

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: Ken Park, White Salmon Enterprise, and Jeri Fisch, Insitu.	Meeting called to order by PC Vinyard at 4:33 PM.
Administrative Matters		
Election of Officers	PC Schmitt suggested that the officers in 2019 remain the same as 2018. PC Herman concurred.	PC Schmitt M to retain Wayne Vinyard, President; Bill Schmitt, Vice President; and Jim Herman, Secretary for 2019, PC Herman S, MP 3-0.
Approval of Minutes	Minutes – December 18, 2018	PC Schmitt M to approve the minutes, PC Herman S, MP 3-0.
Approval of Vouchers	Payroll Vouchers – December 26, 2018, D12191-D12193, \$7,430.44. Vouchers – December 27, 2018, 27596-27609, \$5,766.37. Vouchers – January 4, 2019 VOID #27608. Payroll Vouchers – January 7, 2019, D12194-D12209, \$12,961.16. Vouchers – January 8, 2019, 27610-27629, \$80,746.28. Vouchers – January 15, 2019, 27630-27634, \$1,611.67.	PC Herman M to approve the vouchers, PC Schmitt S, MP 3-0.


<p>Administrative Matters cont... Resolution No. 1-2019 Delegating Authority to Port Officials</p> <p>Resolution No. 2-2019 Change in Commissioner Compensation</p>	<p>PC Vinyard noted addition information had been received from staff. PC Schmitt said he did not find anything that changed his mind and encouraged adoption of the resolution as presented. Vinyard reminded the PC the increase will not take effect until each commissioner is reelected. PC Herman stated he is comfortable adopting what the Office of Financial Management has set.</p>	<p>PC Schmitt M to approve Resolution 1-2019, PC Herman S, MP 3-0.</p> <p>PC Schmitt M to approve Resolution 2-2019, PC Herman S, MP 3-0.</p>
<p>Old Business</p>	<p>None</p>	
<p>New Business Bingen Point Water Rights</p>	<p>ED Thornsby noted the Port applied for a water right at Bingen Point in 1994 when it began development of the business park and explained this was likely due to concerns as to whether the cities of Bingen and White Salmon would or could providing adequate potable water. He reminded the commission circumstances have changed in the last 25 years with new water sources and rights having been secured by the two cities and the Port's participation in the multi-jurisdictional water system that guarantees it five percent of the water produced.</p> <p>Thornsby stated he contacted the cities of Bingen and White Salmon to determine if they were in need of additional water rights before deciding how to proceed. He added that both cities believed if the Port abandoned its application it would not negatively affect them. Thornsby noted the City of White Salmon also has an outstanding water right application and appears to be poised to abandon it. Thornsby reminded the PC that at the time of the application, the Port was considering mixed use development and floating homes. He added the Port does not have, nor does it anticipate, commercial businesses at Bingen Point such as breweries and fruit process facilities that would require large quantities of process water.</p>	

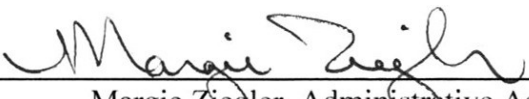
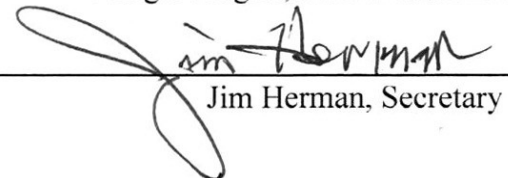
<p>New Business cont... Bingen Point Water Rights cont...</p>	<p>Thornsbury explained the Office of Columbia River (OCR) considered the Port's application in 2012 and, at that time, the Port declined to proceed, but requested the application remain active in the queue. He noted the OCR completed that first round is now going through the list of open applications again. Thornsbury said it appears the Wash. Dept. of Ecology (DoE) no longer allows applicants to remain on the list indefinitely and if the Port does not choose to proceed with its application, the application will be abandoned.</p> <p>Thornsbury reminded the PC of the Port's temporary permit to withdraw irrigation water and noted the importance of securing a more permanent right. Thornsbury recommend pursuing a right for irrigation use, but not for commercial or industrial use, and asked the PC how it wants to move forward. PC Schmitt asked what the cost would be each year if we received a water right. Thornsbury stated the cost is \$35 per acre foot per year and offered an annual estimate of up to \$2,000 for the quantity of water needed for irrigation. PC Vinyard asked if the DoE would charge the Port each year while they are working on granting a water right. Thornsbury stated there would be no charge until the right was granted.</p> <p>Vinyard asked how the Port would be charged if it were to proceed with the application as submitted. Thornsbury replied the Port would be charged the fee for the water allocated whether it was used or not and cautioned that the Port would have to come up with a plan showing how it would put the water to use within a reasonable timeframe. He noted the Port has no such plan, no infrastructure such as a well, pump, storage facility, and treatment system, and no prospects for funding these elements. Thornsbury added that port water systems are not considered a "municipal water supply" and lack the protections from relinquishment that designation affords. Thornsbury also questioned whether the quality of the water obtained from a well at Bingen Point would be acceptable.</p>	
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<p>New Business cont... Bingen Point Water Rights cont...</p>	<p>PC Herman talked about the Multi-jurisdictional Water Agreement with the cities of White Salmon and Bingen. He adding he does not believe a well and treatment facility is currently needed at Bingen Point, but that it is impossible to know what the Port may need in 25 years. PC Vinyard asked if the application could be transferred to Dallesport. Thornsbery explained doing so would serve no useful purpose as the Port already possess a substantial water right for the Dallesport Industrial Park and such a transfer would prevent its use for irrigation water at Bingen Point.</p> <p>Schmitt suggested the Port should pursue the water right application for surface water for irrigation purposes. Herman concurred. Vinyard expressed concern regarding the potential expense if the Port had to irrigate the parks with city water. He added it makes sense to seek a surface water diversion as the Port already has an irrigation system in place. Thornsbery said he would respond to DoE indicating the Port's desire to proceed with a change from ground water to surface water and abandoning commercial and industrial use while retaining irrigation use. Thornsbery explained the Port may need to meter its irrigation water use.</p>	
<p>Surplus Property Disposal</p>	<p>ED Thornsbery presented a list of property no longer needed for district purposes and targeted for disposal pursuant to RCW 53.08.090.</p>	
<p>February Meeting Schedule</p>	<p>ED Thornsbery noted he did not expect to have anything to present at the February 5 meeting.</p>	<p>By consensus, the PC agreed to cancel the February 5 meeting.</p>
<p>Executive Director's Report BPBP Binding Site Plan Update</p>	<p>ED Thornsbery noted he would take the BPBP Binding Site Plan update to the Klickitat County Planning Dept. on January 22. He added he will also discuss the wetland/property exchange with Planning Dept. staff to begin the application process. PC Schmitt asked if Thornsbery had heard anything from Wash. Dept. of Ecology (DoE) staff. Thornsbery explained DoE staff have not been contacted, but will be once a plan has been developed. Thornsbery stated he would first like to discuss with Planning Dept. staff how best to address key issues.</p>	

<p>Executive Director's Report cont... Marina Way Sink Hole</p>	<p>ED Thornsby reported on new erosion at the site of the sinkhole repair along Marina Way, explaining a portion of the drain rock forming the north bank of the canal had disappeared. He stated Darrin Eckman, Tenneson Engineering, had looked at the area and suggested the pit run and cobble material placed by the contractor may have settled into the soft, silty soil. Thornsby added staff are monitoring the area for additional movement or changes in condition.</p> <p>PC Schmitt talked about the depth of the silt in Bingen Lake and agreed material could sink to the bottom. Thornsby said staff is considering constructing and using a wire mesh cage backfilled with rocks to restore the eroded bank area. PC Vinyard asked if the walking path was in jeopardy. Thornsby said there is no cause for concern at this time because the path is three feet away from the eroded area.</p>	
<p>Railroad Underpass</p>	<p>PC Schmitt asked for an update on the railroad underpass. ED Thornsby said the last information he received indicated the project was moving forward, but the BNSF Railroad may be adding some additional requirements before agreeing to their portion of the project.</p>	
<p>SR-35 Bridge</p>	<p>PC Vinyard asked if there was any additional information on the bridge meetings. ED Thornsby said he had no new information.</p>	
<p>Commissioners Remarks</p>	<p>PC Vinyard said he was pleased to see how many people are using the walking path along Marina Way and expressed surprise at seeing someone running on the grass instead of the new path.</p> <p>PC Schmitt stated he was pleased with the work jackets purchased for the maintenance staff. He noted there have been no Mid-Columbia Economic Development District (MCEDD) meetings because the Director is on vacation.</p> <p>PC Herman said the Southwest Wash. Regional Transportation Council (SWRTC) meeting on January 1 was canceled due to the holiday.</p>	

Public Comment	Jeri Fisch, Insitu, asked if an off-site meeting was held to address overall development of the Bingen Point Business Park (BPBP). ED Thornsburg explained a workshop was held in September where a broad planning discussion took place that included Dallesport and Bingen Point. He added the results will be used as the foundation for development of a strategic plan. Fisch asked if a new tenant was going to be breaking ground soon at the BPBP. Thornsburg said the only tenant known to be breaking ground soon is Custom Interface for its expansion.	
Adjournment	PC Vinyard adjourned the PC Meeting at 5:29 PM.	

Approved on February 19, 2019
 (Date)

 Marc Thornsburg, Executive Director


 Margie Ziegler, Administrative Assistant

 Jim Herman, Secretary