

Agenda for Tuesday, February 17, 2004
Klickitat County Port District
2nd Regular Monthly Meeting
February 17, 2004 - 4:30 P.M. - PORT OFFICE

AGENDA

PUBLIC COMMENT - Limited to 10 minutes total; (5 minutes per person)

COUNSEL'S REPORT

Riley Operating Agreement
Weyerhaeuser

ADMINISTRATIVE MATTERS

Consent Agenda:
February 3, 2004 Minutes
Vouchers

EXECUTIVE DIRECTOR'S REPORT

MISCELLANEOUS

Committee Updates

PUBLIC COMMENT - Limited to 20 minutes total; (5 minutes per person)

ADJOURNMENT

PORT OF KLICKITAT BOARD OF COMMISSIONERS MEETING MINUTES February 17, 2004 REGULAR SESSION		
<u>TOPIC</u>	DISCUSSION/ASSESSMENT/FINDINGS	ACTION/FOLLOW UP
<u>ATTENDANCE:</u>	<p>Commissioners/Staff Present: Port Commissioners (PCs) Norm Deo, Rodger Ford and S. Wayne Vinyard, Executive Director (Exec.D) Dianne Sherwood and Administrative Assistant/Auditor (AAA) Vickie Drew.</p> <p>PC/Staff Absent: Port Counsel (Counsel) Teunis J. Wyers</p> <p>Guests Present: Matt Riley (Rapid Ready Mix), Jim Riley (Riley Bros. Concrete).</p>	
<u>PUBLIC COMMENT</u>	<p>Chair Ford opened the public meeting at 4:30. There was no public comment.</p>	
<u>! COUNSEL'S REPORT</u>	<p>Counsel's attendance was not requested. Exec.D Sherwood discussed the new Amendment #2 to the Riley Operating Agreement drafted by Counsel and sent to the Riley's attorney on February 10 for consideration. She has not had any feedback regarding the document. PC Deo questioned reference to the binding site plan clarifying that it has already been adopted. He suggested elaboration on the 10 acre open pit area item. Discussion followed regarding that the amount of open pit area will be considered the total area that is open below grade according to the reclamation plan. Stockpiling will be allowed on any amount of reclaimed acreage that is at grade or above. Jim Riley will measure the current mining area to make sure that 10 acres of open pit area is enough. He will measure the area on Friday and get the information back to Exec.D Sherwood as soon as possible. Discussion followed regarding the proposed trade of the building and fencing on Lot #39 for other Port property at DIP. The operating agreement needs to be cleaned up first, and then a trade could be considered.</p> <p>Exec.D Sherwood also reported that Weyerhaeuser has submitted a written request to continue their lease. The current term expires May 14, so a new lease may need to be prepared. PC consensus to enter into a new lease with Weyerhaeuser.</p>	
<u>ADMINISTRATIVE MATTERS</u> <u>! Consent Agenda</u>	<p>Items approved:</p> <ul style="list-style-type: none"> • Minutes of February 3, 2004 • Check #187; \$10,000.00 • Vouchers #18812-18814; \$3,706.45 • Vouchers #18815-18834; \$3,979.31 • Vouchers #18835-18836; \$100,669.34 - Proj. Fund 	<p><i>PC Deo moved to approve the Consent Agenda as presented; seconded by PC Vinyard -- motion carried.</i></p>

<p><u>EXECUTIVE DIRECTOR'S REPORT</u> <u>*Bingen Point*</u> <u>! Building 1D Update</u></p>	<p>Exec.D Sherwood suggested that the PC take a tour of Building 1D now that work on the interior improvements has proceeded so well. The framing is done, a lot of the sound-proofing and insulation is done, the duct work has begun, electrical is being completed and the sheet rock is going up. The tour will be taken at the end of the meeting. She reported that she met with GeoEngineers and DSP regarding the settlement issue. There may be additional settlement if a future tenant puts a very large load on the floor, so the soils engineer has been requested to compile calculations regarding floor loads. Exec.D Sherwood expects to receive that information prior to the next PC meeting.</p>	
<p><u>! Gorge Harbor Marina Project</u></p>	<p>Exec.D Sherwood discussed the copies of Gorge Associates proposals for garage locations. Gorge Associates' first choice for configuration and quantity of garages uses two areas of developable, infrastructure served property. She asked for a policy decision from the PC regarding whether or not they would allow prime upland property to be used for garages that would not create any long-term jobs. PC Deo is not in favor of the preferred configuration and stated that he would like to see the garages positioned within the 200 ft. setback area. PC Vinyard felt that there were too many garages and agreed that they should be positioned in the 200 ft. setback. Seventy garages are proposed by Tessmer to accommodate parking for 45 floating town homes and live-aboards. The PC are not in favor of allowing live-aboards in the Marina. PC Ford was on the Marina Project steering committee nine years ago and stated that the community was <u>not</u> in favor of live-aboards. The project has evolved into much more than was originally proposed. After much discussion, the PC determined that the number of garages must be scaled back and must be restricted to the 200 ft. setback area. The upland property should be separated out from the Marina Lease and needs to be calculated based on the going rate and in consideration of the value of jobs that could have been created. Exec.D Sherwood will request additional clarifications to remaining questions.</p>	
<p><u>*Dallesport Industrial Park* (DIP)</u> <u>! Pac Rock Meeting</u></p>	<p>Exec.D Sherwood reported that she and Byron Hanke (Port Consultant) will be meeting with Rinker Materials (formerly Pac Rock) tomorrow in Vancouver. They are close to the end of their two-year due diligence period and will give an update.</p>	
<p><u>MISCELLANEOUS</u> <u>! Committee Updates</u></p>	<p><u>AIRPORT</u>: PC Deo had no report. <u>MCEDD</u>: PC Ford's next meeting is February 18. <u>BRIDGE/HWY 35</u>: PC Ford had no report. A meeting is scheduled for March 11. <u>KC EDA</u>: PC Vinyard had no EDA report. He met with representatives from the offices of Senators Maria Cantwell and Patty Murray today regarding funding for the Hood River Bridge and other issues of interest.</p>	
<p><u>PUBLIC COMMENT</u></p>	<p>There was no public comment.</p>	
<p><u>ADJOURNMENT</u></p>		<p><i>PC Vinyard moved to adjourn at 5:32; seconded by PC Deo – motion carried.</i></p>

Approved on: _____
submitted _____
(Date)

Respectfully

Vickie L. Drew, Administrative Assistant

Dianne Sherwood, Executive Director

Rodger Ford, Chairman