

TOPIC	DISCUSSION / ASSESSMENT / FINDINGS	ACTION
Attendance	Commissioner/Staff Present: Port Commissioners (PCs) James Herman, William Schmitt, Wayne Vinyard; Executive Director (ED) Margie Ziegler; and Administrative Assistant (AA) Bonita Snyder. PC/Staff Absent: None. Guests Present via teleconference: None.	Meeting called to order by PC Vinyard at 4:31 PM.
Administrative Matters Approval of Minutes Approval of Vouchers	Minutes – February 16, 2021. Vouchers – March 2, 2021, #28812-28527, \$171,508.44. Payroll Vouchers – March 5, 2021, #D12846-D12861, \$11,032.62.	PC Schmitt M to approve the February 16 minutes, PC Herman S, MP 3-0. PC Herman M to approve the vouchers, PC Schmitt S, MP 3-0.
Old Business	None.	
New Business DIP Hydrant Meter	ED Ziegler noted the Port does not own a hydrant meter and Hamilton Construction would like to purchase water for their project. Ziegler provided information from PUD of their last purchased a hydrant meter. Quotes were sought to compare with the Klickitat County PUD price. The PUD had the lowest cost for a hydrant meter. Discussion followed about security of the hydrant meter. PC Schmitt stated he was comfortable with the purchase of a hydrant meter so long as it was secure. Ziegler stated Darrin Eckman, Tenneson Engineering, recommended purchase of a Chapman valve also. Ziegler stated Hamilton will use 30 cement trucks to pour the pad, and plan to pour on March 16 th .	PC Schmitt M to authorize purchase of hydrant meter and valve though the PUD, PC Vinyard S, MP 3-0.
New Business (cont.) PNWA Supported Projects Lists	ED Ziegler referenced the Pacific Northwest Waterways Association (PNWA) existing projects for the Port. PC Herman expressed the opinion a commercial dock in Bingen was not a high priority. Ziegler suggested a commercial dock would not be something the Port would seek Federal monies for. Schmitt stated there are other things he would	

<p>New Business (cont.) PNWA Supported Projects Lists (cont.)</p>	<p>rather utilize Federal funding for, and expressed the opinion that changing the projects to a feasibility study and installation of dolphins was a good idea. Schmitt noted it may be easier to work with the Corps of Engineers when proposing a PNWA supported project. PC Vinyard noted one of the listed projects was the installation of a second dock or wharf. Ziegler proposed focusing on the feasibility portion of the additional dock/wharf project. Herman said he thought the feasibility study was a great idea. Schmitt agreed and said the Port needed to know what was possible before making further plans.</p> <p>Ziegler stated Chuck Rose, Cadman Materials (formerly Rinker) has asked for a meeting with her about moving rock by barge. Ziegler stated she had reviewed the Rinker file and found a letter asking Rinker to perform due diligence with BNSF to determine feasibility of using a conveyor attached to the bridge and crossing over the railroad tracks. Ziegler stated Rose reported back that he did not believe any work had been done in that area. Vinyard noted rock export has been considered at various times for the duration of his time at the Port, but has always been considered too daunting. Schmitt stated we needed to continue with the work that was started in the past to see if such a project is feasible. He then expressed the opinion the conveyor system operated by the Port would not be feasible as equipment maintenance would prove too costly for the Port. Ziegler said the Port could develop Lot 8 as a rock staging area. Schmitt expressed support for moving forward with a feasibility study.</p> <p>Ziegler drew attention to documents relating to a federal grant opportunity from Senator Murray's office. She noted the Hood River Bridge Replacement is a top priority according to Dale Robbins, Regional Transportation Council. Other projects prioritized for Klickitat County are all weather roads and the SR-14 Oak/Maple intersections.</p>	
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New Business (cont.) PNWA Supported Projects Lists (cont.)	She clarified that the intersections are part of a past Hwy 14/Bingen traffic study and are not part of the Underpass project. Ziegler added Senator King's budget includes money for the Hood River Bridge replacement also.	
Executive Director's Report NW Boundary Fill Project and Change Order	<p>ED Ziegler stated she is still in discussions with Darrin Eckman, Tenneson Engineering, about the NW Boundary Fill Project. He expressed the opinion the general fill permit policy should be high priority. PC Schmitt said he wanted to be cautious about writing a policy that grouped all types together. He noted if people are required to compact their own fill and it does not pass inspection, the Port is left with land it can not use. Schmitt stated he would prefer the Port hire the compaction done. Ziegler talked about the costs of paying for Eckman's time to evaluate the soil and proper compaction and how that is an expense of the Port. PC Herman asked if there was a closer engineer, as transportation time from The Dalles is expensive. Ziegler said the Port maintenance staff could be more involved in monitoring when fill is brought to the Port. Schmitt suggested Eckman train the Port's maintenance staff on what to look for. PC Vinyard proposed getting a sample (one load) of what is to be dumped for engineer approval, and have maintenance staff routinely monitor what comes in to make sure the quality of subsequent loads is the same as the first. Herman suggested the Port hire a contractor to place and compact all fill annually.</p> <p>Ziegler stated Eckman would attend the March 16th meeting. She asked the PC if they would like to view the mine and collect questions. The PC requested a special meeting tentatively scheduled for March 16 at 12:00pm. Ziegler stated she would set up a meeting at the mine with Kyle Dean, James Dean Construction.</p>	
Executive Director's Report (cont.) DIP 151C Building Update & 151B Building Repairs	ED Ziegler stated she is working through communications with CenturyLink and having challenges. PC Schmitt noted Ziegler rented two-thirds of the 151B building to Hamilton Construction. He noted the electrical work is on pause until clarification about conduit depth is	

Executive Director's Report (cont.) DIP 151C Building Update & 151B Building Repairs (cont.)	<p>attained. He reported the man door has been replaced with a steel door from shop storage. Schmitt shared an electrician's quote, but noted it needs to be revised. He added the lighting for the building is to be five LED overhead lights (three lights in the rented portion, two lights in the Port's partition) with a bank of outlets down one side of the building. He stated his intent to keep renovations under \$5,000. PC Herman stated if the Port rents two-thirds of the building at \$500 per month for 18 months then the Port will be \$3000 ahead of anticipated renovation costs.</p> <p>Schmitt noted the 151C building roofing is comprised of interlocking panels which cover the screws to minimize leaks. He added the roll-up door has been framed in and the building installation has an R-value higher than requested. Schmitt said the building kit has very specific requirements including bolt torque specs and a prohibition on drilling in the metal frame. Schmitt noted Hale Construction has been doing a good job and the foreman is meticulous in achieving quality.</p>	
Executive Director's Report (cont.) Leads	<p>Ziegler said she received a call from a potential tenant that has the same business as a current tenant. After explaining what the business was interested in, she asked the PC to clarify their position on competition and diversification. PC Vinyard stated the Port wants all tenants to be superbly successful and profitable. Schmitt agreed and the Port's primary objective is employment rather than diverse industry. Herman provided an example of business clusters. Schmitt added his main concern would be about year around employment compared to the amount of space is taken. Vinyard agreed. Schmitt stated the Port's buildable land inventory is currently very small.</p>	
Executive Director's Report (cont.) Hamilton Construction	<p>ED Ziegler stated Darrin Eckman, Tenneson Construction, was instrumental in preparing the specs for the grading of Lots 4, 12, and 38 as well as the concrete pad. Discussion followed about lot preparation efforts and the importance of being aware of the boundaries. Ziegler</p>	

<p>Executive Director's Report (cont.) Hamilton Construction (cont.)</p>	<p>stated she walked the boundaries with Hamilton Construction's project manager. Ziegler reported Hamilton is in negotiation with Klickitat County PUD at their own cost to dismantle and reattach the power lines in order to maneuver their crane on Lot 38. Ziegler noted the lease addresses reparations for road damage. Discussion followed regarding the rail spur. PC Schmitt said the rail spur is a neglected asset. PC Herman stated its important to understand the cost and feasibility of placing rail so we can hold money in reserve to install the rail if the Port has a tenant interested in using it. He added if the Port spends money to repair and install rail, in ten years it will require more time and money whether or not rail was used in the interim.</p>	
<p>Executive Director's Report (cont.) Potential DIP Tenant – L77</p>	<p>ED Ziegler noted L77 asked about greenhouses and water usage. She said this request surprised her as it was not previously mentioned. PC Schmitt said he felt greenhouses were categorized as agriculture, therefore should be excluded as it does not fit the Port's vision for economic development in Dallesport. PC Vinyard agreed and added the employment to square footage ratio is inadequate with agriculture. Ziegler clarified the intent of L77 is to build a building and engage in a long term land lease. She asked where the PC would place L77 if they wished to engage in a long term land lease. Ziegler expressed concern about future sale of the operation, and possible repercussions for the Port. Schmitt stated if the Port engaged in a long term land lease he would want to ensure the lease was carefully crafted in order to protect the Port.</p>	
<p>Executive Director's Report (cont.) General Updates</p>	<p>ED Ziegler stated the Dallesport Log Yard has almost filled the staging area, but are not yet sure if they need to lease Lot 8. She added the Log Yard has posted security signage.</p> <p>Ziegler said she met with a representative from Ten Barrels Brewing interested in a location at Bingen Point, but also wanted water access.</p> <p>Ziegler shared the Kerrits has a new CEO, Melissa Hubbard. Hubbard requested information on expanding office and warehouse space if the</p>	

Executive Director's Report (cont.) General Updates (cont.)	Port had availability. Ziegler noted she spoke with Klickitat County Sheriff Songer and asked for increase patrol of the Industrial Park because of the Hamilton lease and increased traffic. Ziegler shared Hamilton contact information with the Sheriff. Ziegler noted she plans to be part of the Hood River Bridge Environmental Impact Statement meeting March 3 at 4:00PM. PC Vinyard stated if the Port is going to be asked to support issues, he would like to be more informed about the issues.	
Commissioners Remarks	PC Schmitt said he was pleased with the progress in Dallesport.	
Public Comment	None.	
Adjournment	PC Vinyard adjourned the PC Meeting at 5:56 PM.	

Approved on March 16, 2021
(Date)
Margie Ziegler
Margie Ziegler, Executive Director

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