

Agenda for Tuesday, August 02, 2005
Klickitat County Port District
1st Regular Monthly Meeting
August 2, 2005 - 3:30 P.M. - PORT OFFICE

AGENDA

EXECUTIVE SESSION - Personnel (60 mins.)

4:30 Special Guest - Don Abbott, DOE
Saltcake Discussion

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

COUNSEL'S REPORT

ADMINISTRATIVE MATTERS

Consent Agenda:

July 12 & 19, 2005 Minutes

Vouchers

Resolution 4-2005

Port/KC Inter-local Agreement - Grant

EXECUTIVE DIRECTOR'S REPORT

BINGEN POINT:

Potential Park & Rec. District Formation

Bldg 1E - Site Plan & Bldg Update

Inquiry

DALLESFORT INDUSTRIAL PARK:

Weyerhaeuser Lease Assignment to Dallesport Log Yard

Western Meat Processors

Cascade Propane

AmeriGas Incident 7/20/05

Riley Bros. - Groves Bldg & Fence

MISCELLANEOUS

WPPA 2005 Environmental Seminar
Committee Updates

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

ADJOURNMENT

PORT OF KLICKITAT BOARD OF COMMISSIONERS MEETING MINUTES August 2, 2005 WORKSHOP		
<u>TOPIC</u>	DISCUSSION/ASSESSMENT/FINDINGS	ACTION/FOLLOW UP
<u>ATTENDANCE:</u>	<p>Commissioners/Staff Present: 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>PC/Staff Absent: None</p> <p>Guests Present: Don Abbott (DOE); Ted Wall (Maul Foster Alongi); Matt Riley (Riley Bros. Concrete); Pat Williams (Dallesport); Lynne Kadlec (Dallesport).</p>	
<u>EXECUTIVE SESSION: Personnel</u>	<p>Chair Vinyard convened the scheduled Executive Session at 3:40 p.m. Those present: PCs Deo, Ford & Vinyard.</p>	<i>Chair Vinyard adjourned the Executive Session at 4:40.</i>

<p><u>Special Guest: Don Abbott, DOE Saltcake Discussion</u></p>	<p>Chair Vinyard opened the public meeting at 4:46. Introductions were made. Exec.D Sherwood introduced Don Abbott, special guest from the Dept. of Ecology (DOE). Don explained that the ground water samples from the monitoring wells at the saltcake landfill were found to be contaminated with sodium. DOE has determined that the site should be cleaned up and DOE will pay to have it done. He hopes that a good price can be negotiated for disposal at Rabanco with KC's help. Once the waste is removed, Don stated that the ground water will clean itself surprisingly quickly. Counsel asked for a time frame for completion of the clean up. Don said it would take two years. He has \$100,000 to get started with an interim action to provide additional characterization of the site. In the coming legislative session, Don will ask for money from the state toxics control account to be added to DOE's budget for next year to do the removal. PC Deo asked if Don thought there was ground water running through the site or if it was rain water leaching through. Don doesn't believe there is any ground water in the site, he feels it is rain water. It was noted that there was a water line leak a couple years ago which could account for the water at the site. Tenneson Engineering estimates that there is approximately 46,000 cubic yards of waste in the landfill. DOE will do their own analysis of the quantity to get a better estimate of the cost to remove the material, but Don estimates that it will cost approximately \$500,000 to remove the material. The material can be placed at Rabanco without special containment. Don verified that Ramco, years ago, went through the hazardous waste process and received permission to dispose of it at Rabanco and the exemption still stands. Solidified material was previously disposed of at Rabanco. Ted Wall discussed their initial concerns that the project would get as far as identifying a problem which would then get dumped in the port's lap. Don assured everyone that this is not the case; DOE intends to see the project through. The removal project will go out for competitive bid to contractors throughout the state, ensuring local contractors would be considered.</p>	
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<p><u>! PUBLIC COMMENT</u></p>	<ul style="list-style-type: none"> • Lynne Kadlec wanted to know what happened at the July 20 meeting with Western Meat Processors (WMP), Joan Frey and Wayne Wooster (KC). She stated that she is bothered that KC wants to pay Mr. Freeborn's bill with Tenneson Engineering when back in April Mr. Freeborn said he had \$2MM-\$3MM to start his project. She questioned why are the taxpayers paying the Tenneson bill, and why is KC wanting to do it. Exec.D Sherwood explained that the purpose of the July 20 meeting was to discuss the location of the proposed road and the size/description of parcel #53. Exec.D Sherwood outlined on the aerial photo what was determined to be the best location for the proposed road so as not to impact aggregate mining and future development of port property. She also explained that the survey work that was done (and which may be reimbursed by KC) is applicable to port property regardless of whether the Western Meat Processors project moves forward or not. • Pat Williams stated that she heard that Mr. Freeborn has offered to provide clean discharge water free of charge to the Tessmer proposed golf course project (although there is supposed to be zero discharge). [This was news to the port.] She asked if this was something the port would look into. PC Deo stated that the port controls all the water on port property. Ms. Williams confirmed that the golf course was not on port property. PC Deo stated that Mr. Freeborn is not yet on port property. The amount of water proposed to be used by the project was discussed. Exec.D Sherwood stated that WMP has a lot of steps to go through before a conditional use permit could be approved. Lynne Kadlec stated that KC BOC Don Struck has told people that she knows in White Salmon that the project is a done deal. She asked if it was still up to the port to approve the project. PC Vinyard stated that he spoke with Don Struck to make him aware of the port's position. The PC are open to the proposal if certain criteria are met, including emissions standards and community concerns. • Matt suggested that Lynne and Pat get a copy of the port's mission statement to better understand what the commissioners are dealing with and what their purpose is. It's also important to understand the economic development processes. [A copy was given] 	
<p><u>! COUNSEL'S REPORT</u></p>	<p>Counsel reported that he is working on several different lease projects. He is also working on a restrictive covenant between the port and Brad Roberts pertaining to the MALA right of first refusal waiver. The Ross Island Sand & Gravel issue is idle. Exec.D Sherwood stated that Counsel has suggested that Weyerhaeuser provide the documents for the upcoming lease transfer to Dallesport Log Yard. PC Ford reported that Steve Tessmer has asked if he could meet with Counsel to discuss the port's position regarding his project if he paid for Counsel's time. Counsel is not opposed to meeting with Steve.</p>	
<p><u>ADMINISTRATIVE MATTERS</u> <u>! Consent Agenda</u></p>	<p>Items approved:</p> <ul style="list-style-type: none"> • Minutes of July 12, 2005 • Minutes of July 19, 2005 • Vouchers #19922-19925; \$3,904.57 • Vouchers #19926-19949; \$11,474.95 	<p><i>Motion Ford/Deo to approve the Consent Agenda as presented. Motion carried.</i></p>

<p><u>! Resolution 4-2005</u></p>	<p>Exec.D Sherwood discussed the resolution addressing the findings of fact supporting the decision to waive the right of first refusal to purchase the Mount Adams Loggers' Assoc. (MALA) property. The resolution has been reviewed by Counsel.</p>	<p><i>Motion Deo/Ford to approve Resolution 4-2005 as presented. Motion carried.</i></p>
<p><u>! Port/KC Inter-local Agreement - Grant</u></p>	<p>PC Vinyard reported that KC has determined to follow the EDA board's recommendation to grant \$300,000 to the port for Building 1E instead of loaning funds. The building project will create 37 new (well above) family wage jobs (Insitu). AAA Drew reported that Insitu now employs 84 full-time equivalents, 15 interns and 10 consultants.</p>	
<p><u>EXECUTIVE DIRECTOR'S REPORT</u> <u>*Bingen Point*</u> <u>! Potential Park & Rec. District Formation</u></p>	<p>Exec.D Sherwood reported that she met with the Cities, the hospital district, the school district, the Hispanic community and youth center representatives to discuss the need for recreational facilities in our community. Lora Melkonian (BMX track proponent) has agreed to spearhead formation of a park & recreation (park & rec) district. At the meeting the need for a mission statement and board members was determined. Exec.D Sherwood asked if the PC would like to have representation on the board, and if so, who. She also asked if there was any port property the PC would like to see included in a park & rec district. Bingen Lake and the marina park were suggested. PC Vinyard was not in favor of dedicating any port property to the park & rec district at this time. PC Ford suggested that Exec.D Sherwood join the board.</p>	<p><i>Motion Deo/Ford to appoint Exec.D Sherwood as the port's representative to the Park & Recreation board. Motion carried.</i></p>
<p><u>! Bldg 1E - Site Plan & Bldg Update</u></p>	<p>Exec.D Sherwood presented a site plan for Building 1E. It was determined to have walls 24 ft to the eaves to allow for a potential second story, and use 14' cargo doors. The PC would like to see windows on the west side, but heat gain and leakage present concerns. The architect says fire flow should still be ok, however, Exec.D Sherwood will confirm this with fire flow experts. She asked if the PC wish to proceed with a two story bldg. PC consensus that, depending on the added cost, and considering the ongoing need for space, it makes sense to allow the potential for a second story if money allows. Having an elevator would be an issue with having a second story. Exec.D Sherwood will gather more information.</p>	
<p><u>! Inquiry</u></p>	<p>Exec.D Sherwood reported that a public agency has inquired about acquiring 6 acres to site a 50,000 sf facility. Selling property to another public agency would not place it on the tax rolls to generate property tax revenue. They would build a 50,000 sq ft building. The agency would maintain 50 to 75 existing jobs. PC Vinyard was concerned about community benefits, shrinking public access to the marina and impact on future development. PC consensus for Exec.D Sherwood to continue discussions with this agency.</p>	
<p><u>*Dallesport Industrial Park* (DIP)</u> <u>! Weyerhaeuser Lease Assignment to Dallesport Log Yard</u></p>	<p>Exec.D Sherwood discussed the letter from Weyerhaeuser requesting assignment of their lease to Dallesport Log Yard. Weyerhaeuser has not had a timber sale in over a year so Dallesport Log Yard is getting only 6 loads per day compared to 30 loads per day in the past. The lease provides a mechanism to allow the assignment. Counsel suggested requesting financial documents and an assignment document from Dallesport Log Yard. The PC were in favor of the assignment and the increased revenue it would mean to all concerned.</p>	

<p><u>! Western Meat Processors</u></p>	<p>Exec.D Sherwood discussed the meeting of July 20. Maps were included that show various options for the property boundary but they did not show the proposed road. PC Deo asked about any impacts the plant may have on the airport flight path. Exec.D Sherwood received some information today she will share later.</p>	
<p><u>! Cascade Propane</u></p>	<p>A letter from Cascade Propane stating their intent to vacate Lot #42A at DIP as of the end of August. Mr. Walshaw has purchased property at the Port of The Dalles.</p>	
<p><u>! AmeriGas Incident 7/20/05</u></p>	<p>Exec.D Sherwood discussed the fire at AmeriGas. PC Deo was able to get into the industrial park and check on the port's wells. There was no explosion as earlier reported. A valve was knocked off a tank that was being moved and liquid propane spilled on to the ground. It turned to vapor and was ignited by a spark from the truck that was running at the time. One worker was injured and was taken to the hospital. Approximately 10 railroad ties were scorched and may need to be replaced. An AmeriGas representative said that all the tanks worked like they were supposed to; the relief valves worked perfectly and the plumes of igniting gas were shown on TV. Discussion followed regarding the proposed fire hydrant for that area of the industrial park. The port is waiting for advice from the Chief of the Dallesport Fire Dept. as to where they would like the hydrant placed.</p>	
<p><u>! Riley Bros. - Groves Bldg & Fence</u></p>	<p>Exec.D Sherwood reported that she met with Jim Riley to discuss the operators agreement boundary issue, the Groves building and the fencing. A memo outlining that meeting was included in the packet. She believes the boundary issue has been resolved and with a minor change, Amendment #2 will be sent to Jim for signature. The Groves building and the fencing were purchased by the Riley's for \$2,500 in 1990. The KC Assessor has the building valued at \$8,400. Jim wants \$45,000 for the 3,000 sq ft building and 1,560 linear feet of 7' high fencing; cash, contract or trade. Matt stated that he got quotes on fencing (materials only and installed) and the cost of the building. Using the cost of materials only for the fencing and the building, he came up with a total cost of \$44,791. PC Deo felt the prices Matt quoted were appropriate. Discussion followed regarding whether or not the port would have a use for the building or the fencing. The building has no running water or sewer hookup. The framework is very sound but the skin may need to be replaced. Trading property is an option. Jim is most interested in Lot #11 on the east side of the port's rail spur. Jim has previously stated that he would grant an easement along the spur if he were to acquire the lot. If the port does not acquire them, the Rileys will move the building and fencing to their property. Exec.D Sherwood will get an appraisal done on the property.</p>	
<p><u>MISCELLANEOUS</u> <u>! WPPA 2005 Environmental Seminar</u></p>	<p>Exec.D Sherwood asked if any of the PC were interested in attending the WPPA Environmental Seminar. If not, she would like to attend. PC consensus for Exec.D Sherwood to attend.</p>	

<p><u>! Committee Updates</u></p>	<p><u>AIRPORT:</u> PC Deo had no report. <u>MCEDD:</u> PC Ford has two MCEDD meetings this week, one on Thursday and one on Friday. One of the meetings will be to interview applicants for their Project Manager position. <u>KC EDA:</u> PC Vinyard attended a meeting July 28. It was a very good meeting which Exec.D Sherwood attended as well. There was a presentation by Andrea Klaus on how the Port of The Dalles improves and sells their property. They turn over the roads and infrastructure to the City or County. The \$300,000 grant for Building 1E was discussed at the meeting. Jason Spadaro commented that at some point the port should be able to develop it's property with private dollars (not depend on KC for assistance). Exec.D Sherwood stressed that public/private development is a goal of our port as well.</p>	
<p><u>! Columbia River Bridge Funding</u></p>	<p>Exec.D Sherwood received a notice from Doc Hastings' office that the transportation bill passed and \$650,000 has been targeted for the Columbia River bridge feasibility study.</p>	
<p><u>! DIP Airspace</u></p>	<p>PC Vinyard spoke with KC BOC Joan Frey who was very concerned that zoning changes around the airport could have major impacts on outlying properties, including what development we may or may not be able to do on port property. Exec.D Sherwood met with Rolff Anderson (one of three Airport Managers) and he supplied a copy of the Requirement for Klickitat County Airport Overlay District report. The minimum approach elevations for planes lining up for landing on runway 25 could create an area over port property that would necessitate that no very tall smokestacks or other structures be allowed there. Elevations are not yet available for the area, but should be in a few weeks. PC Deo feels the port's property is far enough away from the airport that the elevations will make this a non-issue.</p>	
<p><u>PUBLIC COMMENT</u></p>	<p>There was no public comment. PC Vinyard called for a short break to be followed by an Executive Session regarding Personnel to last not longer than 30 minutes.</p>	
<p><u>EXECUTIVE SESSION - PERSONNEL</u></p>	<p>Chair Vinyard convened the Executive Session at 7:18 p.m. Those present: PCs Deo, Ford & Vinyard, Exec.D Sherwood.</p>	<p><i>Chair Vinyard adjourned the Executive Session at 7:44.</i></p>
<p><u>ADJOURNMENT</u></p>		<p><i>Motion Deo/Ford to adjourn at 7:45. Motion carried.</i></p>

Approved on: _____
submitted _____
(Date)

Respectfully

Vickie L. Drew, Administrative Assistant

August 2, 2005

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Dianne Sherwood, Executive Director

S. Wayne Vinyard, Chairman