

Klickitat County Port District
2nd Regular Monthly Meeting

September 19, 2006 - 4:30 P.M. - PORT OFFICE
AGENDA

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

ADMINISTRATIVE MATTERS

Consent Agenda:

September 5, 2006 Minutes

Vouchers: Sept. 15 and 19, 2006

REVISED BUDGET HEARING

Revised Budget Hearing

Resolution 4-2006 Revise 2006 Budget

EXECUTIVE DIRECTOR'S REPORT

BINGEN POINT:

Building 1E Update

Funding

DALLESPORT INDUSTRIAL PARK:

MISCELLANEOUS

WPPA Small Ports Seminar – Oct 27, 2006 – Leavenworth, WA

PC Retreat – Oct. 3, 2006 - Inn of the White Salmon - 1:00pm

Committee Updates

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

EXECUTIVE SESSION – Personnel (1 hour)

ADJOURNMENT

	<p style="text-align: center;">PORT OF KLICKITAT BOARD OF COMMISSIONERS MEETING MINUTES September 19, 2006 REGULAR SESSION</p>	<p>M = moved S = seconded MP = motion passed</p>
<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 ; Executive Director (Exec.D) Dianne Sherwood; AA\Bookkeeper Margie Ziegler and Minutes Secretary Peter Frothingham PC/Staff Absent: Counsel Teunis J. Wyers Guests Present: Matt Riley (Rapid Readymix), Lee Ast for Insitu, Byron Hanke, Consultant</p>	Next Meeting:
<input type="checkbox"/> <u>PUBLIC COMMENT</u>	Meeting opened at 4: 31 There was none	
<u>ADMINISTRATIVE MATTERS</u> <input type="checkbox"/> <u>Consent Agenda</u>	Chair Deo asked the members if they had reviewed the consent agenda.	<i>PC Vinyard M, PC Deo S a motion to approve the consent agenda as presented. MP</i>
<u>REVISED BUDGET HEARING</u>	<p>Exec D Sherwood reviewed the changes in the budget. Some things are costing more than anticipated: the water, the change in staff, extra medical expenses for Jared's family, increases in the cost of the building, changes in the cost of engineering. Exec D Sherwood asked whether there were questions on any items on which the Commission wanted elaboration. PC Vinyard commended Margie for the comments in the budget. Exec D Sherwood proposed the resolution 4-2006 to approve the changed budget.</p> <p>Margie reported that money has been moved to the pool in order to earn more interest.</p>	<i>PC Ford M, PC Vinyard S a motion to adopt Resolution 4-2006 to approve the changed budget. MP</i>
<u>EXECUTIVE DIRECTOR'S REPORT</u> <u>Building 1E update</u> <u>Funding</u> <u>Dallesport Ind. Park</u>	<p><u>Building 1E:</u> there was a construction meeting yesterday. There is a delay because the roof has not yet come. If the roof does not come a membrane will be installed to allow construction to continue underneath it. The roof is now said to arrive the 1st week of October. It was supposed to be here 9/11. There would be some side benefits of installing the membrane (insulation, protection from roof leaks) if the wind does not destroy it.</p> <p>Exec D Sherwood reported a delay in pricing the bonds. She believes the bond pricing is going to happen October 11. PC Deo asked what the rate had been on the last bonds. Exec D Sherwood said that the previous rate was a blended rate which she recalled was 5.3%. She reported that the changes in the bond pricing and the delay were a surprise.</p> <p><u>Dallesport Industrial Park</u> Mr. Anderson asked whether his taking an undeveloped site such as Parcel 17, blasting and leveling it as at his expense would be satisfactory to the Port. If he did that, the price point would be important, but that the Parcel 17 would be acceptable to him. PC Deo asked whether Mr. Anderson had stated an elevation. Exec D Sherwood said that Tennison has an elevation if he wants to use those figures. PC Deo asked whether Parcel 17 is outside the power line. Exec D Sherwood replied that it is. PC Ford suggested that if there is excess fill, the Port could use it.</p> <p>Christina Kuhl, Alpine Construction, is interested in a one year lease of Parcel 34 with possible future</p>	

	<p>purchase. They currently have 5 employees. Exec D Sherwood is starting preparation of a draft lease. PC Ford asked what sort of building they would put up. Exec D Sherwood replied that the type of building is not known at this time. She said that she believes the time has come to get some appraisal information, because the Port does not have current information on the value of its properties and some people are interested in purchasing Port property.</p> <p>Steve Tessmer reported that the developer (of Sundoon Village Resort) is hoping to execute his land documents in the next week or so. No more engineering work will be done until after the documents are signed. PC Deo reported that the FAA may not be willing to sign off on this. Sundoon Village development would like to do a land trade with the airport.</p>	
<p><u>MISCELLANEOUS Committee Reports</u></p>	<p>Exec D Sherwood reported that she will be out on Thursday and Friday for a doctor's appointment and jury duty.</p> <p>Exec D Sherwood asked about attending the Small Ports Seminar in Leavenworth, October 27th. The Commission felt that she should go. Exec D Sherwood would go up the night before because of the 7 am start of the program. PC Deo recommended that 2 nights be authorized. The Commission agreed by consensus.</p> <p>The PC retreat is scheduled for October 3 at the White Salmon Inn. Consultant Hanke and Counsel Wyers are available for the retreat.</p> <p>Exec D Sherwood presented the plan for fencing the had been discussed with Lee Ast last week. Lee and the Commissioners discussed the fencing plan as well as proposals for the uses within the building. Lee assured the Commission that there would be ample parking. Exec D Sherwood said that since the space for parking will be exclusive, she believes that there will be a charge for that parking. Lee Ast responded that Insitu believes that the parking should be included in the lease. Exec D Sherwood said that they would discuss this. PC Deo said that the Commission needs to be included in any discussions about fees for the parking.</p> <p>PC Vinyard reported on the EDA meeting. There are to be 6 new employees at EDC Jim Layman gave a presentation at the meeting about the airport. It included a report on the well which will need to be re-drilled to 541', perhaps to a diameter of 16". There also is a need to bury the power deeper. He reported that the County Commission sounded as if it will support these infrastructure costs. The EDA board approved these projects without dissent. The proposed cost of the entire system is 2.8 million. PC Vinyard reported to the EDA board the successes of the Port. People do not understand the importance of infrastructure for the Port's successes.</p> <p>PC Ford said that the meeting of MCCCED will be at Fidel's tomorrow.</p>	
<p><u>PUBLIC COMMENT</u></p>	<p>There was none</p>	
<p><u>EXECUTIVE SESSION</u> <input type="checkbox"/> <u>Personnel</u></p>		
<p><u>ADJOURNMENT</u></p>	<p>Regular meeting adjourned at 5:35</p>	<p><i>PC Vinyard M PC Ford S motion to adjourn MP</i></p>

Approved on: _____
(Date)

Dianne Sherwood, Executive Director

Respectfully submitted _____
Peter Frothingham, Minutes Secretary

Norm Deo, Chairman