

Agenda for Tuesday, June 04, 2002
Klickitat County Port District
1st Regular Monthly Meeting
June 4, 2002 - 4:30 P.M. - PORT OFFICE

AGENDA

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

COUNSEL'S REPORT

ADMINISTRATIVE MATTERS

Consent Agenda:

1. Minutes - May 21, 2002
2. Vouchers - May 31, 2002 - Payroll
3. Vouchers - June 4, 2002
4. Check - June 4, 2002 - B. Pt. Project Acct.
Resolution 6-2002 - Bad Debt Policy

EXECUTIVE DIRECTOR'S REPORT

BINGEN POINT:

Bldg. 1D:

- SOQ's - Engineer/Architect
- Bingen Point CC&Rs

Dock/Ramp Project

DALLESPORT INDUSTRIAL PARK:

Waste Water Treatment Facility Update
DIP Infrastructure Engineering Update
Lease - Corridor Transportation

MISCELLANEOUS

Committee Updates

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

ADJOURNMENT

PORT OF KLICKITAT BOARD OF COMMISSIONERS MEETING MINUTES June 4, 2002 REGULAR SESSION		
<u>TOPIC</u>	DISCUSSION/ASSESSMENT/FINDINGS	ACTION/FOLLOW UP
<u>ATTENDANCE:</u>	Commissioners/Staff Present: Port Commissioners (PCs) Norm Deo, Rodger Ford and S. Wayne Vinyard, Port Counsel (Counsel) Teunis J. Wyers, Executive Director (Exec.D) Dianne Sherwood and Administrative Assistant (AA) Vickie Drew. PC/Staff Absent: Guests Present: Heidi Chandler (Lyle) and Tom Seifert (KC Res. Dev.)	
<u>PUBLIC COMMENT</u>	Chair Vinyard opened the public meeting at 4:30. There was no public comment.	

<p><u>COUNSEL'S REPORT</u></p>	<ul style="list-style-type: none"> •CC&Rs: Counsel reported that the draft CC&Rs has been reviewed and approved by Lisa Knight of Counsel's office. •KC Funding: The basic arrangement proposed by KC for funding of Port projects appears to be OK. He feels that the fractional interest of the parcel that KC owns should be defined. Counsel would like to have a clear understanding, in writing, that the Port has absolute management authority over property. •Exec.D Sherwood reported that Corridor Transportation has inquired about temporarily leasing Lot #11 at DIP, and then eventually moving to Lot #40 when IMCO vacates the lot. She will consult with Counsel's office to draft a lease that will provide for the temporary location and for inclusion of catch basins to contain fluids from the trucks. •Resolution 6-2002: Exec.D Sherwood discussed Resolution 6-2002 Bad Debt Policy. Counsel has reviewed and approves the resolution. •Recycler Award: Exec.D Sherwood reported that Counsel was selected the WA ST Recycler of The Year; the only recipient to have received the award who was not a professional recycler. Counsel thanked the PC again for their generosity in allowing Community Pride's use of Port property. •Fishing Platform: PC Vinyard asked Counsel's opinion regarding any liability the Port may incur over the tribal fishery platform that has been constructed just off Bingen Point on Port property. Counsel responded that an adverse claim does not mature against a governmental entity. The tribes use of Port property can never mature into a right. He recommended discussing the "attractive nuisance" issue with the Port's insurance carrier. The Port should continue to be assertive in trying to get the platform removed. Counsel stated that there may be some jurisdictional issues regarding navigable waterways, and depending on the location, it may be outside Port jurisdiction. Counsel suggested considering signage such as: "Fishing structures are not on Port property - Danger! Proceed at your own risk". •Riley Legal Description: Exec.D Sherwood reported that K/J was requested to get the legal description of Parcel #39 where batch plant is located to assist in cleaning up the original document. 	
<p><u>Tom Seifert - KC/Port Interlocal Agreement</u></p>	<p>Tom discussed the funding arrangement between KC and the Port. He gave the PC a memo regarding the proposed lease-back and comments from the elected KC Auditor and Treasurer. PC Deo inquired if the State Auditor had been asked to review the documents. Tom responded that the Lt. Governor will be in KC June 18 & 19 and this issue will be one of the topics for discussion. Senator Jim Honeyford was in Goldendale on Friday and his office will be preparing draft legislation that would allow funds to go directly from a county to a Port. A resolution to approve the \$500,000 grant to the Port was on the KC agenda for Monday, June 3. The comments from the KC Auditor and Treasurer came in Monday morning and the topic was set aside. Tom stated that this issue will be worked out before the Port needs the money for the project.</p>	

<p><u>ADMINISTRATIVE MATTERS</u> <u>! Consent Agenda</u></p>	<p>Items approved: • Minutes of May 21, 2002 • Vouchers #17445-17457; \$7,283.32 • Vouchers #17458-17478; \$16,527.82 • Check #168; \$1,860.71</p> <p>PC Ford noted a correction to his Committee Update regarding the SR-35 Columbia River Crossing meeting. Exec.D Sherwood answered questions regarding the vouchers presented.</p>	<p><i>PC Ford moved to approve the Consent Agenda with the noted correction; seconded by PC Deo -- motion carried.</i></p>
<p><u>Resolution 6-2002 Bad Debt Policy</u></p>	<p>The resolution was approved by Counsel and the PC had no concerns regarding its intent.</p>	<p><i>PC Deo moved to approve Resolution 6-2002 as written; seconded by PC Ford – motion carried.</i></p>
<p><u>! EXECUTIVE DIRECTOR'S REPORT</u> <u>*BINGEN POINT*</u> <u>! Building 1D</u></p>	<ul style="list-style-type: none"> • SOQ's: Exec.D Sherwood stated that the cost to have an engineer/architect design building 1D is estimated at \$129,800. She obtained grants of \$50,000 from OTED and \$50,000 from the USFS, and the PC previously approved the Port expenditure of \$29,800. She subsequently published a request for qualifications and sixteen submissions were received. She asked the PC how they would like to proceed with selection. The PC decided to have Exec.D Sherwood make a short list for PC Deo's review and then bring the results to the Commission for confirmation. • CERB Application: The application requests a \$650,000 loan at 1% interest with a deferral of 5 years of principal and interest. Exec.D Sherwood, Steve Sliwa (Insitu), Steve Maier (I.C.E.) and Dana Peck (KC Res.Dev.) will go to Olympia July 18 to present the project. She prepared an informational packet outlining the stipulations in the application. She went through the packet, discussing the various items. She included an additional \$100,000 of Port cash in order to move forward with construction. Final project cost will determine if it is actually needed. Tom stated that if this application fails, the Port should look for a group of private developers that can respond quickly to construct the building. PC Deo stated that the cost of the building would change considerably if built by private developers. It is important to keep costs down even if that means a slight departure from the Gorge Harbor theme. Securing bonds will use up a significant amount of the Port's debt capacity. 	
<p><u>! Bingen Point CC&Rs</u></p>	<p>Discussion moved to the end of the meeting.</p>	
<p><u>! Dock/Ramp Project Update</u></p>	<p>Exec.D Sherwood reported that Aaron Eder has received the final pay request from Betz Construction. She will have that information tomorrow.</p>	
<p><u>*DALLESPORT INDUSTRIAL PARK*</u> <u>! Waste Water Treatment Facility Update</u></p>	<p>The facility looks great. A picture and article appear on the back page of the Weekender.</p>	

! <u>DIP Infrastructure Engineering Update</u>	The Water Facilities Plan should be available from Kennedy/Jenks next week.	
! <u>Lease - Corridor Transportation</u>	Discussed during Counsel's Report.	
! <u>Strawberry Proposal</u>	Exec.D Sherwood reported that she has spoken several times with a company that wants to grow strawberries in greenhouses at DIP. She has suggested agricultural area locations rather than within an industrial area. Agricultural uses are not an outright permitted use in a general industrial area, however, the PC can determine the uses allowed in the park.	
<u>MISCELLANEOUS</u> ! <u>Committee Updates</u>	<u>AIRPORT</u> : Airport meeting will be this Friday. <u>MCEDD</u> : PC Ford had no meetings. He received a flyer regarding a WPPA "Strategic Planning for Ports" seminar to be held in Yakima on July 18 & 19 that he would like to attend. PC concurrence. <u>KC PEDA</u> : PC Vinyard attended the meeting, and Tom reported that the issues concerning the KC Auditor and Treasurer were discussed.	
! <u>PC Vinyard</u>	PC Vinyard will not be able to attend the next PC meeting on June 18. The Lt. Governor will be in Goldendale June 18 & 19 and it would be good for a representative from the Port to attend the breakfast meeting on the 19 th at Reno's. He asked if PC Deo or Ford would be able to attend. PC Ford will attend.	
! <u>Bingen Point CC&Rs</u>	It was determined to postpone discussion of the CC&Rs until next month.	
<u>PUBLIC COMMENT</u>	There was no public comment.	
<u>ADJOURNMENT</u>		<i>PC Deo moved to adjourn at 6:07; seconded by PC Ford - motion carried.</i>

Approved on: _____
 submitted _____
 (Date)

Respectfully

Vickie L. Drew, Administrative Assistant

June 4, 2002

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Dianne Sherwood, Executive Director

S. Wayne Vinyard, Chairman