

| TOPIC | DISCUSSION / ASSESSMENT / FINDINGS | ACTION |
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| Attendance | Commissioner/Staff Present: Port Commissioners (PCs) William Schmitt and Wayne Vinyard; Executive Director (ED) Marc Thornsby; and Administrative Assistant/Port Auditor (AA/PA) Margie Ziegler. PC/Staff Absent: (PC) James Herman. Guests Present: Tammy Kaufman, Insitu. | Meeting called to order by PC Vinyard at 4:41 PM. PC Herman is excused. |
| Administrative Matters Approval of Minutes Approval of Vouchers | Minutes – July 18, 2017 Payroll Vouchers – August 7, 2017, #27069-27070, D11818-D11832, \$13,144.45. Vouchers – August 9, 2017, #27071-27093, \$15,665.40. Payroll Vouchers – August 11, 2017, D11833-D11836, \$2,126.17. | PC Schmitt M to approve the minutes as corrected, PC Vinyard S, MP 2-0. PC Schmitt M to approve the vouchers, PC Vinyard S, MP 2-0. |
| Old Business | None | |
| New Business 111 East Rockland Rd Development Review | ED Thornsby presented preliminary information concerning a proposed building at 111 Rockland Road in the Dallesport Industrial Park. Thornsby explained the tenant is requesting preliminary approval of the concept only and will submit a more detailed site plan and engineered drawings for formal approval at a later date. | By consensus, the PC approved the concept as presented and directed ED Thornsby to conduct a formal review once a detailed site plan and engineered drawings are submitted. |
| Surplus Property Disposal | ED Thornsby presented a list of property no longer needed for district purposes and targeted for disposal pursuant to RCW 53.08.090. | |
| Meeting Dates/Budget Workshop | September and October meeting dates were discussed as was the annual budget workshop. | By consensus, the PC chose to hold one meeting on September 5 and a Budget Workshop/Port Commission Meeting on October 16 at noon. |

Executive Director's Report
Barge Dock Availability/Use Policy

ED Thornsbury showed photos taken at the DIP Barge Dock and Lot 43 so the PC could see the existing conditions at the Dallesport Industrial Park waterfront. PC Vinyard expressed dismay at the amount of bark that has accumulated on the property and noted that the bark piles, scrap logs, and non-functioning equipment appear to be taking up as much as 20% of usable leased space—space that could be used for additional log decks. Vinyard noted river rock present in the bark and Thornsbury suggested any potential use of the bark would likely require the rocks to be screened out. PC Schmitt stated something must be done to substantially reduce the rate of bark accumulation in the short term and begin reducing the amount of accumulated bark in the long term.

Schmitt expressed grave concern regarding the presence and location of a pump and associated fuel storage within a couple feet of the Columbia River and strongly suggested it should immediately be moved and a tray placed underneath to catch any fuel or oil. Vinyard said he doesn't want the Port to seem harsh, but is concerned an environmental issue could arise that would might result in closure of the entire operation.


Thornsbury reminded the PC that bark disposal has been a topic discussed by the PC in the past, adding that it does not appear the matter has been resolved and some of the bark piles are now over six feet tall. Schmitt asked if Dirt Hugger (DH) would take the bark. Thornsbury explained that, as he understands it, DH does not want bark that contains rock or too much soil and employs a recipe that has a relatively small percentage that can be bark. Vinyard said the bark would have to be screened before SDS would take it.

Thornsbury expressed concern the vegetation along the shoreline may be obscuring substantial erosion of the bank and explained that he would inspect its condition with the Port's engineer once the ordinary high water mark work is complete.


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| <p>Executive Director's Report cont... Barge Dock Availability/Use Policy cont...</p> | <p>Schmitt suggested the use of eco blocks to keep bark away from the shoreline. Thornsbury said they would need to be placed about two feet from the shoreline to provide a buffer and allow access. Discussion followed concerning the party or parties responsible for cleanup. Thornsbury explained he can find no documentation concerning the condition of the property at the time the current tenant assumed the lease and, as a result, it is virtually impossible to determine how much bark has accumulated since and how much already existed at that time.</p> <p>Vinyard asked if the tenant has a plan for bark removal and wondered when a load of bark was last hauled out. Thornsbury cautioned that if the tenant left tomorrow, the Port would be faced with an expensive cleanup to remove the bark piles and several feet of soil containing substantial quantities of organic material. Vinyard asked about a site for stockpiling bark removed from the waterfront. Thornsbury said the Port could spread the soil/organics mix removed from the waterfront over the former RAMCo disposal site, but expressed concern over using the site for raw bark because of the quantity involved and the potential for runoff to Spearfish Lake.</p> <p>Schmitt cautioned the Port against allowing bark stockpiling, noting that doing so would only postpone dealing with the problem. Vinyard agreed, noting the Port should avoid taking on an additional liability. Vinyard suggested the tenant be put on notice that bark cleanup will be required. Schmitt added the pump and fuel storage issue should be addressed immediately.</p> | |
| <p>Commissioners Remarks</p> | <p>PC Vinyard said he attended the Klickitat County Public Economic Development Authority (KCPEDA) meeting where they reviewed the ten-year economic development strategic plan for Klickitat County and discussed the need for more access to the Columbia River as well as the impact of the BNSF Railway. Vinyard noted that shipping by rail was discussed and the Port was encouraged to maintain rail access and</p> | |

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| Commissioners Remarks cont... | <p>service as well as a public dock. PC Schmitt interjected that the Port should plan for expansion of the barge dock and/or the addition of dolphins and explained that once BNSF finishes its GPS-based system, there will be an increase in rail traffic. Vinyard said the KCPEDA encouraged the Port to develop small business space and supports the Port's plans to construct a building at Dallesport. Vinyard said the next meeting will be August 22.</p> <p>PC Schmitt noted MCEDD is reducing staff because the loan program has been so successful the interest income has declined.</p> | |
| Public Comment | Tammy Kaufman, Insitu, read a press release. | |
| Adjournment | PC Vinyard adjourned the PC Meeting at 6:17 PM. | |

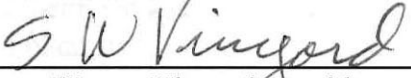
Approved on September 5, 2017
 (Date)



 Marc Thornsbury, Executive Director



 Margie Ziegler, Administrative Assistant



 Wayne Vinyard, President