

TOPIC	DISCUSSION / ASSESSMENT / FINDINGS	ACTION
Attendance	Commissioner/Staff Present: Port Commissioners (PCs) James Herman, William Schmitt, Wayne Vinyard; Executive Director (ED) Margie Ziegler; Property Manager (PM) David Sauter; and Administrative Assistant (AA) Bonita Snyder. PC/Staff Absent: None. Guests Present: None.	Meeting called to order by PC Vinyard at 4:32 PM. By consensus a tour of vacant space was added to the agenda.
Tour of Building 154 Ste. E	ED Ziegler invited the PC to tour the 154 Suite E space. PC Vinyard proposed a 15 minute meeting location change to view the vacant space location. Vinyard noted the group was returned at 4:51PM.	
Administrative Matters Approval of Minutes	Minutes – July 2, 2024.	PC Schmitt M to approve the minutes, PC Herman S, MP 3-0.
Approval of Vouchers	Vouchers – July 16, 2024, #29967-29987, \$126,667.95. Payroll Vouchers – July 19, 2024, #D13837-D13846, \$14,992.47.	PC Herman M to approve the vouchers, PC Schmitt S, MP 3-0.
Old Business	None.	
New Business	None.	
Executive Director's Report DIP 153 Building Update	ED Ziegler said Darrin Eckman, Tenneson Engineering has stated he will have a bid document ready in approximately three weeks. PM Sauter noted the originally proposed schedule does not seem feasible at this point. Sauter said the engineer is currently awaiting information from the tenant.	
Executive Director's Report (cont.) DIP Proposed Development – Riley	ED Ziegler stated the owner of the proposed batch plant on Tony Riley's property adjacent to the Dallesport Industrial Park responded to the Port's comment to the Department of Ecology (DOE) regarding water discharge. He stated his expected water use will be 17,000gal/day. The DOE will provide the SEPA to the Port when it is received. Ziegler	

Executive Director's Report (cont.) DIP Proposed Development – Riley (cont.)	stated the batch plant owner said he expected to have plans submitted to the DOE by the end of the month.	
Executive Director's Report (cont.) 4 th of July Recap	ED Ziegler stated PC Schmitt and his crew supported the 4 th of July event. Discussion followed.	
Executive Director's Report (cont.) General Updates	<p>ED Ziegler stated she spoke with Scott from Wesco about barrier placement. She noted AKS was onsite this morning to mark where barriers should be placed in a square formation. Ziegler stated Wesco has requested a utility locate in order to drill conduit for Spectrum service. Scott requested placement of signs to direct trucks. Discussion followed. Ziegler said Wesco is aware of the asphalt debris on Port property, and have said they will address it when their contractor is available.</p> <p>Ziegler stated she was not able to attend the Underpass meeting this week, but PM Sauter attended. She noted Washington State Department of Transportation (WSDOT) would like to draft an agreement clarifying the City of Bingen's future responsibility of maintaining a particular streetlight with its base on City of Bingen land and lamp over Port property. PM Sauter stated WSDOT is reviewing its offer for storm water discharge to the Port and would issue the offer to the Port by the end of the week.</p> <p>Ziegler stated she toured the Port of Kalama and Port of Longview at the WPPA Director's Seminar.</p> <p>Ziegler stated she has confirmed scheduling for a special meeting to tour the Dallesport Industrial Park, including the mine.</p> <p>Ziegler stated Dirt Hugger is excavating to place another asphalt pad within their leased area, and have placed the removed dirt on their license</p>	By consensus, the PC directed Ziegler to have Dirt Hugger place the soil in a

<p>Executive Director's Report (cont.) General Updates (cont.)</p>	<p>area. They have requested to use the sandy loam in their processing. Ziegler proposed having Dirt Hugger move the soil to create a berm to protect the mine boundary.</p> <p>Ziegler stated she spoke with Enduris the Port's risk pool agency, and Enduris has determined some buildings were undervalued; some were insured as 100% office space and did not factor in manufacturing space. Ziegler stated Enduris provided information about raising the deductible to \$5,000 from \$1,000.</p> <p>Ziegler stated the USDA awarded the Port \$38,805 grant for the rail rehabilitation. Ziegler stated she would sign the contract Monday.</p> <p>Ziegler stated a day labor carpenter will be helping Sauter with the Well #2 well-house roof repair. Sauter noted the metal for the roof was ordered. Discussion followed about evaluating the current 151B building to determine the value of re-sheeting and rodent-proofing the building. Sauter stated he would put together an estimate prior to the September Dallesport visit.</p> <p>Sauter said he requested the template for Klickitat County's six year road plan, so the Port can develop its own version. Sauter noted he has compiled the road information for the Dallesport Industrial Park roads. He expressed his hope to use the plan to develop estimates for completing and maintaining roads through an inter-local agreement with Klickitat County. Sauter noted Klickitat County performs annual traffic counts to help determine the resurfacing schedule. Sauter noted county graveled roads are typically paved the first time to preserve the road base, then maintained by chip-seal. Discussion followed about non-tenant road use. Sauter stated Klickitat County Public Works has agreed to look at the roads and provide an estimate for crack sealing and chip sealing.</p>	<p>berm to protect the mine boundary.</p> <p>PC Herman M ED Ziegler to determine the value of a \$5,000 or \$10,000 dollar deductible and select the best option, PC Schmitt S, MP 3-0.</p>
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Executive Director's Report (cont.) General Updates (cont.)	PM Sauter noted the lighting conversion for the building 1E shop area (48 LED fixtures) was complete and the PUD issued a rebate.	
Commissioners Remarks	None.	
Public Comment	None.	
Adjournment	PC Vinyard adjourned the PC Meeting at 6:11 PM.	

Approved on August 6, 2024
(Date)

Margie Ziegler
Margie Ziegler, Executive Director

Bonita Snyder
Bonita Snyder, Administrative Assistant

Jim Herman
Jim Herman, Secretary