

<u>TOPIC</u>	<p style="text-align: center;"><b>PORT OF KLICKITAT BOARD OF COMMISSIONERS MEETING MINUTES November 7, 2006 REGULAR SESSION</b></p> <p style="text-align: center;">DISCUSSION/ASSESSMENT/FINDINGS</p>	ACTION/FOLLOW UP
<p><b><u>ATTENDANCE:</u></b></p>	<p><b>Commissioners/Staff Present:</b> Port Commissioners (PCs) Norm Deo, Rodger Ford &amp; Wayne Vinyard; Executive Director (Exec.D) Dianne Sherwood and Administrative Assistant/Bookkeeper, Margie Ziegler  <b>PC/Staff Absent:</b> Port Counsel Teunis J. Wyers  <b>Guests Present:</b> Matt Riley (Rapid Ready Mix), Mike Cannon (KC EDA), Brad Roberts (Rivermile 172), Lee Ast (Bingen Commercial Realtor), Jason Spadero (SDS) and Steve Tessmer.</p>	<p>Next Meeting: November 21, 2006 at 4:30pm.</p>
<p><b><u>! PUBLIC COMMENT</u></b></p>	<p>Chair Deo opened the public meeting at 4:35pm. There was no public comment.</p>	
<p><b><u>ADMINISTRATIVE MATTERS</u></b>  <b><u>! Consent Agenda</u></b></p>	<p>Items approved: § Minutes of October 10, 2006                  § Vouchers #20897-20901; \$4,315.65                  § Vouchers #20902-20930; \$48,872.15                  § Vouchers #20931-20945; \$10,114.44                  § Vouchers #20946-20967; \$254,897.27</p>	<p><i>PC Ford M, PC Vinyard S a motion to approve the Consent Agenda as presented. MP</i></p>
<p><b><u>! Port Account Balances as of 11-2-06</u></b>  <b><u>! Financial Report August 2006 (cont)-Sept 2006</u></b>  <b><u>! Trend Report 3<sup>rd</sup> Qtr 2006</u></b></p>	<p>Admin Asst/Bkcp Ziegler informed the PC that the revised budget amount is incorrect for facilities &amp; maintenance operator position. The revised budget was approved at \$38,899.91 and should have been \$44,596.69 since it represented both Ron Lethco &amp; Jared Ladwig's positions.</p> <p>Exec D Sherwood asked the PC if they had any further questions regarding the August 2006 financial reports as it was continued from the prior meeting. PC had no questions. Exec D Sherwood presented the September 2006 Financial and Trend reports. She said that now all of the funds have been received for the construction of building 1E, so the financial reports show port is not operating in a deficit.</p>	<p><i>PC Ford M, PC Vinyard S a motion to approve revision of Facilities &amp; Maint. Budget line item for 2006 to \$44,596.69. MP</i></p>
<p><b><u>! 2007 Draft Budget</u></b></p>	<p>PC Deo had questions regarding OR Cherry growers lease and Dockage. Exec D Sherwood explained that the lease for OR Cherry growers has been collected in January each year. The dockage revenue is collected in the Spring and Fall when the cruise ships are in operation and docking at our property in DIP. This years collection for Timber tax has been much higher than in years past. PC Vinyard explained the timber cutting market conditions.</p> <p>Exec D Sherwood presented the draft budget. She asked the PC to review the draft and give input before the budget hearing Nov 21<sup>st</sup> and the final budget must be approved by the end of November and must be filed with Klickitat County by Dec 1<sup>st</sup>.</p>	
<p><b><u>! Port History</u></b></p>	<p>Exec D Sherwood reported that George Domijan has completed the port history project. He collected information from our minute and resolution books and interviewed key community members and formed the Port=s 61 year history. She said he did many hours of work pro bono and his donation of time was very generous. PC Deo requested that after review the history to be added to the Port=s website.</p>	<p><i>PC give input prior to Nov 21<sup>st</sup>.</i></p> <p><i>Add Port History to Website.</i></p> <p><i>Punch List will be preformed</i></p>

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CTOR=S REPORT  
en Point\*  
1E Update:

Building 1E's completion date was set as of Nov 9<sup>th</sup>. Due to Insitu's tenant improvements, three days have been added to the completion date. Team will clean the floors and Insitu plans to install a protective floor coating. The manufacturing area should be ready for Insitu on Nov 13<sup>th</sup>. The punch list is to be performed on Nov 20<sup>th</sup>. The project should be competed and Insitu can move in around Thanksgiving. There were disagreements with LL Lingberg regarding final grading that have been resolved and Mid Col Asphalt is scheduled to pave provided temperatures are 50 degrees and rising and there are no standing water pools. The landscaping will follow the paving. Randy Salisbury and Bob Westermann have both advised the port not to let the tenant move in until the project is complete.

son PSC- Scope  
rk

Exec D Sherwood asked the PC if they had any comments regarding the scope of work proposal from Tenneson Engineering for topo/grading Bingen Point properties. PC Deo confirmed that straightening the road will be included. She said Tenneson has time in their schedule to work on this project now. By consensus the PC directed Exec D. to move forward with a personal services contract with Tenneson Engineering for the work not to exceed \$38, 500.

*November 20th.*

*PC consensus to enter into a PSC with Tenneson Engineering not to exceed \$38,500.*

port Industrial  
(DIP)  
esport Log Yard

Exec D Sherwood presented the Dallesport Log Yard lease and addendum. The addendum is a standard month to month lease for 3 portions of property adjacent to the barge dock.

*PC Ford M, PC Vinyard S a motion to approve lease & addendum with Dallesport Log Yard. MP*

Fact Sheet- Salt

Exec D Sherwood said the WA St Dept of Ecology has developed a fact sheet regarding the Ramco Saltcake Disposal Site. The DOE will be collecting public comments from October 18<sup>th</sup> to November 20<sup>th</sup>, 2006. She reported the DOE documents are at the Port Office for the public to review.

amation Plan,  
PSC- Aggregate

George Bennett is no longer with SubTerra, Inc. PC Ford said George did a good job on the report and his costs are reasonable. PC Deo reviewed the report and said it was well prepared. Jim Riley has received a copy of the reclamation plan and PC deamed the report sutiable for submittal to the DNR. It was the consensus of the PC to move forward with a PSC with Bennett Consulting, PLLC, in an amount not to exceed \$3,600.00.

*Consensus of the PC to execute a PSC with Bennett Consulting for assistance pertaining to the expansion of the DIP Aggregate Pit in an amount not to exceed \$3600.00.*

gas- Request to

AmeriGas' lease is up on 11/5/06 and AmeriGas has sent a written request would like to renew the 1<sup>st</sup> of their two five year options. Di has been working with Teunis regarding legal concerns of the lease. The original lease was signed with EmpireGas in 1991 and the company was sold to Allstar Gas, then to Amerigas. There are numerous complications and issues that need to be resolved. AmeriGas is negotiating with another company who has approached the Port about an additional location at DIP to store tanks. Exec D Sherwood does not want to go much further with additional property until the original lease has been discussed and issues resolved. PC Ford reported that tanks stored outside of fenced area, employees are parking in easement area, and there is a tanker parked in middle of the Bergland access road. AmeriGas also needs to respond to the port regarding their safety plan. Exec D Sherwood wants to keep PC aware of any public concerns, as Jim Riley said he is going to submit written comments.. Exec D Sherwood said there will be conference call with AmeriGas and Teunis on 11/9/06.

An Interested party inquired about putting in an oval race tract at DIP. By consensus the PC was not interested in that type of use at DIP. Exec D Sherwood had suggested that they talk with airport managers.

*Exec D. Sherwood will draft a letter of support.*

**MISCELLANEOUS**

**! Broughton Landing**

Jason Spadero presented the Broughton Landing Resort Project. He listed the supporters of the project and also asked the Port of Klickitat for their support. He explained the challenges they are having with the Gorge Commission and how they plan to ask for an amendment to the Scenic Area Plan(SAP). Friends of the Gorge have now said they will oppose the project. The project has been carefully crafted balance to balance recreation, scenic, commercial and residential space.

The project ties in with Fish & Wildlife to enhance a trail system that would also include the historic Broughton Mill flume. Jason explained the different elements of the amendment to the SAP: 1)Recreation: there will be a conservation easement program for 200 acres to be dedicated for recreation. 2)Scenic: key viewing areas will be enhanced and the project is laid out so that it is appealing from Highway 14 and I-84. 3)Cultural: a cultural resource analysis will be performed. He said an import part of the Broughton Mill was the flume and a museum will be located at the resort and the wig wam burner will not be removed and will be an icon of the project. 4)Economic Dev: the project will boost recreation and tourism. There will be a limited amount of commercial space so as not to compete with other cities and established areas. Retail space, a mini-store, a equipment rental shop and a restaurant are planned. It will be designed to meet the tourist's basic needs so they will go Bingen/White Salmon for their larger needs. He talked about the residential units and how they will not be time shares but joint ownership and part of a rental pool, as there will be only a small percentage of year round housing allowed. A 36 unit RV park is proposed for a later phase of the development. There is an existing water right with a 100 gallon per minute well and wastewater will be treated on site. Traffic patterns have been studied and new entrances have been taken into consideration. A new pedestrian overpass will be constructed to eliminate at ground rail crossings. They will use old mill lumber for construction. The resort will be a base camp for tourist's to stay and then they will get out and enjoy the gorge. PC Ford said lodging is badly needed on the Washington side of the Columbia. Permanent jobs will be created along with enhancing the area. Jason said supporting comments will be needed at public hearings. Construction is proposed to start construction within 3 to 5 years.

**Assign WPPA Trustee and Alternate**

PC Ford will continue on in role as WPPA representative with PC Deo as the alternate.

**! Committee Updates**

KC EDA: PC Vinyard said the next EDA meeting will be November 9th.

MCEDD: PC Ford said the next meeting will be December 13th.

Airport: PC Deo attend the meeting on October 18<sup>th</sup>. He said they plan to hire a FT maintenance person. The FFA has requested more information from Steve Tessmer regarding the golf course project.

**PUBLIC COMMENT**

Mike Cannon, KC EDA, reported that Kathy Norton will be leaving the EDA and going to work for the Port of The Dalles. They will be hiring a retention and expansion specialist. He will now be in White Salmon at the Pioneer Center each Thursday. CTED has been in contact with him and he would like to meet with D. Sherwood and share referrals. Mike Cannon said the Broughton Project would benefit our communities and the real sensitivity that they have shown to limit the amount of commercial space in respect to the communities of White Salmon and Bingen shows a well thought out plan for our area.

Mike said we really need to step up at public hearings and speak out. PC Vinyard said he wants to be advised of when public hearings will be held. PC Ford suggested Jason talked with Lee Curtis at MCEDD.

Brad Roberts stated he is glad the PC is supporting the Broughton Resort.

Lee Ast said it is important for the PC to promote the Broughton Project in the committees that they serve. He said the growing wine industry will benefit so much from the project because there is a need for lodging on this side of the river.

November 7, 2006

URNMENT

Adjournment 6:11pm.

*Chair Deo adjourned the public meeting at 6:11pm.*

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

Respectfully submitted \_\_\_\_\_  
Margie Zielger, Administrative Assistant/Bookkeeper

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Dianne Sherwood, Executive Director

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Norm Deo, Chairman