

Minutes of September 23, 1980

Present were: President William M. Hamm, Commissioner Mike Mansfield, Commissioner Albin Berglund, Manager Bill Hemingway, Secretary Margaret Siders, Attorney Jack Udall, Enterprise Reporter Dan Spatz and guest George Barber.

The meeting was called to order at 9:05 A.M. by President Hamm with the reading of the minutes from previous meeting. Manager advised that we have received the Performance Bond and Certificate of Insurance from S.J. Groves & Sons Co. Minutes were approved as read.

Installment of New Commissioner. There was general discussion with regard to Mike Mansfield taking the commission appointment effective this date. Comm. Mansfield must file a Public Disclosure Statement and the Port will advise the State Auditor, County Auditor and WPPA of his appointment.

Vouchers on the General Fund #4828 through 4832, totalling \$307.44, were presented. Motion to approve by Comm. Berglund; seconded by Comm. Mansfield--motion carried.

Resolution 45-80 adopting the Port's Master Development Plan, as amended, was presented. Comm. Mansfield requested some background information on the Plan which Manager supplied. Motion to adopt the Master Development Plan, as amended, by Comm. Berglund; seconded by Comm. Mansfield--motion carried.

Financial Statement for the month of August was presented, reviewed and discussed. Comm. Berglund asked if the Port has sufficient funds to complete the Barnes project without interim financing. Manager advised that at this point it looks as if the Port will be able to make payments with the EDA initial reimbursement coming in on time. If, for some reason, the EDA reimbursement is held up, the Port would have to borrow approximately \$150,000 to make construction payments. We should know by the end of October if we need to go ahead with interim financing.

BMI Amendment. Manager advised that George Barber would like to propose that he keep 2.85 acres of the parcel at the Dallesport Industrial Park and return to the Port 2.15 acres. Mr. Barber presented the reasons for his proposal and a lengthy discussion ensued. Manager advised that he has prepared a draft agreement to accommodate the proposal. The extension of the water line approximately 150 feet and equal share of costs for the extension were discussed. It was decided to continue the matter in executive session. Manager will advise Mr. Barber of the Commission's position.

Port Audit. Manager advised that the State Examiner is here doing an audit for 1978 and 1979 records. A form letter which the examiner gave to the Port stating that the Port provided all records, etc. necessary for the audit was presented to the Board for signature. Motion by Comm. Mansfield to sign letter; seconded by Comm. Berglund--motion carried.

Storage & Processing Facility. Manager advised some time was lost at the construction site due to Control-X having problems with a strike in the Tri-Cities area. Walt Marsh has sold out the controlling shares in Control-X to Baugh Construction in Seattle.

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Manager talked with Mr. Marsh who stated that all matters pertaining to the Barnes project were legally the same. Manager presented a letter from Tenneson Engineering addressed to Control-X with regard to the overdue payments to sub-contractors. This has since been taken care of by Control-X.

Gravel Lease. Jarl Construction has removed 7,671 tons of material from Port property this year at a charge of 45¢/ton -- \$3,452.00.

Port Insurance. Received letter from Knosher-Bridgefamer with a premium adjustment of \$191.00 on structures at Bingen, representing a 300% increase. Manager recommended not paying the bill at present but contesting it and getting back-up letters, etc. to support our position. Commission was in agreement.

MCEDD Meeting. Manager reported on subject meeting he attended. Major discussion was of the budget for the coming year. Revolving Fund will start with an initial \$300,000 designated for use by Skamania County. Klickitat County is the next most eligible in line for the funds. The money is to help small business or municipalities who have a sound project and not able to get conventional financing. As soon as the initial funds are used, MCEDD may apply for additional funding.

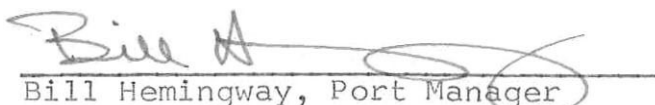
Letter from George Ward was highlighted by Manager. Mr. Ward had contacted Mercer Ranches and received favorable response for his solar dried sludge test site.

Gasohol Seminars. Pasco October 6 and 7th. Yakima October 30 and 31st. West Coast Gasohol Seminar in Spokane November 5, 6 and 7th. Manager indicated that he would like to attend the seminar in Spokane and suggested that the Commissioners consider attending one since it looks like the Port may be going to be involved in the production of gasohol.

Marina Paving. With regard to the work that was to be redone by Chrisman-DeHart, Attorney Udall had prepared a Confession of Judgment which was executed by Chrisman-DeHart. In the meantime, the drainage of the Marina parking and road area needs to be fixed. Manager has made arrangements to have Mid-Columbia Asphalt to the necessary re-paving after the drain pipe has been installed. Back-hoe work will be done by Dave Hunsaker.

Dock Status. Nothing to report on the Bingen permit. The Dallesport dock has been approved by the State and we are waiting for the permit.

The meeting recessed to executive session at 10:45 A.M. and adjourned at 11:20 A.M.

  
Bill Hemingway, Port Manager

  
William M. Hamm, President