

Agenda for Tuesday, April 19, 2005
Klickitat County Port District
2nd Regular Monthly Meeting - April 19, 2005 - 4:30 P.M. - PORT OFFICE

AGENDA

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

COUNSEL'S REPORT

ADMINISTRATIVE MATTERS

Consent Agenda:

April 5, 2005 Minutes

Vouchers

Financial Statement - January

Open Filing Period for Candidacy - Port Comm.

EXECUTIVE DIRECTOR'S REPORT

BINGEN POINT:

CERB Project: Arch/Eng RFP

MALA

DALLESPORT INDUSTRIAL PARK:

Dallesport Project Presentation

DOE - Salt Cakes

Crane

MISCELLANEOUS

Rotary District Conference, April 21-23

WPPA Spring Meeting, May 18-20

Committee Updates

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

ADJOURNMENT

PORT OF KLUCKITAT BOARD OF COMMISSIONERS MEETING MINUTES April 19, 2005 REGULAR SESSION		
TOPIC	DISCUSSION/ASSESSMENT/FINDINGS	ACTION/FOLLOW UP
<u>ATTENDANCE:</u>	Commissioners/Staff Present: Port Commissioners (PCs), Norm Deo, Rodger Ford & Wayne Vinyard; Executive Director (Exec.D) Dianne Sherwood and Administrative Assistant/Auditor (AAA) Vickie Drew. PC/Staff Absent: Port Counsel (Counsel) Teunis J. Wyers Guests Present: Matt Riley (Rapid Readymix), Danny Frey (Lyle), Julius Courtney (Arlington).	
<u>PUBLIC COMMENT</u>	Chair Vinyard opened the public meeting at 4:36.	
<u>! COUNSEL'S REPORT</u>	Counsel's presence not required.	
<u>ADMINISTRATIVE MATTERS</u> <u>! Consent Agenda</u>	Items approved: <ul style="list-style-type: none"> • Minutes of April 5, 2005 • Voucher #19711; \$12,690.97 • Vouchers #19712-19714; \$3,634.89 • Vouchers #19715-19725; \$2,357.13 	<i>PC Ford moved to approve the Consent Agenda as presented; seconded by PC Deo -- motion carried.</i>
<u>! Financial Statement - January</u>	AAA Drew discussed the cash balances memo noting total liquid funds of \$600,257.67. She also discussed the financial statement ending January 31. The balance sheet shows the deficit cash receipts over expenditures at (\$5,067.83), which was a lesser loss than budgeted. She discussed revenue and expense account percentages (actual vs. budget) against the target of 8%. Marine Terminal revenues are at 9% of budget, Sale of Water revenues are at 23%, and Property Rental revenues are at 10%. Total revenues are at 9%. Marina Expenditures are at 2%, Water System Expenditures are at 1% and Property Rentals Maintenance is at 7%. Port Counsel Expense is at 0% and Office Expense-Supplies is at 2%. Total expenditures are at 10% overall leaving a net loss of \$5,067.83.	
<u>! Open Filing Period for Candidacy - Port Comm.</u>	Exec.D Sherwood noted that the open filing period for candidacy is July 25 through July 29. Discussion followed.	
<u>EXECUTIVE DIRECTOR'S REPORT</u> *Bingen Point* <u>! CERB Project:</u> <u>Arch/Eng RFP</u>	Kate Rothchild and Brent Bahrenberg (CERB) visited yesterday to review the port's grant application with Exec.D Sherwood. CERB has \$74,000 less in grant money than the total amount of grant application requests. CERB staff is hoping that each of the three applicants could accept \$25,000 less in grant money and receive \$25,000 more in loan funds. Exec.D Sherwood discussed issuing a Request for Qualifications (RFQ) for architectural/engineering services for the Building 1E project, contingent upon receiving funding. PC consensus to issue a RFQ.	

<p><u>! MALA</u></p>	<p>Exec.D Sherwood reported that Brad Roberts advised her immediately before this meeting that he has withdrawn his offer to Mount Adams Loggers' Assoc. because every time he talks to them the price goes up.</p>	
<p><u>! BPT Land Values</u></p>	<p>Exec.D Sherwood reported that she spoke with Mike McBride (KC Assessor's Office) regarding property assessed values at Bingen Point. He quoted waterfront property at \$160,000 per acre and interior property at \$125,000 to \$130,000 per acre.</p>	
<p><u>*Dallesport Industrial Park* (DIP)</u> <u>! Dallesport Project Presentation</u></p>	<p>Exec.D Sherwood introduced Mary Zemke & R L Freeborn to discuss their Pro Beef project proposed for location in the Dallesport Industrial Park. Mary thanked Exec.D Sherwood for her initiative in finding an acceptable location. Mary and R L presented and discussed their Power Point presentation of the proposed operation. The plant would have a capacity of 534 head per day and would provide approximately 200 jobs with full benefits package at full capacity. Pay rates (\$9.00 to \$15.00/hr. beginning) would be above typical agricultural rates for the region, with a payroll of \$3.9MM. 1-2 shifts would run 5 days a week - 79 employees per shift. \$29MM is the capital cost of the plant, which could be operational within 2 years. They have \$2MM-\$3MM available for funding the project. PC Vinyard expressed that they will have strong negative hurdles to overcome. They will have to sell the community on this project. Smell and noise are but two problems.</p>	
<p><u>! DOE - Salt Cakes</u></p>	<p>After an initial meeting at Tenneson Engineering, Exec.D Sherwood toured the salt cake disposal site at the Dallesport Industrial Park with Rachel Caron and Valerie Drew from the Department of Ecology (DOE), and Ben Beseda (Tenneson Engineering). DOE wants to find out if the site is leaching any materials into the ground water. They have grant funds available to complete an investigation which have to be expended by June 30. DOE requested permission to access the property to drill five monitoring wells. Discussion followed. PC consensus: a letter to DOE will be sent outlining conditions of approval for five monitoring wells to be placed on port property.</p>	
<p><u>! Crane</u></p>	<p>Exec.D Sherwood reported that Gary Longfellow expects to be on site next Monday to prep the crane for tipping and subsequent removal.</p>	
<p><u>MISCELLANEOUS</u> <u>! Rotary District Conf.</u> <u>April 21-23</u></p>	<p>Exec.D Sherwood reported that Saturday is the only day she will be able to attend the conference, as President elect.</p>	
<p><u>! WPPA Spring Meeting.</u> <u>May 18-20</u></p>	<p>PC Ford will be attending the meeting. PC consensus for Exec.D Sherwood to attend as well, if her schedule allows.</p>	

<p><u>! Committee Updates</u></p>	<p><u>AIRPORT</u>: PC Deo attended a meeting April 15; the second with the new team. He is very pleased so far; a lot of things are getting done. He discussed the Well #2 pump noting that the heat exchanger had no water in it. He filled it and it ran fine. If not being done already, Ron should check the water level in the heat exchanger every week. <u>MCEDD</u>: PC Ford 's next meeting is tomorrow. <u>BRIDGE/HWY 35</u>: PC Ford had no report. <u>KC EDA</u>: PC Vinyard had no report.</p>	
<p><u>PUBLIC COMMENT</u></p>	<p>There was no public comment.</p>	
<p><u>ADJOURNMENT</u></p>		<p><i>PC Ford moved to adjourn at 7:14; seconded by PC Deo - motion carried.</i></p>

Approved on: _____
 submitted _____
 (Date)

Respectfully

Vickie L. Drew, Administrative Assistant

 Dianne Sherwood, Executive Director

 S. Wayne Vinyard, Chairman