

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; Property Manager (PM) David Sauter; and Administrative Assistant (AA) Bonita Snyder. <b>PC/Staff Absent:</b> None. <b>Guests Present:</b> Bob Breshears, Gorge Crete.	Meeting called to order by PC Vinyard at 4:30 PM.
<b>Administrative Matters</b> Approval of Minutes	Minutes – August 6, 2024.	PC Schmitt M to approve the minutes, PC Herman S, MP 3-0.
Approval of Vouchers	Payroll Vouchers – August 20, 2024, #D13865-D13875, \$15,615.49. Vouchers – August 20, 2024, #30011-30021, VOID 30012, \$80,858.72.	PC Herman M to approve the vouchers, PC Schmitt S, MP 3-0.
<b>Old Business</b>	None.	
<b>New Business</b> DIP Riley Property Development	ED Ziegler stated she invited Bob Breshears to introduce himself and his project. She noted his SEPA was received. Breshears stated he was in the process of developing a small scale concrete plant on Patty Riley's property producing approximately 18,000 yds of concrete during the first couple years before growing the business further. Ziegler stated Bell Design reached out seeking information about existing utilities. Discussion followed about utility placement. Ziegler asked about vehicle crossing over the water line. Breshears stated he intended to strip vegetation, put a base down, and surface with asphalt shavings. He noted they would cross the water line in a couple of places. Discussion followed about protecting the water line.  PC Herman asked about washout procedures. Ziegler stated there are drainage ditches mentioned in the SEPA. Breshears stated they would have a washout pit and would not utilize drainage ditches. He noted the	

<p><b>New Business (cont.)</b> DIP Riley Property Development (cont.)</p>	<p>used water would be recycled and or disposed at Dirt Hugger. He stated he would not be discharging on the site. Brashears stated the permitting requires three test pits. He stated he'd like to include the Port in the monthly testing results.</p> <p>Breshears clarified stormwater will utilize existing drainage, though he does not expect much accumulation with the porosity of the soil.</p> <p>Herman stated the Port gets no revenue for the road use on adjoining properties. Discussion followed about road maintenance costs and how to find a fair solution for all users. Breshears stated he would be interested in Kreps being capped to prevent dust cloud. Discussion followed about dust control agents. Breshears stated the dust control agent would be an alternative to excessive water usage, but the product he looked into was designed to be safe for aquifers. He noted the asphalt shavings would be the lowest impact.</p> <p>Discussion followed about natural gas and water connections. He stated he was interested in a two inch water connection for the plant in addition to the one inch meter for the office. PM Sauter noted the Port will need to mark the existing water lines. Breshears suggested Darrin Eckman will be able to advise the Port on the depth and capability of the line for cross traffic. Sauter stated he could do a site walk through to locate the lines with Breshears.</p> <p>Sauter noted the comment period for Ecology closes tomorrow, so recommended the Port make comment regarding the stormwater drainage to ditches with respect to the Port's wellhead protection area.</p>	
<p><b>New Business (cont.)</b> DIP Water Rate Analysis</p>	<p>ED Ziegler stated Port Staff is compiling rates from other water providers.</p>	

<b>Executive Director's Report</b> DIP 153 Building Update	<p>ED Ziegler stated she met with Tom Wood and discussed lease development and Sales Tax deferral options provided through the Department of Revenue. Discussion followed.</p> <p>Ziegler presented the current schedule for plans and bid documents. Discussion followed about bid awards and special meeting schedules.</p> <p>Discussion followed about the increased interest in leasing the 151B storage building.</p>	
<b>Commissioners Remarks</b>	PC Herman stated he was asked to join Mid-Columbia Economic Development District's financial board, but declined.	
<b>Public Comment</b>	None.	
<b>Adjournment</b>	PC Vinyard adjourned the PC Meeting at 6:11 PM.	

Approved on September 3, 2024  
(Date)

Margie Ziegler  
Margie Ziegler, Executive Director

Bonita Snyder  
Bonita Snyder, Administrative Assistant

Jim Herman  
Jim Herman, Secretary