

TOPIC	DISCUSSION/ASSESSMENT/FINDINGS	ACTION
Attendance	Commissioner/Staff Present: Port Commissioners (PCs) James Herman, William Schmitt and Wayne Vinyard; Executive Director (Exec.D) Marc Thornsby; and Administrative Assistant/Port Auditor (AA/PA) Margie Ziegler. PC/Staff Absent: none. Guests Present: Scott Pimley, Insitu; Brad Roberts, Rivermile 172; and Denny Newell, Klickitat County Economic Development.	Meeting called to order at 4:36pm
Administrative Matters Approval of Minutes Approval of Vouchers	Minutes – June 21, 2011 Payroll Vouchers – July 5, 2011 #D10173-D10190, and #24366 for \$10,751.39. Accounts Payable Vouchers – July 05, 2011 #24367-24383 for \$8,320.85.	PC Schmitt M, to approve the minutes, PC Herman S, MP. PC Herman M, to approve the vouchers, PC Schmitt S, MP
Old Business	None	
New Business Dallesport Log Yard Lease	(Exec.D) Thornsby opened discussion regarding the use of the Dallesport barge dock. PC Herman suggests there is no need to complicate the issue of dock scheduling until there is an inquiry by a second dock user. Setting a minimum dollar amount for a second dock user was discussed, taking into consideration the loss of revenue from Dallesport Log Yard. PC Herman said it should be the Port Commission's objective to run the barge dock so that our tenant can run its business in the most equitable and efficient way possible and give (Exec.D) Thornsby the authority to schedule other users based on a \$500.00 revenue minimum. (Exec.D) Thornsby showed a map of the dock area and explained the current leases. PC Vinyard said there needs to be a month-to-month lease for the core of the barge dock. PC Herman said he does not want to penalize the tenant for keeping property open for a second dock user that might never arrive. PC Vinyard said the lease needs to be written so that if and when a second	By consensus, the PC agreed to: Not require the Dallesport Log Yard to schedule dock use in advance until a second user inquires. When a second inquiry is made for a one time use the PC direct (Exec.D) Thornsby to schedule with Dallesport Log Yard if the second user's use is \$500.00 or greater. If the second inquiry is for long-term use, then DLY will be given a 30 day notice of termination for the dock apron lease and will be required to schedule barges in advance after a lease is signed with the new user(s).

<p>New Business continued . . .</p> <p>Dallesport Log Yard Lease continued...</p>	<p>user opportunity comes along the Port can allow multiple users. A river buffer, cleanup, maintenance and equipment limitation was also discussed.</p>	<p>The staging area would become a month to month lease and the dock loading area would be a daily basis and a credit will be made if a second users use the dock. The PC will increase wharfage 7% for 2011 and 4% each year until 2040 and there will be no dockage charge to any user paying wharfage.</p>
<p>Fire Protection Memo of Understanding</p>	<p>(Exec.D) Thornsby said he has been approached by the City of Bingen regarding a possible future MOU for fire protection. PC Schmitt said there has been talk at the Fire Chief meetings of MOU's and mutual aid agreements in other communities in Klickitat County.</p>	
<p>Facility Preparation Policy</p>	<p>(Exec.D) Thornsby explained the response from Bill Eling, Port Legal Counsel, regarding Building 1B clean up. Discussion followed. Thornsby said he is waiting for Port Counsel to review the environmental provision language.</p>	<p>By consensus, the PC agreed not to attempt recovery of the clean up costs from the former tenant.</p>
<p>Executive Directors Report</p> <p>Harbor Drive</p>	<p>(Exec.D) Thornsby said that natural gas has been pressure tested, telco and irrigation are in, and the electrical vaults will be placed in the next couple days. Thornsby said the sewer line has been taken up and re-laid and will be video inspected on Wednesday, buried and re inspected taped to insure it is installed properly. Thornsby said once all utilities are ok then the trenches will be filled and the road will be paved. Thornsby said they estimated to have paving done in two weeks.</p>	
<p>Building 1A-Suite C Door</p>	<p>(Exec.D) Thornsby said the door has been ordered.</p>	
<p>101 Parallel Building Improvements</p>	<p>(Exec.D) Thornsby said the 101 Parallel Project bid is almost ready to go out. Thornsby said there is a delay because of energy efficiency insulation of the roof. Thornsby is working with the Building</p>	

