

Klickitat County Port District  
2<sup>nd</sup> Regular Monthly Meeting

February 20, 2007 - 4:30 P.M. - PORT OFFICE

AGENDA

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

COUNSELS REPORT

ADMINISTRATIVE MATTERS

Consent Agenda:

February 6, 2007 Minutes

Vouchers – February 15, 2007

February 20, 2007

Financial Statement – December 2006

Marketing & Public Relations Position Interviews

Klickitat Co Weed Board B. PT Project & DIP Grazing

EXECUTIVE DIRECTOR'S REPORT

BINGEN POINT:

Building 1E: Update

Ribbon Cutting – March 9<sup>th</sup> 3-5pm

City of White Salmon – Port Water Needs Projections

DALLESPORT INDUSTRIAL PARK:

Williams Gas Pipeline

30,000 sq ft Facility Cleanup

Special Water Agreement Discussion

Salt Cake Project Update

MISCELLANEOUS

Committee Updates

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

ADJOURNMENT

February 20, 2007

<b>PORT OF KLICKITAT BOARD OF COMMISSIONERS MEETING MINUTES February 20, 2007 REGULAR SESSION</b>		
<b><u>TOPIC</u></b>	<b>DISCUSSION/ASSESSMENT/FINDINGS</b>	<b>ACTION/FOLLOW UP</b>
<b><u>ATTENDANCE</u></b>	<p><b>Commissioners/Staff Present:</b> Port Commissioners (PCs) Norm Deo, &amp; Rodger Ford; Executive Director (Exec.D) Dianne Sherwood, Port Counsel Teunis J. Wyers and Administrative Assistant/Bookkeeper, Margie Ziegler.</p> <p><b>PC/Staff Absent:</b> PC Wayne Vinyard.</p> <p><b>Guests Present:</b> Matt Riley, (Rapid Ready Mix Inc); Jim Riley, (Riley Brothers Concrete); Mike Smith, Jeff &amp; Dennis Eiesland, (Columbia Hills RV Park).</p>	Meeting called to order 4:30 pm
<b><u>PUBLIC COMMENT</u></b>	No comments	
<b><u>COUNSEL'S REPORT</u></b>	<p>Port Counsel Wyers reported that AmeriGas has conceded with the Port on two big issues and we hope to have a lease within a week. He was not aware of AmeriGas' progress on their conditional use permit.</p> <p>Negotiations are progressing with Verizon and ICE. Verizon will be required to get permits for a cell tower installation.</p>	
<b><u>ADMINISTRATIVE MATTERS</u></b>  <b><u>Consent Agenda</u></b>	<p>Items approved: Minutes of February 6, 2007 Vouchers - February 15, 2007 Financial Statement - December 2006</p> <p>Exec. Dir Sherwood explained the financial statements for December 2006. Revenues were collected at 101% of budget and expenditures were spent at 82% of budget. She said the bulk of the net income/operations total of \$525,508.11 are the bond funds needed to complete Building 1E. Overall the Port did very well for the year.</p>	<i>PC Deo M, PC Ford S a motion to approve the Consent Agenda. MP</i>
<b><u>Marketing &amp; Public Relations Position Interviews</u></b>	Eight interviews were conducted by Byron Hanke and Exec Dir Sherwood last week and two more candidates will be interviewed next week with PC Deo.	

<p><b><u>Klickitat Co Weed Board</u></b></p>	<p>Exec Dir Sherwood reported the KC Weed Board is doing a test plot at Bingen Point for Canadian thistle, with information provided in the packet. They would like to do a test plot at DIP near the railroad and Joe's lake (parcel 8). Exec Dir Sherwood asked the PC if they would be interested in considering the goats and sheep grazing project again, yes, as long as they get in there early. KC should be made aware of the truck traffic from the Saltcakes removal project.</p> <p>Exec Dir Sherwood reminded the PC that the Public Disclosure Committee forms must be submitted by April 16<sup>th</sup>. She forwarded all PC members the email that included a downloadable form.</p>	<p><i>By Consensus, the PC agreed to allow the grazing project.</i></p>
<p><b><u>Executive Director's Report Bingen Point</u></b></p> <p><b><u>Bldg 1E Update:</u></b></p>	<p>Exec Dir Sherwood said Team construction's project manager is no longer with the company. The owner of Team Construction (Brian Wells) said he will take over and things will now start moving again. He will have a meeting with Mid-Columbia Asphalt and they will propose an asphalt repair solution to the Port. The asphalt and the landscaping are the only things that need to be completed. Insitu has agreed to accommodate the public for the March 9<sup>th</sup> Ribbon Cutting/Open House from 3pm to 5pm.</p>	
<p><b><u>City of White Salmon Port Water Needs Projections</u></b></p>	<p>Exec Dir Sherwood met with Mike Wellman from the City of White Salmon to discuss the Port's water needs. The city is evaluating if they need to drill another well in a different location and how they can get additional water rights. Currently the wells are drawing down faster than they are recharging. The City of White Salmon is considering placing a well on the water front district. Wellman said the City of Bingen is considering modifying their water rights to specify White Salmon's well field is a source. The Port has a water right application pending for irrigation and fire flow. <i>(Editor's note: application includes: community domestic, irrigation(seasonal), and manufacturing).</i> Wellman said Representative Jim Honeyford has proposed legislation that would not allow DOE to issue water moratoriums on agencies that have pending water rights. Wellman needs estimates of the Port's anticipated water needs to quantify the areas needs.</p>	<p><i>Exec Dir Sherwood will contact the DOE regarding water right.</i></p>
<p><b><u>Dallesport Industrial Park* (DIP)</u></b></p> <p><b><u>Williams Gas Pipeline</u></b></p>	<p>Exec Dir Sherwood said Williams Pipeline contacted the port by phone and said the relocation of their gas line will be too expensive. There will be a meeting on Feb. 26<sup>th</sup> at 10am and Exec Dir Sherwood would like Port Counsel Wyers and a Port Commissioner to be present. PC Deo agreed to be present at the meeting. Jeff and Dennis Eiesland talked about their meeting with representatives of Williams Pipeline. Williams proposed a 60 foot easement to the Eiesland's but that would mean removal of some RV park sites. Williams was pushy and wanted to "take" their property and didn't suggest alternatives (i.e., more narrow easement utilizing the right of way on SR 197.) Exec Dir Sherwood said future development of the DIP properties are contingent on the relocation of the gas line.</p>	<p><i>Meeting with Williams Pipeline February 26<sup>th</sup>, 2007.</i></p>

February 20, 2007

<p><b><u>30,000 thousand sq ft warehouse</u></b></p>	<p>Exec Dir Sherwood reported the 30,000 warehouse is undergoing extensive clean up. The KC Wastewater Treatment Plant allowed the Port to use their truck mounted pressure washer. It has been reported that most of the lights don't work. Maintenance is trying to get the building ready to show as soon as possible.</p>	
<p><b><u>Special Water Agreement Discussion</u></b></p>	<p>The Eiesland's clarified that property was sold to Linda Rose, but does not include the store &amp; RV Park. Exec Dir Sherwood asked the PC if they would like to discuss the water agreement and ask any questions of the Eiesland's. The Eiesland's reported that they have a plan to expand the RV park from their current 42 sites to 100 by the fall of 2007. Exec Dir Sherwood asked the Eiesland's for a copy of their expansion plans so it could be included in the Port's water master plan. They also said they are considering converting the store into a restaurant.</p> <p>The Eiesland's talked about their water right application that was submitted to the DOE in 1992 and the DOE told them they would have their water right in 15 years. To date they have not heard the status on their pending water right. They explained the 10 year water agreement with Klickitat County that started in 2003. The Eiesland's did not want to hook up to the sewer after investing substantial funds into a septic system. KC and the Dept of Health (state law) forced them to. The RV Park is now connected to the KC Wastewater System. In exchange for allowing KC a sewer line easement across their property, KC agreed to pay Eiesland's water bills from the Port for 10 years. Their proposed water right is for a well of up to 1,500 to 2,000 gallons per minute for hydrants and connections in their RV park.</p> <p>The PC agreed to wait for PC Vinyard's comments. An extension to the agreement will be prepared for future consideration..</p>	<p>Discussion will wait for PC Vinyard to be present regarding Eiesland special water agreement and for Eiesland's proposed development plans.</p>
<p><b><u>Salt Cakes Project Update</u></b></p>	<p>Exec Dir Sherwood stated that Jeff Dean from James Dean Construction has contacted the Port requesting leasing space for storing equipment to be used for the Salt Cake Project.</p>	<p>Exec Dir Sherwood will develop a short term lease for James Dean Construction.</p>
<p><b><u>MISCELLANEOUS</u></b></p>	<p>PC Vinyard had requested that discussion regarding the RFP wait upon his return. (PC concurred) Exec Dir Sherwood reported seven RFP's have been received to date.</p>	
<p><b><u>Committee Update:</u></b></p>	<p>PC Ford: Attended the MCEDD retreat on Feb 17th . PC Deo: Attended an Airport meeting last Friday, and the Airport Board passed new rules and regulations for operations.</p>	

<b><u>Public Comment</u></b>	Jim Riley suggested two revisions of the February 6, 2007 minutes: Page 2 - He sells mostly to himself but is also open to the public, change the present location to the best, and that HR Sand and Gravel buys from Mike Smith and the Eiesland's through Mid Columbia Asphalt.  Mike Smith read a letter (see exhibit A). Exec Dir Sherwood and PC thanked him for his comments.	<i>By consensus the PC agreed to amend the minutes of Feb 6, 2007.</i>
<b><u>ADJOURNMENT</u></b>	Meeting Adjourned at 5:22 pm.	

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

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Margie Ziegler, Administrative Assistant

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Dianne Sherwood, Executive Director

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Rodger Ford, Chairman