

Klickitat County Port District No. 1

Board of Commissioners Minutes

Regular Meeting

Date: July 21, 2026

Attendance

Present: Port Commissioner James Herman; Port Commissioner Bill Schmitt; Port Commissioner Billy Gross; Property Manager David Sauter

Absent: Administrative Assistant Lisa Cunningham and Executive Director Margie Ziegler.

Guests: None

Call to Order

Commissioner Schmitt called the meeting to order at 4:36 PM.

Administrative Matters

Approval of Minutes

July 07, 2026, Meeting Minutes. Schmitt motioned to approve the minutes. Herman seconded the motion. Motion carried. Gross abstained

Approval of Vouchers

- Payroll Vouchers – July 20, 2026, D15496-D15504 - \$16,294.93

Herman motioned to approve the vouchers. Schmitt seconded the motion. Motion carried.

Old Business

New Business

Executive Director's Report

Terminal 1 Project – PM Sauter briefed the Port Commission on the Terminal 1 project. The Port received a \$75,000 grant from CERB to do a feasibility study of the Terminal 1 area. AKS was selected as the study consultant but has not started yet, as they have been occupied with the Port's rail spur and Building 1D HVAC replacement projects. Now that those projects are

current, AKS expects to begin work soon. PM Sauter reminded the Port Commissioners that the Port has a \$250,000 .09 grant from the County that must be expended by the end of 2026.

DIP Rail Spur Project PM Sauter updated the Port Commission on the progress of the rail spur project. The rail spur repairs were completed by the USDA grant deadline. The rail contractor (Coast Rail) finished all work within the three-week project window. A final inspection will be done by AKS and Port staff on 7-22-2026. ED Ziegler will review grant requirements before submitting for reimbursement from USDA and FMSIB.

ED Ziegler and PM Sauter met with Columbia Strategic Consultants regarding the rail industrial track agreement (ITA). They advised that the Port needs to have a rail customer to initiate a new ITA with BNSF. The Port does have an interested potential rail customer and has reached out to start the process.

Pine Creek RNG PM Sauter reported that he had attended a pre-sub meeting with the County to go over the permitting requirements for the proposed RNG project. The County indicated the proposal will require a conditional use permit (CUP), SEPA and consultation with DAHP to determine if there will be any impact on cultural resources as well as analysis of storm water and traffic impacts. Overall, the meeting was positive with the County expressing support for the project. ED Ziegler will continue to work on lease language.

BPBP 1D HVAC Replacement Project Bid documents went live on the Port website July 13th at 4:45pm. Bidders had to pre-register to attend the mandatory pre-bid meeting and job walk on July 15th. The Port team communicated with potential bidders and get names, date of birth and direct them to bring ID so a list could be sent to Insitu security to be vetted prior to the pre-bid meeting. Eight contractors attended. Deadline for contractor questions is July 23rd at 5pm. Port Engineer Eckman will prepare an addendum to address any questions or clarifications that are necessary. The addendum will be posted on the Port's website. Eckman's engineer estimate for the base bid is \$400,000 to \$600,000. Bids are due back July 30th at 2:00pm and will be opened. Contractors will bid on a base bid, and additives for the training room, warehouse space and fans.

Other Freeride Entertainment will be leasing BPT Lot 18 on July 29th for the day for a basecamp for filming a Honda motorcycle commercial on Courtney Rd.

BNSF Bingen Quiet Zone PM Sauter reported that he had participated in the City's diagnostic team meeting and site visit on 7-21-2026. The City received state grant funding to construct the required treatments for rail crossing quiet zones (no train horns) of the Maple and Walnut street crossings. The team included members from BNSF, UTC, WSDOT, City staff and consultants and Port. It was suggested that it could take approximately 2 years to complete design, engineering and construction.

Commissioners' Remarks

A KCPEDA meeting will be held on July 28th 6pm-8pm, PC Herman will attend with PM Sauter and give an update of the Port's activities over the past quarter.

Public Comment

None

Adjournment

Commissioner Schmitt adjourned the meeting at 5:30 PM

Minutes submitted by David Sauter