

June 2, 2009

TOPIC	DISCUSSION/ASSESSMENT/FINDINGS	ACTION
Attendance	Commissioner/Staff Present: Port Commissioners (PCs) Norm Deo, Rodger Ford and Wayne Vinyard; Executive Director (Exec.D) Marc Thornsbury; and Administrative Assistant/Auditor (AA/PA) Margie Ziegler. PC/Staff Absent: none Guests Present: Greg Gallagher, Klickitat PUD and Matt Riley, Rapid Ready Mix.	Meeting called to order at 4:33 pm.
Administrative Matters Consent Agenda	Minutes – May 19, 2009	PC Ford M, to approve the consent agenda with corrections to the minutes. PC Vinyard S. MP
Emergency Response Plan Coliform Monitoring Plan Design and Construction Standards	(Exec.D) Thornsbury presented the Emergency Response Plan, Coliform Monitoring Plan and the Design and Construction Standards that have been prepared by Darrin Eckman, Tenneson Engineering. Thornsbury said these plans are an element of, and required by the Dept of Health for, the Water System Master Plan.	PC Ford M, to adopt the Emergency Response Plan, Coliform Monitoring Plan and Design and Construction Standards. PC Vinyard S. MP
Klickitat PUD Presentation: Future Electric Rates	Greg Gallagher, PUD, gave a presentation regarding the Bonneville Power high water mark that will set a cap for low cost federal power in 2010. Gallagher talked about the Bonneville Contract and how power will need to be purchased at a higher rate if it goes over the 2010 load cap. Gallagher also talked about PUD energy production with wind, hydro, and methane gas. Gallagher said they face the challenge of shaping energy when the wind is not blowing and when the dam spilling is reduced due to fish runs. Gallagher said he would like as much notice as possible about new tenants that will be coming to the Port so that they can plan for the power use.	

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Executive Director's Report: Strategic Plan	(Exec.D) Thornsbery said the City of Bingen has a meeting center planned in the near future. Thornsbery said at this time there is not enough need for two facilities in Bingen.	
Dow Road Salt Cakes	(Exec.D) Thornsbery said the DOE gave clearance to do the soil testing. Thornsbery said a contract has been signed to do the soil testing and a meeting will be held on site tomorrow with the soil samplers.	
4 th of July Event	(Exec.D) Thornsbery asked the PC if they want to participate in the 4 th of July event this year. PC Vinyard said we need to insure that there will be adequate fire and police protection, the tenants are made aware of the event, and that the area will be cleaned afterwards. The PC agreed this event is a great opportunity for the community	By consensus, PC agreed to participate in the 4 th of July Event.
Property Boundaries	(Exec.D) Thornsbery presented an email regarding property boundaries at the Lakeview Blvd/Maple St/Shore Dr. intersection. Thornsbery asked the PC if they would like to share the cost with SDS and City of Bingen. PC Deo said it makes sense to partner now and get the boundaries correct for future development.	By consensus, the PC agrees to share the cost of surveying to determine the correct boundaries of the Lakeview Blvd/Maple St/Shore Dr. intersection.
Property Acquisition	(Exec.D) Thornsbery said there are four groups at the Railroad that approve property transactions. Thornsbery said three of the four groups have approved the transaction.	
Fill Material	(Exec.D) Thornsbery said the Dept of Transportation has asked if the Port can accept 2,000 yards of fill material for a project they are doing early next year.	
Mapping System	(Exec.D) Thornsbery said the City of Stevenson is asking for additional participants in a mapping system.	By consensus, the PC is not interested in participating at this time.

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<p>Executive Director's Report:</p> <p>Verizon</p>	<p>(Exec.D) Thornsbury gave the PC drawings regarding the proposed installation of the antennas on the water reservoir. Discussion followed.</p>	<p>By consensus, the PC agreed to direct (Exec.D) Thornsbury to respond to Verizon with two options: 1) hire an independent third-party to determine the thickness of the tank and if the tank material is 5/16" or greater, then no larger than 1/4" bolts stud welded to the tank will be allowed or 2) Verizon can install a 25' pole in the NW corner of the leased space and install the antenna to the pole.</p>
<p>Columbia Photo Technology</p>	<p>(Exec.D) Thornsbury said that he has been approached by CPT to postpone paying their May 2009 payment until June 2009. Thornsbury said CPT stated they will make two payments in June 2009.</p>	<p>By consensus, the PC directed (Exec.D) Thornsbury to write a letter to CPT allowing them a one time deferred payment to pay the May 2009 payment in June 2009. The PC wanted the letter to state that there will be a late fee and interest penalty applied if the payments are not made in June 2009.</p>
<p>James Dean Construction</p>	<p>(Exec.D) Thornsbury said that he has been contacted by James Dean and requested a lower rate in per ton price. Dean said he has an opportunity to bid on an Oregon Dept of Transportation project in The Dalles through the stimulus package. Price requested \$.77 per ton (reduced from \$1.27 per ton).</p>	<p>By consensus, the PC authorized (Exec.D) Thornsbury to negotiate with Deans regarding the rock price and report back at the next PC meeting.</p>

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Executive Director's Report: Container Service	(Exec.D) Thornsby said that he has been approached by a container company. Thornsby gave an overview of the load and off load facility project. Thornsby said the demand would have to be great. Thornsby said the grant project deadline is September 2009.	By consensus, the PC directed (Exec.D) Thornsby to continue investigating the opportunity.
Annual Report	(Exec.D) Thornsby said the Annual Report was completed by Jan Fancher, CPA and submitted to the State Auditors Office. Thornsby said Fancher will come to a future PC meeting and introduce herself and go over the report in detail. Thornsby said a great deal of effort went into listing the Port assets, depreciation, updating the accounting system, and reformatting the annual report.	
EDA Funding	(Exec.D) Thornsby said he heard back from Senator Murray's office that EDA will not change the regulations and offer financing to a single tenant building. Thornsby said there is only funding for a three tenant building. Thornsby said maybe tenants could be approached to see if they would be interested being part of a multi-tenant building and signing letters of intent. Thornsby said EDA is also asking for 50% match on construction projects. The PC thanked Thornsby for his efforts working with EDA and trying to get a policy change.	
Bingen Point Permit	(Exec.D) Thornsby said he is please with the response from the Dept of Ecology. Thornsby said the permit will last for five years with a one year extension. Thornsby said he wants to complete an interlocal agreement with the Fish & Wildlife, Dept of Ecology, and KC Planning Dept.	
Committee Reports	PC Deo: Deo said was not able to attend the Airport May 22, 2009. PC Ford: Next MCEDD meeting June 11, 2009. Discussion following regarding the MCEDD project list from last meeting. PC Vinyard: Vinyard said the EDA meeting was cancelled.	

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Committee Reports cont . . .	(Exec.D) Thornsby said (AA/PA) Margie Ziegler will attend the WPPA Finance and Administration Seminar June 16-19, 2009 in Vancouver. (Exec.D) Thornsby said he will be attending the WPPA Port Directors Seminar July 9-10, 2009 in Port Ludlow.	
Public Comment	None	
Adjournment	PC Deo adjourned the PC Meeting at 8:30pm.	

Approved on _____
(Date)

Margie Ziegler, Administrative Assistant

Marc Thornsby, Executive Director

Norman Deo, President