

TOPIC	DISCUSSION / ASSESSMENT / FINDINGS	ACTION
Attendance	Commissioner/Staff Present: Port Commissioners (PCs) James Herman, William Schmitt, Wayne Vinyard; Executive Director (ED) Marc Thornsbury; and Administrative Assistant/Port Auditor (AA/PA) Margie Ziegler. PC/Staff Absent: None. Guests Present: Jim Smith, PUD; Ron Schultz, PUD; Randy Knowles, PUD; Matt Riley, Rapid Ready Mix Co; and Julie Korenko, Insitu.	Meeting called to order at 4:32pm.
Administrative Matters Approval of Minutes Approval of Vouchers	Minutes – April 16, 2013 Minutes – June 18, 2013 Accounts Payable – July 2, 2013, #25290-25307, \$109,479.78. Payroll Vouchers – July 5, 2013, #25289, D10745-D10759, \$10,762.60. Resolution 2-2013 Property Tax Levy Lid Lift	PC Herman M to approve the minutes, PC Schmitt S, MP 2-1. PC Vinyard was not present at the April 16 th PC Meeting. PC Schmitt M to approve the minutes, PC Herman S, MP 3-0. PC Herman M to approve the vouchers, PC Schmitt S, MP 3-0. PC Schmitt M to approve Resolution 2-2013, PC Herman S, MP 3-0.
New Business KPUD Presentation	Jim Smith, General Manager for Klickitat County PUD gave an update on system improvements, the PUD's thoughts with respect to energy rates, and what is coming up in the future. Ron Schultz (PUD) gave an update of improvements and future plans. Schultz talked about expansion of the Dallesport substation and what that means for the reliability and quality of power in the Dallesport Industrial Park. He also talked about the power feed and reliability challenges at Bingen Point	


<p>New Business continued...</p> <p>KPUD Presentation continued...</p>	<p>and the possibility of acquiring the Pacific Power and Light line over the Columbia River.</p> <p>PC Vinyard wanted to thank the PUD for working with the Port to benefit Klickitat county.</p> <p>Smith said rates were raised last fall and this spring and noted the sale of excess power is now worth half of what it was worth in the past. Smith said the PUD Commissioners had to adjust the budget and lay off 8% of the staff in order to provide the same service to customers. Smith said the PUD is not building new services given the slow down in the economy, but they are doing more maintenance. He noted the PUD facilities are expensive to maintain due to the miles of line relative to the number of customers. Smith appreciates the Port's support during this difficult time and thinks rates will hold until 2015.</p> <p>(ED) Thornsby asked about the future of the power feed across the railroad tracks at BPT. Schultz said with the purchase of the PP&L Line the Port can be fed directly from the substation.</p> <p>Randy Knowles, PUD Commissioner, said it is important for the Port to have close communication with the PUD and let them know if the Port has a future customer with large power needs so the PUD can make sure they can meet the Ports needs. Knowles wants to provide quality and reliable power to attract customers to locate at the Port. Thornsby said he appreciates working with the PUD staff and their willingness to consider long-term solutions and investments.</p>	
<p>Old Business</p> <p>Levy Lift</p>	<p>(ED) Thornsby presented information regarding how a levy lid lift might work, including two alternatives. Thornsby said the PC could select a higher percentage cap on annual increases, but the tax rate can never be higher than .45 cents per thousand. In addition, the levy lift would be limited to six years. Thornsby said the PC could choose to</p>	

<p>Old Business continued...</p> <p>Levy Lift continued...</p>	<p>keep the existing 1% cap on annual increases which would allow a 10 year (rather than 6 year) term. Thornsbery presented examples of the potential effect of both options on Port revenue over time. Discussion followed regarding the options.</p> <p>Thornsbery pointed out that we have only found committee members for the voters' pamphlet "in favor of" committee and he has informed the Auditor's office that we are having difficulty finding people for the "in opposition to" committee. Thornsbery said a notice has been published calling for volunteers for the committees. Thornsbery said the Auditor's office will be responsible for impaneling any committee not formed by the Port.</p>	
<p>New Business</p> <p>BPT Rock Crushing</p>	<p>(ED) Thornsbery presented information about a potential opportunity for crushing rock that has been stockpiled on Lots 18 and 19. Thornsbery said the rock has potential value to the Port in the long term. PC Schmitt said he would like to get the lots cleaned off. PC Vinyard said if we don't do anything now we may have to pay to move the rocks later when we have someone interested in those lots. PC Herman wants to have the rock crushed and removed. Thornsbery said there is probably 25% to 33% of what we have now buried in the material to be cut from Lots 16 and 19. Price was discussed.</p>	<p>By consensus, the PC directed ED Thornsbery to negotiate a price for the rock.</p>
<p>Marina Way Repairs</p>	<p>(ED) Thornsbery presented options for repairs to Marina Way and their associated costs. Thornsbery said the road has deteriorated substantially and continues to do so at an increasingly rapid pace. PC Schmitt asked what capital projects the Port was not going to do in order to fund the repair. Thornsbery noted that actual estimates for the West Harbor Utility Relocation Project have increased and that it would likely be postponed. Thornsbery said the painting of the DIP water reservoir might also get pushed to the 2014 budget. Thornsbery said the Dock Rd paving grant was not awarded so the \$20,000 allocated for matching funds will not be spent. PC Schmitt said that Marina Way is the gateway to the Port and the first impression of the Port. PC Schmitt would like to</p>	

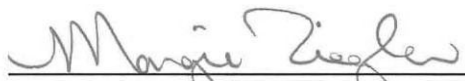
<p>New Business continued...</p> <p>Marina Way Repairs continued...</p>	<p>see a full overlay. Thornsburry said the capital budget can be amended and could be approved at the next meeting. Discussion followed regarding the trees along Marina Way and the problems they have caused. Matt Riley, Rapid Ready Mix, said the road has not had any maintenance for 35 years. Riley said the PC needs to think about the general public and feels they are not educated as to what the Port is doing. He stated that voters use the road and the public will see that the Port values them by having a good road. Riley feels the Port has done an excellent job addressing conflicts and working together with others including the PUD. PC Herman said the Port needs to do the full overlay. Thornsburry said he will proceed with engineering so that we can go out for bid.</p>	
<p>Executive Director's Report</p> <p>Multi-Jurisdictional Water Agreement</p>	<p>(ED) Thornsburry said he attended the meeting and that the primary topic discussed was the price White Salmon is charging Bingen for water. He also noted that the discussion included possibly establishing a base rate to help pay for the PUD water right White Salmon leases.</p>	
<p>Commissioners Reports</p>	<p>PC Herman said he liked the 4th of July notice in the newspaper.</p> <p>PC Vinyard talked about the unemployment numbers from the MCEDD newsletter.</p> <p>PC Schmitt said he has received information from MCEDD about serving as a board member. PC Schmitt commented on the number of boat trailers and vehicles parked at Marina Park and stated he was not aware of the high use of the Port's boat launch.</p>	
<p>Public Comment</p>	<p>Julie Korenko, Insitu, talked about the site plan for the ground breaking event. Korenko said she was sent to start a conversion with the Port about irrigation water for Lot 24. (ED) Thornsburry reminded the Commission of its previously stated concern over creating the appearance the Port is providing a guaranteed service as was the case with storm water discharge from Lot 24 and the corresponding</p>	

<p>Public Comment continued...</p>	<p>requirement to manage Bingen Lake. PC Herman asked what else Insitu could do for irrigation. Korenko said they could use City of Bingen water. PC Herman asked if Bingen Lake could be used for irrigation water. Thornsbury noted that there is no excess water in Bingen Lake during the dry period when irrigation would be needed. PC Schmitt asked what the Port's irrigation capacity was. Thornsbury said he had no idea and noted that the system would have to be analyzed with pump sizes, pipe sizes, and irrigation zones taken into consideration.</p> <p>Korenko thanked the PC for considering improvements to Marina Way.</p> <p>Matt Riley, Rapid Ready Mix, said the rock that is stockpiled at BPT does have value and using it on the Port's property is a good idea.</p>	
<p>Adjournment</p>	<p>PC Vinyard adjourned the PC Meeting at 6:19pm.</p>	<p>PC Schmitt M, to adjourn the meeting, PC Herman S, MP 3-0.</p>

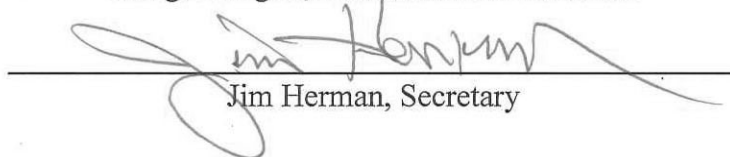
Approved on July 16, 2013
 (Date)



 Marc Thornsbury, Executive Director



 Margie Ziegler, Administrative Assistant



 Jim Herman, Secretary