

Agenda for Tuesday, March 01, 2005  
Klickitat County Port District  
1st Regular Monthly Meeting  
March 1, 2005 - 4:30 P.M. - PORT OFFICE

## AGENDA

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

### COUNSEL'S REPORT

Ross Island Sand & Gravel

### ADMINISTRATIVE MATTERS

Consent Agenda:

February 15, 2005 Minutes

Vouchers

Annual Personal Financial Affairs Statement

### EXECUTIVE DIRECTOR'S REPORT

BINGEN POINT:

MALA

Insitu Rental 1/4-Acre - PUD Pole

DALLESPORT INDUSTRIAL PARK:

Personal Services Contract - Tenneson Engineering

### MISCELLANEOUS

Google

MCEDD 2005 Annual Mtg.

Committee Updates

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

### ADJOURNMENT

<b>PORT OF KLUCKITAT                      BOARD OF COMMISSIONERS MEETING MINUTES                      March 1, 2005                      REGULAR SESSION</b>		
<u>TOPIC</u>	DISCUSSION/ASSESSMENT/FINDINGS	ACTION/FOLLOW UP
<b><u>ATTENDANCE:</u></b>	<p><b>Commissioners/Staff Present:</b> Port Commissioners (PCs) Norm Deo, Rodger Ford, Wayne Vinyard; Port Counsel (Counsel) Teunis J. Wyers; Executive Director (Exec.D) Dianne Sherwood and Administrative Assistant/Auditor (AAA) Vickie Drew.</p> <p><b>PC/Staff Absent:</b></p> <p><b>Guests Present:</b> Matt Riley (Rapid Readymix)</p>	
<b><u>PUBLIC COMMENT</u></b>	<p>Chair Vinyard opened the public meeting at 4:30.                      There was no public comment.</p>	
<b><u>! COUNSEL'S REPORT</u></b>	<p><b><u>Ross Island Sand &amp; Gravel:</u></b> Counsel is working on a license agreement for use of port roads. Need to clarify which piece of land they will use and tighten conditions for use. PC Deo feels strongly that the road needs to be paved; part of the road is already paved. Watering of the roads for dust control would have to be constant in summer months. PC Vinyard suggested we allow a trial period of maintenance; if not adequate, require pavement. Exec.D Sherwood stated that she feels RISG won't agree to paving. Discussion followed. A proposal has not yet been received from Tenneson Engineering for the cost of an initial survey of port roads. A draft agreement will be presented to RISG as soon as it's available.</p> <p><b><u>Crane:</u></b> Counsel will begin work on an agreement with Slim's Recycling for removal of the crane.</p> <ul style="list-style-type: none"> <li>• Exec.D Sherwood reported that she and Counsel have discussed the Dept. of Ecology's (DOE) continuing investigation of the salt cakes issue. DOE wants to hire a contractor to drill 5 test holes to check for leaching. Mr. Deeken (DOE) called today wanting access approval for the holes they propose to drill on port property. There will be no approval until there is an understanding of exactly what they propose to do.</li> </ul>	<i>Mark pavement end on aerial.</i>
<b><u>ADMINISTRATIVE MATTERS</u></b> <b><u>! Consent Agenda</u></b>	<p>Items approved:</p> <ul style="list-style-type: none"> <li>• Minutes of February 15, 2005</li> <li>• Vouchers #19618-19633; \$9,343.36</li> <li>• Vouchers #19634-19615; \$10,810.01</li> </ul>	<i>PC Deo moved to approve the Consent Agenda with deletion of the last bit of PC Vinyards report; seconded by PC Ford -- motion carried.</i>
<b><u>! Annual Personal Financial Affairs Statement</u></b>	<p>Exec.D Sherwood discussed the information included in the packet regarding the PC's requirement to complete their personal financial affairs statement by April 15.</p>	

<p><b><u>EXECUTIVE DIRECTOR'S REPORT</u></b>  <b><u>*Bingen Point*</u></b>  <b><u>! Mount Adams Loggers' Assoc. (MALA)</u></b></p>	<p>Exec.D Sherwood discussed the MALA property issue, stating the proposed developer is aware that there is a fire-flow issue on the property. The proposal to MALA is verbal. There would be a tax penalty if they sell their property, due to MALA's S-Corp status; they have two more years before the 10 year requirement is no longer relevant. Ray Verley will call Monday after their 1:00 Assoc. meeting to discuss the proposal. After an offer and acceptance, the port has 60 days to answer pursuant to the Port's right of first refusal. The port has access to money from CRB should the PC wish to purchase the property. PC Vinyard and Exec.D Sherwood met with Don Struck (KC Commissioner). Don is adamant that the port should acquire the property and stated he will discuss the possibility of a short term loan to the port with the other KC commissioners. Lisa Davies in Counsel's office is proficient in shoreline issues and Counsel will ask her to investigate the regulations. Counsel stated that with Google tying up the majority (30 acres plus) of Port of The Dalles' developable property, focus will shift to POK property. Matt Riley asked if the port couldn't get what it wants in exchange for relinquishing its right of first refusal. Counsel confirmed the idea. Exec.D Sherwood has discussed potential concerns and port desires with the developer. PC Ford will not be available for the March 15 meeting. Exec.D Sherwood will contact the PC after hearing the outcome of the MALA Assoc. meeting on Monday if a special meeting is needed.</p>	
<p><b><u>! Insitu Rental 1/4 Acre - PUD Pole</u></b></p>	<p>Exec.D Sherwood reported that Counsel is working on an addendum for Insitu's rental of 1/4 acre of Lot #15. They will be using the property for testing. The PUD installed a pole to simulate the mast of a tuna boat.</p>	
<p><b><u>*Dallesport Industrial Park* (DIP)</u></b>  <b><u>! Personal Services Contract - Tenneson Engineering</u></b></p>	<p>The Personal Services Contract with Tenneson Engineering to do site work for KC's proposed project has been given to Tenneson for signature.</p>	
<p><b><u>MISCELLANEOUS</u></b>  <b><u>! Google</u></b></p>	<p>Discussed above.</p>	
<p><b><u>! MCEDD 2005 Annual Meeting</u></b></p>	<p>Exec.D Sherwood reported that the meeting was a great event and was a chance to show off the new building. An excellent speaker from Nike discussed livability as a very important consideration in siting businesses.</p>	
<p><b><u>! Committee Updates</u></b></p>	<p><u>AIRPORT</u>: PC Deo reported that the interview panel gave the board their recommendation for manager.  <u>MCEDD</u>: PC Ford had no report.  <u>BRIDGE/HWY 35</u>: PC Ford had no report.  <u>KC EDA</u>: PC Vinyard had no report. At the meeting with Don Struck, the Dallesport Master Planning effort was discussed and the need to review the sunseted DIP Conditions, Covenants &amp; Restrictions. We had hoped they would be a part of the master planning effort.</p>	

<b><u>PUBLIC COMMENT</u></b>	Matt Riley reported that the Riley Bros. offer of \$250 for the crane blocks stands.	
<b><u>ADJOURNMENT</u></b>		<i>PC Deo moved to adjourn at 7:57; seconded by PC Ford – motion carried.</i>

Approved on: \_\_\_\_\_  
submitted \_\_\_\_\_  
(Date)

Respectfully

Vickie L. Drew, Administrative Assistant

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Dianne Sherwood, Executive Director

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S. Wayne Vinyard, Chairman