

PORT OF KLICKITAT BOARD OF COMMISSIONERS MEETING MINUTES MAY 20, 2008 REGULAR MEETING		
TOPIC	DISCUSSION/ASSESSMENT/FINDINGS	
<b>Attendance</b>	<b>Commissioner/Staff Present:</b> Port Commissioners (PCs) Norm Deo, Rodger Ford, and Wayne Vinyard; Executive Director (Exec.D) Marc Thornsbury; Deputy Director (DepDir) James Donnelly; and Administrative Assistant/Bookkeeper (AA/B) Margie Ziegler. <b>PC/Staff Absent:</b> Counsel Teunis Wyers was excused. <b>Guests Present:</b> Brad Roberts (Rivermile 172).	Meeting called to order at 4:07pm.
<b>Executive Session</b>  Surplus Property Pricing Personnel ó Deputy Director	PC Vinyard called for an executive session to discuss Surplus Property Pricing and Personnel-Deputy Director. PC Vinyard said the executive session was expected to last one hour.  The executive session started at 4:08pm. <b>Those present:</b> Port Commissioners (PCs) Norm Deo, Rodger Ford and Wayne Vinyard; Executive Director (Exec.D) Marc Thornsbury; and Deputy Director (DepDir) James Donnelly. PC Vinyard adjourned the executive session at 5:11 pm and said the executive session will continue for one hour at the end of the meeting to continue discussion on Surplus Property Pricing. PC Vinyard opened the regular PC meeting at 5:12pm.	
<b>Counsel's Report</b>	(DepDir) Donnelly said the final Underwood Fruit lease was reviewed by Port Counsel Wyers and has been signed by Underwood Fruit.	

<p><b>Administrative Matters</b></p> <p>Consent Agenda</p>	<p>Items approved: Minutes ó May 6, 2008 Corrections: DIP Aggregate- It will take a year to get permits and six months to install a conveyor.</p> <p>Vouchers ó May 15, 2008, #22189-22194, \$6,634.62 Vouchers ó May 20, 2008, #22195-22208, \$6,981.17</p>	<p>PC Deo M, PC Ford S to approve the consent agenda with minutes corrections, MP</p>
<p><b>Executive Director's Report:</b></p> <p>Binding Site Plan ó Bingen Point</p>	<p>(Exec.D) Thornsbury changes to the binding site plan are not ready yet, he said he has been working on changing the street numbering scheme at Bingen Point.</p>	
<p>Williams Gas</p>	<p>(Exec.D) Thornsbury said Williams Gas has completed the pipeline project at DIP. PC Ford said the street cut on Dow Road on the north side of the road is settling and needs to be repaired. (Exec.D) Thornsbury said the parcel areas were seeded with prairie grass seed mix and watered in. PC Ford said the dust might be problem.</p>	
<p>Prospective Tenants</p>	<p>(DepDir) Donnelly said the fruit processing company has asked for utility information and has requested a draft lease. Donnelly said they are open to lease and have water needs of 40 gpm and will have an enclosed pretreatment of water and may use the pretreated water for irrigation around the building. Donnelly put the prospective tenant in touch with the PUD for power and wastewater needs.</p> <p>(DepDir) Donnelly said he was contacted by a propane company that would want rail service. Donnelly said that contactors would come and fill tanks and no permanent jobs would be created at DIP. Donnelly asked if the PC would be interested in a propane business. PC Deo wants the conditional use permit to be finalized with Amerigas before the Port proceeds with another propane company. Discussion followed</p>	<p>By Consensus, the PC agreed not to pursue additional propane business at this time.</p>



Your complimentary  
use period has ended.  
Thank you for using  
PDF Complete.

[Click Here to upgrade to  
Unlimited Pages and Expanded Features](#)

	regarding tenant location and rail use.	
Underwood Fruit Lease	(Exec.D) Thornsburry said the power poles have been removed from the lot and Thornsburry will contact Ron Shultz at the PUD and find out when the other power lines will be buried.	
101 Parallel Ave Bid Process	(DepDir) Donnelly said the bid documents have been completed and the invitation to bid will appear in the Seattle Daily Journal of Commerce and the local papers this week. Donnelly said contractors will have an opportunity to inspect the roof with a lift at 2:00pm on May 27, 2008. Donnelly said bids will be received until June 16 at 2:00pm and read at the June 17 PC Meeting. Donnelly said in addition, contractors are asked to submit an alternate bid for replacing half the skylights and removing and covering the rest.	
Columbia PhytoTechnology LLC Update	(DepDir) Donnelly said the six month lease with Columbia PhytoTechnology(CPT) ends August 31, 2008 and a long term lease will need to be negotiated. Donnelly said CPT's maintenance issues have been addressed and CPT is aware that a new roof will be installed. Donnelly said CPT has received a letter from the Port that clearly states the Ports intentions. The containers outside the building were discussed. Issues with renting the entire building to multiple tenants were also discussed.	

<p>Dow Road Saltcakes</p>	<p>(Exec.D) Thornsbery met with Bob Swackhammer and his manager at the Department of Ecology to look at the Dow Rd. saltcake site. Thornsbery said that it is recommended by Ecology that an Environmental Engineer come out and drill test holes to determine how large the site is. Assuming Ecology wants the material removed, the Port could apply for a 75% grant of the funds expended for the clean up. Thornsbery said the Deans will be doing the third phase of the original site as soon as funding is found and at that time the Port can get a quote from Deans for removal. Thornsbery said he will contact an engineer and get a scope of the project.</p>	
<p><b>Miscellaneous</b></p> <p>Committee Updates</p> <p>PC Retreat</p> <p>Water Meeting</p>	<p>PC Vinyard-said the next EDA meeting will be June 12, 2008.</p> <p>PC Ford-nothing.</p> <p>PC Deo- said there was an Airport meeting May 16, 2008.</p> <p>PC Retreat ó The Lyle Hotel has been reserved for the retreats on May 29, 2008</p> <p>(Exec.D) Thornsbery said there will be an Airport water meeting in June and Thornsbery would like direction on how we are going to proceed. PC Deo said that it is very important for the Port to stay involved and work towards a municipal water agreement. PC Vinyard reminded everyone that in 1994 the Eieslandø connected to the Port water for their RV Park on a temporary basis until their water rights were approved and nothing has ever been done to remove them from the water system.</p>	<p>By consensus, the PC would not consider a connection to the golf course and residential units without formation of a municipal water system managed by another entity, not the Port.</p>



Your complimentary  
use period has ended.  
Thank you for using  
PDF Complete.

[Click Here to upgrade to  
Unlimited Pages and Expanded Features](#)

WPPA Spring Meeting	<p>(Exec.D) Thornsby attended the WPPA Spring meeting in Vancouver. May 14 &amp; 15, 2008. Thornsby said he met with many people but the BNSF was not available after the meeting. Pat Jones announced his retirement and the board elected Eric Johnson as his replacement. Thornsby said that the WPPA is asking for help with issues concerning climate change additions to SEPA applications and the WPPA wants to be involved in the SEPA process. Thornsby said that the WPPA is also concerned that the legislature may utilize funds earmarked for environmental clean ups on unrelated activities. Thornsby said the WPPA asked Ports for help sharing the costs.</p> <p>Thornsby said there is a new contracting procedure that states projects less than \$200,000 do not have to be competitively bid, but for those projects between \$50,000 to \$200,000 evidence of some competitive estimates is required. Thornsby said there was proposed legislation that would have required contractors to pay prevailing wages, even when working for a tenant leasing Port property. It did not pass and may be back next session.</p>	By consensus, the PC supports WPPA's efforts and Thornsby will contact WPPA with an amount.
Water System Master Plan	Thornsby said the Dept of Health has reviewed the draft water system master plan and the recommendations have been sent to Darrin at Tenneson Engineering.	
Bingen Point 4 <sup>th</sup> of July Fireworks	(Exec.D) Thornsby said the City of Bingen has contacted the Port regarding the Bingen Point 4 <sup>th</sup> of July Celebration. We need to work with the Fire Department and inform our tenants.	By consensus, the PC agrees to support the Bingen Point 4 <sup>th</sup> of July Celebration.
Employee Training Opportunity	(Exec.D) Thornsby asked the PC if Terry Wroe could start a computer training reimbursement program. Thornsby said Wroe would take the classes on his own time and apply for reimbursement after he passes the classes.	By consensus, the PC agrees to reimburse Terry Wroe for computer training.



Your complimentary  
use period has ended.  
Thank you for using  
PDF Complete.

[Click Here to upgrade to  
Unlimited Pages and Expanded Features](#)

DIP Surplus Property	(Exec.D) Thornsby said PC Ford is willing to remove the fence posts that were declared surplus at the May 20, 2008 PC Meeting.  MT said Nutter is trucking out of DIP because of problems with their off loading facility in Portland.	PC Vinyard M, and PC Deo S to have Rodger Ford remove old fence posts from DIP for a fee of \$1.00. MP
<b>Public Comment</b>	Brad Roberts, Rivermile 172, said the 4 <sup>th</sup> of July event is something that is needed in our community and that advertising needs to state no illegal fireworks will be allowed on Port Property.	
<b>Executive Session -continued</b>  Surplus Property Pricing	PC Vinyard adjourned the regular meeting at 6:57pm and called for an executive session to continue discussion on Surplus Property Pricing. PC Vinyard said the executive session was expected to last one hour.  An executive session started at 6:58pm. <b>Those present:</b> Port Commissioners (PCs) Norm Deo, Rodger Ford & Wayne Vinyard; and Executive Director (Exec.D) Marc Thornsby. PC Vinyard adjourned the executive session at 7:48pm.	
<b>Adjournment</b>	PC Vinyard adjourned the PC Meeting at 7:50pm	

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

\_\_\_\_\_  
Margie Ziegler, Administrative Assistant

\_\_\_\_\_  
Marc Thornsby, Executive Director

\_\_\_\_\_  
S. Wayne Vinyard, President