

TOPIC	DISCUSSION / ASSESSMENT / FINDINGS	ACTION
Attendance	Commissioner/Staff Present: Port Commissioners (PCs) James Herman, William Schmitt, Wayne Vinyard; Executive Director (ED) Marc Thornsburry; and Administrative Assistant/Port Auditor (AA/PA) Margie Ziegler. PC/Staff Absent: None. Guests Present: Ken Park, Enterprise.	Meeting called to order by PC Vinyard at 4:31 PM.
Administrative Matters Approval of Minutes Approval of Vouchers Resolution No. 6-2018 Practicality of Alternative Fuels Resolution No. 7-2018 Dallesport Industrial Park Water Rates	Minutes – November 20, 2018 Payroll Vouchers – December 5, 2018, D12167-D12182, \$13,106.13. Vouchers – December 10, 2018, #27574-27591, \$11,536.37. Vouchers – December 18, 2018, #27592-27595, \$1,161.93. Payroll Vouchers – December 20, 2018, D12183-D12190, \$11,037.81. ED Thornsburry explained that under RCW 43.19.648, public agencies such as ports are required to use vehicles fueled by electricity or biofuel whenever practicable. Thornsburry noted that, in many cases, agencies like the Port may find fueling facilities are not available, equipment using these fuels is not adequate, or it is too costly to convert existing equipment. Thornsburry noted the Port can exclude itself from the requirement if it determines meeting it would not be practicable. PC Schmitt said the requirement is not reasonable, adding the only thing he could see is an electric vehicle for maintenance. PC Vinyard concurred. ED Thornsburry reminded the PC staff performed a rate review last year. He added the proposed rates for 2019 represent the 3% across-the-board annual increase previously adopted by the PC. Thornsburry noted that at	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. PC Schmitt M to approve Resolution No. 6-2018, PC Herman S, MP 3-0. PC Herman M to approve Resolution No. 6-2018, PC Schmitt S, MP 3-0.

<p>Administrative Matters cont... Resolution No. 7-2018 Dallesport Industrial Park Water Rates cont...</p>	<p>some point, the PC may wish to change the standard increase from 3% to the increase in the Consumer Price Index (CPI). He explained the 3% annual increases have, in the past, been used to help the Port achieve parity with other water systems while avoiding substantial increases in any given year. PC Vinyard remarked that the meter tampering charge seems low. Thornsbury noted the Port has never had a case of meter tampering. PC Schmitt concurred with Vinyard, cautioning meter tampering must be proved to charge a customer and doing so may cost more than the fee. Thornsbury suggested the meter tampering charge be addressed in the rates for 2020, adding he will look at increasing the amount.</p>	
<p>Resolution No. 8-2018 Change in Commissioner Compensation</p>	<p>ED Thornsbury reminded the PC a review of staff salaries had taken place last year, but a review of commissioner compensation had not been completed at that time. He noted the last resolution concerning the matter was adopted in 2009. Thornsbury explained that any increase approved by the PC would not take effect for a commissioner until his or her election or reelection.</p> <p>Thornsbury noted that under RCW 53.12.260, salaries and per diem for port commissioners are adjusted by the Wash. Office of Financial Management (OFM) every five years to account for inflation. Thornsbury presented a resolution that would automatically adjust the salary and per diem paid to port commissioners to 85% of the rate established by the OFM to account for differences in the cost of living.</p> <p>PC Schmitt objected to the use of a percentage, arguing the legislature had already addressed the matter of cost of living by setting a smaller salary for ports with less revenue. Schmitt said he would prefer to use the full amount set by the OFM. PC Vinyard added not using a percentage would be simpler and expressed his belief the Port has not overpaid commissioners in the past. PC Herman said he did not know</p>	<p>By consensus, the PC directed staff to revise the Resolution to exclude the percentage and use the amounts set by the OFM.</p>

<p>Administrative Matters cont... Resolution No. 8-2018 Change in Commissioner Compensation cont...</p>	<p>that he was going to receive compensation salary when he was elected, adding he would be agreeable to using the amounts set by the OFM without applying a percentage. Herman expressed support for tying commissioner compensation to the indexed amounts set by the OFM as it takes the matter of compensation out of the hands of the PC.</p>	
<p>Old Business</p>	<p>None</p>	
<p>New Business SR-35 Bridge EIS Working Group</p>	<p>ED Thornsby said the Port of Hood River has formed the Bridge Replacement EIS Working Group and invited various entities to participate including the Port of Klickitat. Thornsby questioned the purpose of being involved with the FEIS as it appears Klickitat County and the City of White Salmon are engaged and none of the requirements upon which the PC previously made its involvement contingent have been met.</p> <p>PC Vinyard noted the Port made clear it expected all funds received from the bridge should go to bridge maintenance and replacement, but no such commitment has been made. PC Schmitt stated his opinion that if any Washington State funds are used to build the bridge, it should be a bi-state bridge. Vinyard said the Port has been an advocate for replacement of the bridge for many years and he would not want to see it act as a spoiler. He added that does not mean it must accept the status quo. PC Herman stated he understood the property on which the north end of the bridge would land is owned by Klickitat County and, thus, a new bridge cannot be built without its agreement and/or involvement.</p> <p>Vinyard recalled what happened in 2005 when the Port supported a toll increase expecting the revenue to go toward bridge replacement only to have it used for other purposes. He added he believes the Port should avoid appearing to endorse the current process until its concerns have been addressed and resolved. Herman remarked the Port of Hood River has made a lot of money from the bridge.</p>	


<p>New Business cont... SR-35 Bridge EIS Working Group cont...</p>	<p>Thornsbury stated there is no need for the Port to take a more active role at this time and suggested the PC consider a neutral position that would avoid the appearance of either opposing the efforts of other Washington entities or abandoning its own position and the concerns of its constituents.</p>	
<p>KCPEDA Board Appointment</p>	<p>ED Thornsbury suggested that in addition to representation on the Klickitat County Public Economic Development Authority (KCPEDA) board, the PC also review representation on the Mid-Columbia Economic Development District (MCEDD) and Southwest Washington Regional Transportation Council boards. PC Herman stated he is willing to continue attending the SWRTC meetings.</p> <p>PC Schmitt said his term on the MCEDD board will end mid-year if the Port of Skamania chooses to exercise its right to serve for the next two to four years. PC Vinyard said he was willing to step aside if another commissioner wished to serve on the KCPEDA board. PC Schmitt noted there is value in maintaining the current assignments to take advantage of the experience and knowledge gained over the years each PC has served.</p>	<p>By consensus, the PC appointed PC Vinyard as the 2019 KCPEDA representative and retained all other board assignments.</p>
<p>Surplus Property Disposal</p>	<p>ED Thornsbury presented a list of property no longer needed for district purposes and targeted for disposal pursuant to RCW 53.08.090.</p>	
<p>January Meeting Schedule</p>	<p>ED Thornsbury noted that with the holidays, he would likely have insufficient time to prepare for the next regularly scheduled meeting. He added it would also take place on New Year's Day.</p>	<p>By consensus, the PC agreed to cancel the January 1 meeting.</p>
<p>Vacation Buyout</p>	<p>ED Thornsbury stated he has worked well in excess of the normal working hours in a year and suggested payout of his 160 unused vacation hours.</p>	<p>PC Schmitt M to pay ED Thornsbury for 160 hours of unused vacation, PC Vinyard S, MP 3-0.</p>

<p>Executive Director's Report BPT Floodplain</p>	<p>ED Thornsbery described the flood plain elevations for Bingen Point and the difference between Zone A (subject to flooding), Zone B (base flood elevation), and Zone C (500-year flood elevation). He added the last update to the flood insurance rate map (FIRM) for Bingen Point occurred in the early 1980s before the fill work that occurred in the early 1990s. Thornsbery reminded the PC that staff looked at submitting a Letter of Map Revision for Fill (LOMR-F) to update the FIRM for Bingen Point approx. two years ago. He explained the effort was put on hold when the Federal Emergency Management Admin. (FEMA) indicated they would be re-evaluating flood plains in the Columbia River Gorge.</p> <p>Thornsbery said the FEMA re-evaluation has been repeatedly delayed, but funds have been allocated to the project and FEMA expects to begin work in Summer 2019. He noted work has already started on the Oregon side of the Columbia River. Thornsbery added he anticipates public comment will be accepted around Fall 2019. He explained that FEMA will rely heavily on advice from the U.S. Army Corps of Engineers (USACE) due to its operation of the dams, but that no official statement has yet been made by the USACE regarding flood elevations. Thornsbery suggested the 500-year flood plain elevation could go from 89 feet to 90.5 feet (NGVD 29) which would put the finished floor of the current buildings at or just above that level.</p>	
<p>BPBP Lot 14 Adjustment</p>	<p>ED Thornsbery noted preliminary work has been done on the BPBP Lot 14 adjustment and he is awaiting review by the Port's surveyor as well as information from the Klickitat County Planning Dept. and the Title Company so it can be finished and submitted.</p>	
<p>BPBP Lease Extensions</p>	<p>Thornsbery said amendments to the leases for the buildings at 118 and 1218 Columbia River Way have been completed with the addition of five years to the term, the addition of a five-year extension option, and an increased advance option notice period of 15 months. PC Schmitt asked about the current status of BPBP lots 21 and 22. Thornsbery stated he discussed the matter with Boeing and urged it to either proceed with or</p>	

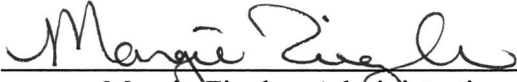
<p>Executive Director's Report cont... BPBP Lease Extensions cont...</p>	<p>abandon acquisition of the Rivermile 172 property so the lease can be completed with appropriate language given the actual ownership of the property.</p> <p>Schmitt said he would like to see the lots developed if there is interest. Thornsbery noted Boeing has become more involved in real estate matters concerning Insitu, but has not indicated any change regarding its clearly stated interest in lots 21 and 22. Schmitt asked how ownership of the Rivermile property would affect the lease. Thornsbery explained the provisions covering public access will be different depending on whether the Rivermile property is owned by Insitu, the Port, or a third party. Discussion followed.</p> <p>Schmitt expressed concern the Port could end up waiting years for the approval to exchange wetland and developable property. Vinyard said the Port should continue moving forward and, if circumstances change, then reevaluate how to proceed. Schmitt expressed frustration with the slow pace of development. Thornsbery provided an overview of the property currently available and noted it is inadequate to meet all of the developments currently proposed.</p> <p>Thornsbery explained staff could encourage more immediate activity, but to do so the PC would have to select which proposed developments would be allowed to move forward and which would be turned away. He cautioned that impatience would likely result in sub-optimal use of the available property, particularly if the wetland exchange were ultimately permitted.</p>	
<p>Recognition of 25 year of Service – Vinyard</p>	<p>ED Thornsbery noted PC Vinyard has served as a Port Commissioner for 25 years. He reminded the PC that when Vinyard was elected, the Port was near bankruptcy, RAMCo had closed, leaving a mess at Dallesport, and there was no development at Bingen Point. Thornsbery added that, today, the Port's financial condition is strong, the RAMCo site has been</p>	

Executive Director's Report cont... Recognition of 25 year of Service – Vinyard	cleaned up at minimal cost to the Port, and the issues at Bingen Point are not a lack of development, but how best to accommodate the demand for development. A jacket with the Port's logo was presented to Vinyard.	
Commissioners Remarks	PC Schmitt said the Mid-Columbia Economic Development District (MCEDD) is now operating The LINK transit system in Wasco County and Insitu has purchased passes for their employees. He added MCEDD Executive Director Hoey has done an outstanding job and remarked he understands the need for public transportation in our area. PC Herman stated he attended the Southwest Wash. Regional Transportation Council (SWRTC) meeting.	
Public Comment	None	
Adjournment	PC Vinyard adjourned the PC Meeting at 5:58 PM.	

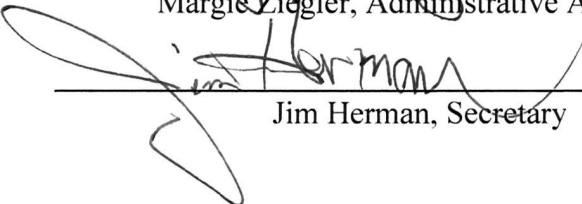
Approved on January 15, 2019
(Date)



Marc Thornsbury, Executive Director



Margie Ziegler, Administrative Assistant



Jim Herman, Secretary