to enter into an agreement with Archaeological Investigations Northwest Inc. to perform a cultural survey.


<p>Old Business continued... DIP Gun Range Lease</p>	<p>ED Thornsby explained that the Washington Recreation and Conservation Office (RCO) has given the County a deadline to execute a long-term lease for the future gun range or risk losing the grant funds allocated to the project, adding that RCO does not want to invest public funds in the project unless control of the property has been secured. Thornsby noted that the noise impact tests and subsequent attendance at the Dallesport Community Council required by the PC had not yet occurred and asked if the PC wished to set aside these requirements and execute a lease with the County in any event.</p> <p>PC Schmitt said he did not feel it was too much to ask the County to do a simple noise impact assessment. Thornsby explained the County position that the public comment period required for the SEPA would be sufficient for the community to make their concerns known and that the extent of the noise impact study would be based on the number and type of complaints received by during the public comment period.</p> <p>PC Vinyard stated the County was surprised by the lease rate and disappointed the Port did not seem to trust it to fulfill the PC's requirements. Schmitt noted that the things the PC is requesting are not unreasonable and questioned why they had not been done. Thornsby explained that the requirements had been communicated to the County in 2013 when the PC approved the lease and noted that the Port did not expect the County to do anything more than take reasonable steps to assess the potential noise impacts to the Dallesport and Murdock communities before moving forward.</p> <p>Thornsby explained that the purpose of the current lease and rate was to meet RCO's deadline and preserve the grant funds while providing a financial incentive to, and a contingency period of one year during which the County could, address the PC's requirements and then execute a new lease at the lower rate.</p>	<p>By consensus, the PC waived its previous requirements and offered the following options to the County: 1) Allow a road along the North property boundary of Lot 80 with a 10 year rent abatement; 2) Allow a road off Port property connecting to Rockland Rd.; or 3) Allow a road across Lot 80 at any point north of Dirt Hugger with the County required to move the road at its expense if the Port further develops the area.</p>
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<p>Old Business continued... DIP Gun Range Lease continued...</p>	<p>Vinyard said that County Commissioner Jim Sizemore was pleased Thornsberry came to the County Commissioner meeting to explain the lease and answer questions. Vinyard talked about the process the PC required Dirt Hugger to go through before it relocated. PC Herman talked about the White Salmon Gun range and stated that any complaints about the gun range should be directed back to the County.</p> <p>Thornsberry explained the issues with vehicle access to the gun range. He noted that the best location would be along the north property line of Lot 80 as it would provide access to the range, other Port properties, and adjacent private properties, but that this location would require a lot of rock blasting. Thornsberry suggested the Port could allow the County to construct a road in any location, provided that they would have to move it at their expense when the Port develops the area. Thornsberry said that a road connecting with Rockland Road might also be an option. PC Schmitt said if the access road came off Rockland Road it would be longer, but might be easier than going through rock.</p> <p>Vinyard suggested the Port might offer financial assistance to the County if it chose to build the road along the north property line. Schmitt suggested offering a ten year rent abatement. Herman expressed support noting the road would be a benefit to the Port and could be used by other landowners. Thornsberry noted it could be a benefit to have an additional entrance to Lot 80. Schmitt stated that the road would need to be constructed to County standards. Thornsberry said road should be 25 feet wide. Herman said road would not have to be paved and could be gravel.</p>	
<p>New Business DIP Rail Assessment</p>	<p>ED Thornsberry explained that the Federal Railroad Administration had inspected the Port's rail spurs at the Dallesport Industrial Park, that a number of problems had been identified resulting in a finding that the tracks were unsafe, and that, as a result, BNSF will not serve the spurs until the deficiencies are corrected. Thornsberry noted that the Port had not spent any funds on track maintenance for many years due to a lack of</p>	

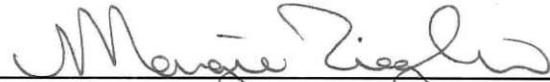
<p>New Business continued... DIP Rail Assessment continued...</p>	<p>demand and use. Thornsburg said Port staff can make several of the repairs at minimal cost and these will be completed this summer, but noted that some repairs may require use of an outside firm. Thornsburg reminded the PC that the spurs are a Port asset that could be lost if no effort is made to preserve them, adding he has received inquiries requiring access to rail service that he would have had to turn away were the spurs not usable.</p> <p>Thornsburg noted that the BNSF-owned tracks also have some problems and said he will attempt to find out when repairs will be made by BNSF. PC Herman expressed reluctance to spend money on track repairs or replacement when the spurs are not currently being used. Herman suggested that funds be included in the next five-year capital budget. Thornsburg said Port staff will make the most urgent repairs and then have a rail contractor assess the condition of the tracks and get an estimate on the cost to bring the rails back to proper condition and use that figure to decide how to proceed and what to include in the budget.</p>	
<p>Executive Director's Report RAMCo EPA Claim Update</p>	<p>ED Thornsburg said the Environmental Covenant for the property has been executed, recorded with Klickitat County, and sent off to the Wash. Dept. of Ecology. Thornsburg said the next step will be to obtain a No Further Action letter.</p>	
<p>Potential Rock Exports</p>	<p>ED Thornsburg said the Port has had an inquiry regarding the export of rock over the Dallesport Industrial Park dock for a five to seven year project. Thornsburg said the next step will include spending funds on engineering and calculating the cost to remove the organic material covering the staging area. Discussion followed regarding bark removal. PC Vinyard noted that the PC had previously indicated its intention to keep the staging area clean and available for other uses. The PC also discussed the condition of the lots adjacent to the dock before the Dallesport Log Yard began operating.</p> <p>Thornsburg said the Port does not have sufficient property for the export</p>	

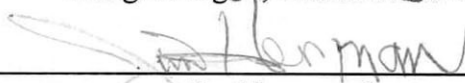
<p>Executive Director's Report cont... Potential Rock Exports continued...</p>	<p>operation and will contact the U.S. Army Corps of Engineers (USACE) about leasing additional property to the east. He explained that the USACE must review the proposed use before approving a lease and charges the applicant (the Port) for the internal cost of performing that review, regardless of whether the lease is approved or denied. Thornsbury noted that repair work may need to be completed on the barge dock and an inspection of the deadmen and connecting rods securing the dock face may also be necessary. He added that although the work to be completed is speculative at this point, it represents an investment instead of a sunk cost as much of it would need to be done either to assure the dock is in good condition and can be safely used or to accommodate any current or future user.</p>	
<p>Potential Property Acquisition</p>	<p>ED Thornsbury presented background information regarding property that could be of interest to the Port in the future and noted that the PC may want to be ready if the right opportunity presents itself.</p>	<p>By consensus, the PC directed staff to add an Executive Session for this topic to a future agenda.</p>
<p>Commissioners Reports</p>	<p>PC Vinyard said he talked with some of the Klickitat County Commissioners regarding the gun range and noted that he had attended a meeting with Senator Maria Cantwell in Goldendale. Vinyard added that the Klickitat County Economic Development Dept. will be conducting several economic development strategy meetings throughout the county starting April 18.</p> <p>ED Thornsbury said the WPPA Spring Meeting will be held May 11 through 13 at Skamania Lodge if any PCs want to attend.</p> <p>ED Thornsbury said the Klickitat County Transportation Policy Committee had not decided on a representative to the Southwest Washington Regional Transportation Council and expressed hope that a decision would be made at its next meeting to be held April 6.</p>	
<p>Public Comment</p>	<p>None</p>	

Adjournment	PC Vinyard adjourned the PC Meeting at 6:44 PM.	
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Approved on April 19, 2016
(Date)


Marc Thornsbury, Executive Director



Margie Ziegler, Administrative Assistant


Jim Herman, Secretary