

TOPIC	DISCUSSION / ASSESSMENT / FINDINGS	ACTION
<b>Attendance</b>	<b>Commissioner/Staff Present:</b> Port Commissioners (PCs) James Herman, William Schmitt, Wayne Vinyard; Executive Director (ED) Margie Ziegler; and Administrative Assistant (AA) Bonita Snyder. <b>PC/Staff Absent:</b> None. <b>Guests Present via teleconference:</b> Richard Foster, KCPEDA; Tyler Miller, Dirt Hugger ; Pierce Louis, Dirt Hugger.	Meeting called to order by PC Vinyard at 4:32 PM.
<b>Administrative Matters</b> Approval of Minutes  Approval of Vouchers	Minutes – January 5, 2021.  Vouchers – January 19, 2021, #28459-28477, \$165,521.43.  Payroll Vouchers – January 20, 2021, #D12814-D12821, \$10,283.52.	PC Schmitt M to approve the January 5 minutes, PC Herman S, MP 3-0.  PC Herman M to approve the vouchers, PC Schmitt S, MP 3-0.
<b>Old Business</b>	None.	
<b>New Business</b> Dirt Hugger	ED Ziegler stated the Port signed a lease for an additional 3.01 acres with Dirt Hugger. She added Tyler Miller and Pierce Louis of Dirt Hugger wished to discuss parking and soil usage opportunities. PC Vinyard commended Miller and Louis on receiving the Nucor Steel Recycler of the Year award. Miller and Louis graciously thanked the Port.  Miller noted topsoil moved in lot preparation has historically been integrated into the landscape berm. He asked if it would be possible to instead purchase and use the sandy loam top soil to blend with their compost as they prepare the new lot. He noted Dirt Hugger currently purchases sandy loam from outside firms to blend with their product. PC Schmitt stated the Port has need of fill material, and suggested an exchange of materials so the Port maintains an equal amount of suitable material. He added Dirt Hugger would be open to buying a suitable fill material to exchange with the top soil. Schmitt suggested the Port's Engineer review the proposed fill exchange material before making a	

<p><b>New Business (cont.)</b> Dirt Hugger (cont.)</p>	<p>final decision. PC Vinyard stated he liked the idea of an exchange because the concept sounded like a win-win: the Port would receive higher quality fill and Dirt Hugger would utilize a valuable composting element. Vinyard noted the topsoil integrated into the landscaped berm becomes unsuitable fill due to the levels of organic matter. Ziegler stated Darrin Eckman, Tenneson Engineering, recommended pushing the top soil out to a secondary berm location outside of the landscaped berm.</p> <p>Ziegler stated she had spoken to Eckman about assessing Dirt Hugger's excess rock for fill. Miller explained rocks are a waste product from materials processing, and typically are 0.75-1.5" in size with occasional rock sizes up to 4". Ziegler said the Port is developing a fill permit, which may allow for establishing a long term placement location for rock fill, as rock disposal would be a reoccurring necessity for Dirt Hugger.</p> <p>Ziegler noted the location of the proposed parking area on top of exclusive easement for NW Natural gas. She stated the Port is not opposed to use of the area south of the current lease, but wanted to formalize the arrangement as a license in order to define the area and be compensated for the site use. Louis and Miller both said the license agreement was fair. Louis asked if the area could be reduced as they moved material off the licensed land and utilized the space for parking only. Schmitt stated the Port would renegotiate the size of the license agreement once materials were moved.</p> <p>Miller noted Dirt Hugger conducts a drone fly over twice a week for volume assessments. He offered use of Dirt Hugger data to the Port. Miller and Louis thanked the PC for their support.</p>	
<p><b>Executive Director's Report</b> NW Boundary Fill Project and Change Order</p>	<p>ED Ziegler reported test results have not yet come back on the City of Bingen's fill material and Crestline Construction is negotiating to use the fill once it has. In a meeting with Ziegler, Darrin Eckman, Tenneson Engineering, suggested Bingen had fill in excess of what is needed for</p>	

<b>Executive Director's Report (cont.)</b> NW Boundary Fill Project and Change Order (cont.)	the change order, so the Port could engage Crestline to transport the additional material. He added the Port would never be able to have a shorter haul distance for fill. Eckman said it may also be possible to have Crestline raise the height of the berm using the material via an additional change order. PCs Vinyard and Schmitt agreed the berm should be raised.	
<b>Executive Director's Report (cont.)</b> Mine Expansion	ED Ziegler said she spoke with Darrin Eckman, Tenneson Engineering, about completing the mine expansion project. Discussion followed.	
<b>Executive Director's Report (cont.)</b> DOT Underpass Drainage	ED Ziegler noted the next Washington Department of Transportation (DOT) meeting would be held February 3, 2021. She stated Darrin Eckman, Tenneson Engineering, is working with the DOT to get estimates on stormwater volumes. Eckman may present information to the PC February 16.	
<b>Executive Director's Report (cont.)</b> General Fill Policy	ED Ziegler said she has been working with Darrin Eckman, Tenneson Engineering on developing a general fill policy to set guidelines for fill materials the Port would accept. She noted once a fill policy was in place the Port could advertise for fill. Ziegler outlined three scenarios for accepting fill, including: 1) Contractors deposit and compact fill at no fee 2) Contractors deposit fill for a fee and the Port hires a contractor to compact fill; or, 3) Contractors deposit fill with no fee and the Port hires a contractor to compact fill.	
<b>Executive Director's Report (cont.)</b> DIP 151C Building Update	PC Schmitt reported the contractor placed rebar and intended to pour the foundation by the beginning of next week. He noted there appear to be complications with access to Natural Gas, and hoped to learn more at the weekly construction meeting.	
<b>Executive Director's Report (cont.)</b> DIP Prospective Tenant	ED Ziegler reported The Dalles Bridge Deck Replacement project was awarded to Hamilton Construction. Hamilton contacted the Port seeking additional area for concrete panel casting and staging. Ziegler recommended Lot 38 for panel casting and Lot 4 as a staging area. Ziegler said she spoke with PC Herman about potential lease rates. PC	

<b>Executive Director's Report (cont.)</b> DIP Prospective Tenant	Schmitt stated he would want to ensure the lease stipulates removal of any cement pads as well as a provision for cement excess. Ziegler stated the contractor would like to mobilize as early as February 1, 2021 and anticipate the project lasting for 18 months.  Ziegler noted this lease could utilize the short term water connection lease rates. Ziegler stated she would meet with Hamilton Construction. PC Vinyard asked if there were designated fill opportunities for the old concrete decking if it meets our fill requirements. Discussion followed.	
<b>Executive Director's Report (cont.)</b> DIP Lot 8 Lease	ED Ziegler shared before pictures taken of Lot 8. Ziegler stated she shared the photos with Dorie Cothren, Dallesport Log Yard as an example of what the lot should look like when they are done.	
<b>Executive Director's Report (cont.)</b> COVID-19 Relief Funding for Tolling Agencies	ED Ziegler stated Pacific Northwest Waterways Association (PNWA) asked if the Port of Klickitat would support Port of Hood River and Port of Cascade Locks's application for Federal COVID-19 relief funds for tolling agencies. Ziegler noted the federal funds had stipulations about how the funds should be spent. Discussion followed. Ziegler stated she would email the PNWA and state the PC was supportive of federal funds going to a local entity.	
<b>Executive Director's Report (cont.)</b> Southwest Washington Regional Transportation Council Representative	Ziegler stated Klickitat County responded regarding participation in the Southwest Washington Regional Transportation Council. PC Herman stated he saw the response and suggested the city mayors of White Salmon or Bingen may be interested. Ziegler noted the Wednesday meeting has a summary of related events to Klickitat County. Herman said it is important to have a representative of the county present at the Tuesday meeting as well. Ziegler said she would review the attendance list and try to find someone.	
<b>Executive Director's Report (cont.)</b> General Updates	ED Ziegler stated Bryan Stebbins of Senator Murray's office reached out to introduce himself and they talked about potential development for rock exporting in Dallesport and the BNSF. He provided contacts for the	

<p><b>Executive Director's Report (cont.)</b> General Updates</p>	<p>Army Corp, Senator Cantwell's and Jaime Herrera-Beutler's offices.</p> <p>Ziegler reported she attended a Chamber of Commerce Community Cleanup event meeting and the date was set for May 21-22. She added she had spoken with Port staff about providing event help May 21.</p> <p>Ziegler said Port staff looked at the 1211 tenant's proposal to build a wall around a 3D printer. Approval was granted with the understanding the tenant will be required to remove the wall when the lease is terminated.</p> <p>Ziegler said she spoke with Jessica Metta at Mid-Columbia Economic Development District (MCEDD) and received an invitation to join the Mid-Columbia Economic Resiliency Team.</p> <p>Ziegler reported she met with Mike Bartlett from American Aerospace Engineering onsite as he is a potential tenant for the 151C building. She noted they also talked about land lease options for DIP Lot 24.</p> <p>Ziegler stated she plans to meet with Jason Spadero and Dennis Reeves of SDS to discuss an easement to the Port's property east of the Marina and the encroachment on Maple Street.</p> <p>Ziegler said the Department of Ecology (DOE) rescheduled their appointment to review the Port's irrigation right, and are now scheduled for January 27. The DOE requested the irrigation water be metered. Ziegler stated she would work with Darrin Eckman, Tenneson Engineering to determine the correct size and location of the meter.</p> <p>Ziegler said she sent a fill material application to Cam Thomas if he had fill material from his new Dow Road building construction.</p>	
<p><b>Commissioners Remarks</b></p>	<p>PC Vinyard presented official appointment documents for the Klickitat County Public Economic Development Authority (KCPEDA), and stated KCPEDA will meet January 26 via Zoom and will consider the .09 dollar grant application submitted by the Port. Vinyard shared information on a</p>	

<b>Commissioners Remarks (cont.)</b>	<p>steel industry looking for 50 acres for 250 employees requiring access for trucks, rail, and water and electrical utility access designed for heavy industrial use. Vinyard stated this industry sounded like a fit for the Port, but the Port does not have 50 acres or rail ready to use. He added the Port needs to have more land prepared for development so opportunities like these can be accommodated in Klickitat County. Vinyard stated he wanted a better understanding of the timeline of the mine reclamation. Schmitt agreed and said he wants to understand the sequence of the process as well.</p> <p>PC Schmitt stated there was no Mid Columbia Economic Development District (MCEDD) meeting this month. Ziegler added the director of MCEDD was going to follow up with Kathy Fitzpatrick to see if the bus stop grant was awarded.</p> <p>PC Herman stated he would be back in town for the next two PC meetings.</p>	
<b>Public Comment</b>	None.	
<b>Adjournment</b>	PC Vinyard adjourned the PC Meeting at 5:55 PM.	

Approved on February 2, 2021  
 (Date)  
SW Vinyard  
 Wayne Vinyard, President

Bonita Snyder  
 Bonita Snyder, Administrative Assistant  
Jim Herman  
 Jim Herman, Secretary