

PORT OF KLICKITAT
BOARD OF COMMISSIONERS MEETING MINUTES
FEBRUARY 5, 2008
REGULAR SESSION

| TOPIC | DISCUSSION/ASSESSMENT/FINDINGS | ACTION |
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| Attendance | Commissioner/Staff Present: Port Commissioners (PC) Norm Deo, Rodger Ford & Wayne Vinyard; Executive Director (ExecD) Marc Thornsby; Deputy Director (DepD) James Donnelly; Administrative Assistant/Bookkeeper, (AA/B) Margie Ziegler. PC/Staff Absent: (Fac/Maint) Bryan Charters and Port Counsel Teunis Wyers excused. Guests Present: Matt Riley (Rapid Ready Mix Inc), Brad Roberts, (Rivermile 172 LLC) and Paul & Dorie Cothren (Dallesport Log Yard). | Meeting called to order at 4:30pm. |
| Counsel's Report | (ExecD) Thornsby said Port Counsel Wyers is putting together a hold harmless agreement with DSP Architecture for the 101 Parallel Building roof project. | |
| Administrative Matters Consent Agenda | Items approved: Minutes – January 15, 2008 Minutes – January 24, 2008 Vouchers – January 22, 2008 #21938-21940 \$3,148.00 Payroll Vouchers – January 31, 2008 #21941-21961 \$40,085.06 Vouchers – February 5, 2008 #21962-21981 \$11,757.42 | PC Ford M, PC Vinyard S a motion to approve the Consent Agenda with spelling corrections to minutes. MP |
| Financial Statement December 2007 | (AA/B) Ziegler said George Fox, CPA, reviewed the financial reports for December, 2007, and found no errors. | PC Ford M, PC Vinyard S a motion to approve the December, 2007, Financial Statement. MP |
| Executive Director's Report Bingen Point Exterior Lighting | (ExecD) Thornsby gave an update on the exterior lighting project and encouraged the PC to look at the buildings after the meeting. | |

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| <p>Executive Director's Report Bingen Point continued . . .</p> <p>Binding Site Plan</p> | <p>(ExecD) Thornsby presented the recommendations for realigning the roads at Bingen Point. Thornsby said ICE received a copy of the draft realignment and ICE responded that it has no problems with the realignment. Thornsby recommends the PC approve the new road alignment so that Tenneson Engineering can make the changes to the binding site plan.</p> | <p>PC Ford M, PC Deo S a motion to approve the new road alignment for Bingen Point. MP</p> |
| <p>Infrastructure and Grading Plan</p> | <p>(ExecD) Thornsby said the CERB (Community Economic Revitalization Board) application was received and the CERB staff will review the application and make a recommendation to CERB board. Thornsby said the project will be presented to the CERB board on March 20, 2008, in Olympia by CERB and Port staff. Representatives from the Port Commission, ICE, Insitu and KC County will be encouraged to attend.</p> <p>(DepD) Donnelly said Klickitat County Board of Commissioners approved \$500,000 in support of the project contingent on CERB approval.</p> <p>(DepD) Donnelly said Tenneson Engineering has two months of work to complete before a bid can be prepared. Given the time lines from ICE and Insitu, the Port is going to be in a difficult position to have permits and bid documents completed in time. Donnelly recommends the PC authorize staff to get a quote from Tenneson Engineering for the design work. Dollars spent cannot be reimbursed by CERB funds prior to approval of the CERB application, but funds can be part of the Port's \$300,000 matching funds. The wetland area was discussed.</p> | <p>By consensus, the PC agreed to have (DepD) Donnelly get a quote from Tenneson for engineering costs.</p> |
| <p>Lakeview Blvd. Walking Path</p> | <p>PC Vinyard discussed the walking path. PC Vinyard wants Port staff to find standards for walking paths and find out the cost of tree relocation. PC Vinyard said trees should be pruned now that they are dormant. Thornsby said he would have staff look into this and report back to the commission.</p> | |
| <p>Maple Street</p> | <p>(ExecD) Thornsby said the City of Bingen has modified the shape and size of the proposed bioswale. The option of piping the overflow water to Bingen Lake was discussed.</p> | <p>By consensus, the PC wants to see a different option from Bingen's engineer that would not have as much impact on the corner lot.</p> |

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| <p>Executive Director's Report Bingen Point continued . . .</p> | <p>(ExecD) Thornsbery shared the discussions with Insitu regarding outside storage. (ExecD) Thornsbery said Insitu will provide drawings of the proposed fence design.</p> | <p>By consensus, the PC agreed to direct staff to sign the agreement with Insitu for outside storage.</p> |
| <p>Executive Director's Report Dallesport Industrial Park</p> <p>101 Parallel Building Roof</p> | <p>The 101 Parallel Building roof project was discussed.</p> | <p>By consensus, the PC agreed to have Randy Salisbury, DSP, prepare the bid documents not to exceed \$8,000 and have Port staff administer the project.</p> |
| <p>Prospective Tenants</p> <p>Salvage Business</p> <p>Greenhill Lumber</p> <p>Underwood Fruit</p> <p>Propane Company</p> <p>101 Parallel Bldg.</p> <p>Intermodal Transport Facility</p> | <p>(DepDir) Donnelly said a salvage business is interested in locating at DIP. Donnelly said the company is interested in Parcel 16, would have 6 jobs and is willing to fence the property. Donnelly said the company is comfortable with paying a substantial deposit and providing insurance. The salvage business would serve the local the community, and the metal will be trucked to Portland.</p> <p>(ExecD) Thornsbery said Greenhill Lumber is interested in Parcel 42A at DIP. Greenhill needs rail access and will have 8 jobs. Access for all DIP tenant's rail use was discussed. Thornsbery said that Parcel 42A is not suitable for Greenhill's needs in his opinion.</p> <p>(ExecD) Thornsbery said the Port is continuing to work on the lease with Underwood Fruit. Underwood Fruit has turned in the SEPA application and applied for a building permit to Klickitat County.</p> <p>(ExecD) Thornsbery said a propane company is interested in relocating to DIP. The company plans to have a retail and delivery operation with 6 to 7 jobs, growing to 14 jobs in the future.</p> <p>(DepDir) Donnelly said a company is interested in leasing the 101 Parallel Building and they will have 15 to 45 jobs.</p> <p>(DepDir) Donnelly said the Port has been approached by a company that is interested in off loading containers from the rail spur and will have 35 jobs. The impact on traffic at DIP was discussed.</p> | <p>By consensus, the PC agreed to have staff continue negotiations with the salvage business.</p> <p>By consensus, the PC agreed to have staff work with Greenhill Lumber to select an alternative parcel at DIP.</p> <p>By consensus, the PC wants staff to check with KC Planning Dept regarding setback and the status of the Conditional Use Permit with Amerigas.</p> <p>By consensus, the PC agreed to have staff continue discussion with the interested party.</p> <p>By consensus, the PC agreed to have staff discuss this prospective tenant with KC EDA.</p> |

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| <p>Executive Director's Report Dallesport Industrial Park continued . . .</p> <p>Dallesport Log Yard Lease</p> | <p>(ExecD) Thornsby talked about the interest in the DIP barge dock by other companies. PC Deo said the Port's tenants and the Port's rock shipments should have highest priority. The dock staging area was discussed including the need for improvements. PC Vinyard said a consultant should be hired to determine the feasibility of Parcel 46 as another loading area. Paul Cothren (Dallesport Log Yard) explained the loading of the barges and the schedules. (ExecD) Thornsby will continue to determine what the needs are of the interested companies.</p> | |
| <p>Underwood Fruit Utility Move</p> | <p>(ExecD) Thornsby said the PUD was not able to provide the numbers prior to this meeting. This matter will be discussed at a later PC meeting.</p> | |
| <p>Miscellaneous</p> <p>Committee Updates</p> | <p>PC Ford: Attended MCEDD Retreat. MCEDD is in search of new Executive Director.</p> <p>PC Deo: Attended an airport meeting in January and an agreement has been passed back and forth between the Roselands, City of The Dalles and Klickitat County.</p> <p>PC Vinyard: Said the next EDA meeting will be February 13, 2007. PC Vinyard invited (ExecD) Thornsby to attend the EDA meeting and also to attend the Glenwood Community Council meeting on February 19, 2007.</p> <p>(ExecD) Thornsby attended a multi-jurisdiction water meeting. Thornsby said the committee members are looking at revising the agreement between the City of White Salmon, City of Bingen and the Port of Klickitat.</p> | |
| <p>Adjournment</p> | <p>PC Vinyard adjourned the meeting at 7:47pm.</p> | |

Approved on _____
(Date)

Margie Ziegler, Administrative Assistant

Marc Thornsby, Executive Director

S. Wayne Vinyard, President