

	PORT OF KLICKITAT BOARD OF COMMISSIONERS MEETING MINUTES August 1, 2006 REGULAR SESSION	M = moved S = seconded MP = motion passed
<u>TOPIC</u>	DISCUSSION/ASSESSMENT/FINDINGS	ACTION/FOLLOW UP
<u>ATTENDANCE:</u>	Commissioners/Staff Present: Port Commissioners (PCs) Norm Deo, Rodger Ford & Wayne Vinyard; Executive Director (Exec.D) Dianne Sherwood; AA\Bookkeeper Margie Ziegler and Minutes Secretary Peter Frothingham PC/Staff Absent: Port Counsel Teunis J. Wyers; Guests Present: Matt Riley (Rapid Readymix), Lee Ast, Brad Roberts, Marc Harvey, Bill and DeeDee Anderson	Next Meeting: September 5 @ 4:30 P.M.
<p>● <u>PUBLIC COMMENT</u></p> <p><u>ADMINISTRATIVE MATTERS</u> ● <u>Consent Agenda</u></p> <p><u>EXECUTIVE DIRECTOR'S REPORT</u> ● <u>BINGEN POINT - Bonds, Building 1E Update</u></p> <p><u>EXECUTIVE DIRECTOR'S REPORT (continued)</u></p> <p>● <u>DALLESPORT IND. PARK- Sundoon Village Resort Update</u></p>	<p>The meeting was opened at 4:47 P.M. by PC Chair Deo. Marc Harvey announced that he has filed for County Commission (Joan Frey's position). Exec D Sherwood and Marc will be meeting to bring him up to date regarding the Port's economic development activities. Brad Roberts announced that a fund raiser was being considered next to Building 1E on August 12 & 13.</p> <p>Exec D Sherwood invited comments about the financial report. A new irrigation pump had to be purchased due to failure. Facility Maintenance Operator Ladwig will discuss the failure with PC Deo. Discussion followed regarding the Port's irrigation system. AA/Bkkpr Ziegler discussed the trend and expense reports. Of note is that the revenues are only posted through March.</p> <p>Building 1E update: There has been a 3 week delay from the steel building provider, Garco, while waiting for shop plans for the location of the imbeds for the steel building. The PC decided to omit the option which would allow for mobility and expansion of the east end wall. This will save some money and speed up the completion of the shop drawings.</p> <p>Exec D Sherwood gave the PC the bond schedule, with bonds to be priced on Sept. 19 and bond closing on October 3rd.</p> <p>Exec D Sherwood discussed Lee Ast's request for a loading dock for Building 1E. INSITU has determined that they will use the loading dock on Building 1D and purchase a fork lift so that both buildings can be serviced from that loading dock. PC Deo asked whether some of the fencing could be installed prior to completion. This discussion presented the possibility of fencing between Building 1D and Building 1E, providing a secure storage area both for INSITU and TEAM's construction equipment.</p> <p>A payment request of approximately \$183,000 from Team Construction will come due this month. Direction was requested whether or not to bill Klickitat County (KC) for the \$300,000 grant that they had agreed to contribute to Bldg 1E. Consensus to proceed with billing KC for those funds.</p> <p>The Port has received numerous requests to purchase some of the Port's boulders as architectural or decorative rock. The Colville Tribe is interested in recovering some of the 6" minus rock that they have already placed on Port property, and requested that the Port allow them to bring in a Grizzly(sorting machine). Since the agreement was to accept rock onto Port property, it did not allow for the property to be used as a storage site. Changing the use would raise questions about the use of property for storage, which would result in charging a fee. PC Vinyard expressed concern about a gifting, if the agreement did not allow for a fee. PC Deo expressed his concerns and reluctance to move forward with the request to sell any of the Port's architectural rock. By consensus the PC decided to keep the architectural rock and requested that Exec D Sherwood inquire about its value.</p> <p>Exec D Sherwood stated that after her review of the Kennedy/Jenks (KJ) report, she has many questions that she hopes Travis Tormanen (KJ) will be able to answer. Having the water system looped to assure needed fire flow will be important. Exec D Sherwood will be soon writing a general letter of support for the Sundoon Village Resort project, for the PC's review. Through this information gathering process, it will be necessary to learn what will happen to the classification of the Port's water system (if it would become a municipal system). The</p>	<p><i>PC Ford M and PC Vinyard S a motion to approve the Consent Agenda. MP</i></p> <p><i>Staff to bill Klickitat County for the \$300,000 grant funds</i></p> <p><i>Exec D Sherwood to inquire regarding value of architectural rock</i></p>

<p><u>Verizon Cell Tower</u></p> <p><u>Guests:</u> <u>Anderson Fruit</u></p> <p><u>EXECUTIVE DIRECTOR'S REPORT (concluded)</u></p>	<p>PC feel that it is important to get the letter of support out in the near future. Exec D Sherwood recommended that the Port's engineer review the report when KJ is finished with its report. KJ is utilizing data numbers that have been provided by the developer. PC Deo supported the idea of letting Steve Tessmer know the limitations of the Port's bonding capacity. Exec D Sherwood suggested that the PUD should be at the table for these discussions and PC Deo supported telling everyone, persistently, that the PUD is the right body to be creating and managing a public water system.</p> <p>Rod McCallis from Verizon is still pursuing installation of a tower on Port property to provide cell service to the area. PC Deo pointed out that this is a good source of revenue.</p> <p>Exec D Sherwood stated that she has been called for jury duty in September.</p> <p>PC Ford and Exec D Sherwood met with David Sauter, another candidate for County Commissioner.</p> <p>Bill Anderson and wife DeeDee explained that they have been working their cherry brining business out of leased space in The Dalles, and they are looking for a space to put up a building for fruit processing. They would be interested in purchasing property because it would be easier with their bank. Lots 25 and 26 are the lots they are currently considering. They know that the gas line runs through the property. Bill thinks that there would be little impact from the gas line with their first planned building. Exec D Sherwood had requested additional information about their needs (utilities, etc.), which has been provided. Bill talked about their brining process which bleaches the cherries and takes the sugar out. With preparation of the brine solution, approximately 40-50,000 gallons per day (gpd) of water may be used during the peak times. If there is brine left over, it is shipped in bag lined bins, as they do not dump the brine solution. Their processes also utilize water to do hydro cooling, to take field heat out of the fruit. The hydro coolers use between 3-5,000 gpd. PC Vinyard suggested that discharged hydro cooled water might be used for landscaping. They are planning for a cold room (using ammonia). A future development will probably be the drying of cherries and other fruit from the Willamette Valley (Phase 2 in their proposal) with new construction. PC Deo asked whether the Andersons have yet met with architects or engineers. They replied that they have not contracted anyone for specific plans but have talked with other people familiar with this type of building. PC Ford said they are obviously seeking shovel ready sites. Bill stated that location was important, because outbound from the business there are 10-15 refer-trucks a day and 30-45 inbound farm truck loads per day. Bill described additional details of his operation and answered some questions from the PC. Exec D Sherwood asked the PC for direction regarding the Port's job creation goals for the Dallesport Industrial Park. PC Ford expressed concern about the amount of land being given up for the number of jobs being created. As a benchmark, he stated that the Port of The Dalles expects a minimum of seven (7) jobs per acre. Bill stated that the initial acreage need would be 5 acres with more needed for expansion. PC Deo said that at present the Port is not meeting its objectives for employment. PC Ford asked whether Bill has considered the sites that are located closer to the Cherry Growers building, since their lease is up and they may not renew their lease when it comes up in January 2007. (These sites have been discussed.) PC Ford, PC Vinyard and PC Deo expressed interest in preserving the lots closer to the freeway for higher employment uses. PC Vinyard likes the opportunity to support this value added agricultural product. The PC expressed concern regarding the number of jobs created versus acreage committed.</p>	
<p><u>MISCELLANEOUS Committee Reports</u></p> <p><u>PUBLIC COMMENT</u></p>	<p>PC Deo had an airport meeting last week and there is nothing to report. PC Ford will check his calendar tonight to see if he can attend the EDA meeting in PC Vinyard's absence on 8/10.</p> <p>The MCCED telephone conference meeting dealt with by-laws and staff changes.</p> <p>PC Deo asked what progress has been made in dealing with the employment needs of the Port. Exec D Sherwood said that she has been accessing the needs and is working on a position description. Interviewing for part-time maintenance assistant will begin shortly. The part-time, high school summer office help is working out very well.</p> <p>Lee Ast pointed out that The Port of The Dalles job definition is about 1/3 of the usual definition for industrial employment generation, as 21 jobs per acre would get the Port to 1 job per 1000 square foot, which is the usual expectation for industrial use. PC Deo is concerned about the FTEs but also wants to work with people like the Andersons.</p>	

ADJOURNMENT

The meeting adjourned at 6:42 P.M.

Approved on: _____
(Date)

Respectfully submitted _____
Peter Frothingham, Minutes Secretary

Dianne Sherwood, Executive Director

Norm Deo, Chairman