

Klickitat County Port District
1st Regular Monthly Meeting

February 6, 2007 - 4:30 P.M. - PORT OFFICE

AGENDA

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

COUNSEL'EPOR

AmeriGas
ICE

GUEST SPEAKER - George Bennett - RFP Aggregate

ADMINISTRATIVE MATTERS

Consent Agenda:

January 16, 2007 Minutes

Vouchers – January 31, 2007

February 6, 2007

Resolution 2-2007 – Appointment of Agent to Receive Claims

Maintenance Assistant Position: Recommendation

Marketing & Public Relations Position Interviews

EXECUTIVE DIRECTOR'S REPORT

BINGEN POINT:

Building 1E: Update

DALLESPORT INDUSTRIAL PARK:

Williams Gas Pipeline

Oregon Cherry Growers

MISCELLANEOUS

Committee Updates

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

ADJOURNMENT

February 6, 2007

**PORT OF KLICKITAT
BOARD OF COMMISSIONERS MEETING MINUTES
February 6, 2007
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 & Wayne Vinyard; Port Counsel Teunis J. Wyers;, Byron Hanke, Port Consultant; Executive Director (Exec.D) Dianne Sherwood, and Administrative Assistant/Bookkeeper, Margie Ziegler</p> <p>PC/Staff Absent: none</p> <p>Guests Present: Matt Riley, (Rapid Ready Mix Inc); Jim Riley and Tony Riley, (Riley Brothers Concrete); Lee Ast, Brad Roberts, George Bennett,(Consultant); and Mike Canon, (KC Economic Development).</p>	Meeting called to order 4:30 PM
<u>GUEST SPEAKER</u>	<p>Exec D. Sherwood introduced George Bennett and asked him to talk about the RFP for aggregate mining. Potential aggregate producers have been asked to submit proposals to the Port Office no later than Feb 16, or postmarked by Feb 17, 2007. Exec D. Sherwood received a call from the DNR(Department of Natural Resources) saying they are back logged in getting the SEPA handled, and recommended the Port be the lead on the SEPA. Bennett said if the Port becomes the lead on the SEPA then it could be challenged. Bennett said that the Port does not have staff (like the DNR) to do environmental, drainage, traffic, wildlife and cultural reviews. Bennett wrote the environmental check list for the permit, and Klickitat County said "no" to being the lead in the SEPA. By WAC it defaults back to the DNR and Bennett recommended the DNR handle the SEPA. PC Vinyard said it is good that someone other than the Port is doing the SEPA.</p> <p>Bennett discussed production goals to be set aside for local supply. Bennett said language could be added to a lease to designate a number of tons for local supply. In order to increase the Port's cash flow, Bennett recommended the Port's lease set a minimum and maximum production amount. Exec Dir Sherwood hoped to also spark interest in a operator who may also have an ancillary use, ie; construction company that makes preform tilt walls, etc.</p>	Exec Dir Sherwood will contact the DNR and let them know they are the lead in the SEPA

GUEST SPEAKER
continued

PC Deo asked if the local supply parameters should have been set in the RFP. Bennett said you do not want too much in our RFP. You want to see which operators are interested and then negotiate with them to get the best deal for the Port. Bennett recommended that the Port require that they receive any data generated by the operators from any test holes. Bennett estimated there might be 4 million tons of material. He said there is also a fair amount of sand and that could also be marketed. Jim Riley gave comment on his experience with determining the amount of rock at the site. Riley said he has dug thirty-five feet down and has not hit any bedrock ledges. Jim Riley also gave his opinion of large rock companies and how they are buying and leasing property in order to secure future rock resources so that they can sell their rock companies. PC Ford said the Port not looking for someone to put in a response only to just sit on the rock. PC Vinyard asked if the lease could have language stating a community rate. PC Vinyard does not want to see the Port incur costs to monitor a stock pile. Bennett suggested marking off an area to serve the local market. PC Deo said it would be to the Port's advantage to get the material mined and the port could sell it to a processor. PC Deo said the key issue is that the Port does not deplete its own resource.

Bennett talked about the minimum/maximum of royalties and the price per ton that the Port might receive. PC Vinyard wanted to ensure we verify the rate for rock and royalties is competitive.

Jim Riley presented a letter to the Port Commission. Jim said he would like his company to stay right where they are currently located and he asked the PC if they could allow a new operator to work around him. Jim said he is not going to compete with the big operators and is not going to submit a proposal to the Port. Bennett said the Port can have more than one operator on our permit. Jim said his present location is a perfect mix of rock and sand for his operation. He said if he has to move then he would have to grind sand. Exec Dir Sherwood asked Mr. Riley who he sells his rock to. Jim said he sells mostly to himself and transports the material to his Goldendale and Bingen plants and does sell is to the public. Jim explained why basalt rock does not for making concrete. Jim said he has tried to get involved with large businesses exporting rock, but it is not profitable for his business to sell rock to Portland. Jim said the Portland area already has enough rock supply. Jim asked for permission to strip over burden so that they can start a new location. Port Counsel Wyers said Jim can operate up to March 4, 2007. Jim said he normally does this each February. PC Ford asked if Jim knew who sells aggregate to the Hood River and The Dalles concrete companies. Jim said they buy from Eiesland's and Mike Smith's property.

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<p><u>GUEST SPEAKER</u> <u>continued</u></p>	<p>Bennett explained how top soil needs to be stripped and stored so that it can be reapplied after the mining. Soil is required by the DNR so that vegetation can grow. Jim Riley stated that rock should be used instead of soil to prevent the spread of knapweed. Bennett said DNR requires soil be replaced as all slopes need to be reseeded.</p> <p>PC Ford suggested that Riley Brothers enter into a month-to-month lease after their lease expires. PC Deo would like to see a 6 month to one year time frame. Jim Riley said he produces 25% of the concrete that is used in Klickitat County. Jim said they mine February to May each year.</p> <p>Exec Dir. Sherwood said that she has received great interest from operators and they want to tour the site, but wanted the permission first. Jim Riley said that would be ok as long as they stay away from his equipment and he is informed of when they will be on site.</p> <p>Port Counsel Wyers will meet with Exec Dir Sherwood and work on a new draft agreement for Riley Brothers.</p> <p>Jim Riley said he won't stand in the Port's way to make a fair deal for the citizens of KC. Port Counsel Wyers thanked Jim Riley for his information tonight and for his spirit of community.</p>	<p><i>Port Counsel Wyers and Exec Dir Sherwood will begin developing a draft agreement for next PC meeting.</i></p>
<p><u>COUNSEL'S REPORT</u></p>	<p>Port Counsel Wyers talked with the Port Commissioners regarding public comments. The public comment period of the meeting is an opportunity for people to speak their comments, there is no legal requirement that the port has to have a public comment period on the agenda. The public has a legal right to comment when the Port is adopting resolutions and budgets. The purpose of public comment is not to ask questions of the PC or to seek information from staff during a meeting.</p> <p>Port Counsel Wyers stated a lease has been submitted to AmeriGas. There has been no response back from AmeriGas. Port Counsel Wyers sent an email today requesting proof of insurance. Port Counsel Wyers said a conditional use permit is required and he is not aware if AmeriGas has started the conditional use permit process.</p> <p>Port Counsel Wyers and Exec Dir Sherwood have finished the details of ICE's draft lease. They are also working a draft lease with Verizon for antenna placement on the Port's DIP water tower.</p>	
<p><u>ADMINISTRATIVE</u> <u>MATTERS</u> <u>Consent Agenda</u></p>	<p>Items approved: Minutes of January 16, 2007 Vouchers - January 31, 2007 Vouchers - February 6, 2007</p>	<p><i>PC Vinyard M, PC Deo S a motion to approve the Consent Agenda. MP</i></p>

<u>Resolution 2-2007 Appointment of Agent to Receive Claims</u>	Exec Dir Sherwood said this resolution is to comply with RCW 4.96.020. Our insurance carrier Washington Governmental Entity Pool sent a draft resolution for the Port to follow. This resolution appoints Dianne Sherwood as the appointed agent to receive claims. As required, this resolution will be recorded with the Klickitat County Auditor's Office.	<i>PC Deo M, PC Vinyard S a motion to approve Resolution 2-2007 Delegating Exec Dir Sherwood as agent. MP.</i>
<u>Maintenance Assistant Position Recommendation</u>	56 applicants for the maintenance position were considered. Staff and PC Deo interviewed the top final three applicants and Exec Dir Sherwood recommended hiring Estabon Sanchez. He comes with good experience from the City of Bingen. PC Deo said he was very satisfied with our selection. The PC concurred with this accepted beginning rate of \$14.60 per hour. Exec Dir Sherwood will write a letter to Estabon Sanchez stating his hire date of March 5, 2007.	<i>By Consensus the PC agreed to hire Estabon Sanchez as our new Maintenance Assistant starting March 5, 2007.</i>
<u>Marketing & Public Relations Position Interviews</u>	Exec Dir. Sherwood said 25 applications were received. Byron Hanke and Exec Dir Sherwood will interview the top eight applicants this week. PC Deo will assist in the second interviews of top three applicants.	
<u>Executive Director's Report Bingen Point</u> <u>Bldg 1E Update:</u>	Exec Dir Sherwood said Bldg. 1E's landscaping remains to be completed (weather permitting). An outstanding issue is the asphalt and the PC were given a copy of the recommendation by Hopper, Dennis and Jellison. The Port has not paid TEAM for the asphalt work. TEAM will come back to the Port after discussion with Mid Columbia Asphalt. Mid Columbia Asphalt has filed a lien against TEAM construction for non payment. PC Ford reminded everyone that the Insitu open house is by invitation only. Exec Dir Sherwood hopes that the PC have their calendars marked and plan on attending. Mike Canon, KC EDA, agreed to help invite dignitaries and members from KC EDA, CTED and CERB.	
<u>Dallesport Industrial Park* (DIP) Williams Gas Pipeline</u>	Exec Dir Sherwood met with representatives from Williams Pipeline on January 31, 2007. They stated at the meeting that they will be moving the gas line between June 25 to -Sept 15, 2007. Williams stated they will move the gas line out of the mining area as well.	
<u>Dallesport Industrial Park* (DIP) continued</u> <u>Oregon Cherry Growers</u>	Exec. Dir Sherwood said that the OR Cherry Growers did not want to renew their lease at the new rate. The building will be cleaned up and maintenance performed. Exec Dir Sherwood said she has an interested person who wants to purchase the building for \$500,000. Our insurance company stated the value of the building is 4 million. The port knows it costs \$2.5 million to build a 18,000 sq ft building. PC concurred the Port should spend more than one week marketing the property.	<i>By Consensus the PC agreed they would not to sell the OR Cherry Growers building for \$500,000.</i>
<u>MISCELLANEOUS</u>	KC sent a letter to Rep. Jim Honeyford asking for support for the City of White Salmon water infrastructure needs. The letter is asks for \$1.5 million dollars for infrastructure for water delivery and source.	

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<u>Committee Update:</u>	PC Ford: MCEDD Retreat will be held on Feb 17th. PC Deo: no report PC Vinyard: Next EDA meeting will be Thursday, Feb 15 th . He said there is a lot of pressure on the EDA Board to divided the funds amongst the many community requests.	
<u>Public Comment:</u>	Lee Ast feels the Port has done a great job looking at the big and small picture of rock and aggregate and will provide the best solution for KC. Jim Riley said they are moving the batch plant by March 4 th .	
<u>ADJOURNMENT</u>	Meeting Adjourned at 6.17 pm.	

Approved on: _____
(Date)

Margie Ziegler, Administrative Assistant

Dianne Sherwood, Executive Director

Rodger Ford, Chairman