

TOPIC	DISCUSSION / ASSESSMENT / FINDINGS	ACTION
<b>Attendance</b>	<b>Commissioner/Staff Present:</b> Port Commissioners (PCs) James Herman, and William Schmitt; Executive Director (ED) Marc Thornsburg; and Administrative Assistant/Port Auditor (AA/PA) Margie Ziegler. <b>PC/Staff Absent:</b> PC Wayne Vinyard. <b>Guests Present:</b> Izak Riley, Rapid Readymix Co. and Jason Spadero, SDS.	Meeting called to order at 4:31pm.  PC Schmitt said that PC Vinyard is excused.
<b>Administrative Matters</b> Approval of Minutes  Approval of Vouchers	Minutes – July 02, 2013  Accounts Payable – July 3, 2013, #25308-25309, \$806.00.  Accounts Payable – July 16, 2013, #25310-25327, \$26,057.38.  Payroll Vouchers – July 22, 2013, #25328, D10760-D10766, \$9,589.21.	PC Herman M to approve the minutes, PC Schmitt S, MP 2-0.  PC Herman M to approve the vouchers, PC Schmitt S, MP 2-0.
<b>Old Business</b>  Levy Lift – Voters’ Pamphlet Committees	(ED) Thornsburg said a notice was published in the Enterprise asking for volunteers to serve on the voters’ pamphlet committees and no responses had been received to date. Thornsburg said that with no persons willing to serve on the committee writing the statement against the levy lift, it is now the responsibility of the Klickitat County Auditor’s Office to find volunteers for the committee. Thornsburg said that Lori Clark, Christine Pfister, and Jay McLaughlin have agreed to serve on the committee writing the statement for the levy lift.	PC Schmitt M to impanel Lori Clark, Christine Pfister, and Jay McLaughlin as the “statement for” committee, PC Herman S, MP 2-0.
BPT Rock Crushing	(ED) Thornsburg said he talked with the Port’s aggregate and mining consultant George Bennett who commented that the counter-proposal of \$1.50 per ton for small rock was probably a bit high and \$1.00 per ton for large rock was probably a bit low. Discussion followed concerning aggregate sales at Dallesport, transportation costs, and the difficulty of identifying rock sizes upon which to calculate prices.	By consensus, the PC agreed to \$1.30 per ton for all rock regardless of size.

**Old Business continued...**

Marina Way Access

Jason Spadero, SDS, asked the Port about access to the Rees Mill Site via the Port's new Marina Way. Spadero read the existing easement from 1967. Spadero said SDS does not have an easement with BNSF to use the northern maintenance road. PC Schmitt said the future plan is to eventually connect Marina Way to the grade separated rail crossing. Spadero said when the mill was in operation, the trucks headed east into the mill on the northern maintenance road because it was a straight haul and west out of the mill on the southern road (Marina Way). PC Schmitt said he does not have a problem granting access to the road, but would like to see some type of maintenance agreement so the cost of road maintenance and repair is shared.

The disconnection of the northern maintenance road where it crosses Port property was discussed. Izak Riley, Rapid Readymix, stated that the approach is too steep to justify the expense of reconnecting the road and the road is too narrow for two trucks to pass each other.

PC Herman expressed concern over conflicts with traffic at Marina Park and felt that use of the northern maintenance road would be better to alleviate congestion. Riley said the steep ramp would be too hard on trailers so the hump in the road would need to be lowered by three feet and paved. Discussion followed regarding construction by the Port affecting the southeastern access to the northern maintenance road, the letters to SDS from the Port, and the lack of response from SDS. Thornsby noted that any construction affecting the northern maintenance road occurred only on Port property.


Riley said peak truck operating hours will not conflict with evening and weekend traffic to and from Marina Park. Spadero said Rees and Wally Stevenson are still around and would know the intent of the easement. He also noted they operated the mill for a number of years next to Marina Park.

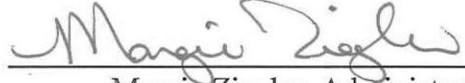
<p><b>Old Business continued...</b></p> <p>Marina Way Access continued...</p>	<p>Thornsby said State Law prohibits the denial of access to a landlocked property and the BNSF maintenance road is too narrow for practical truck use. Thornsby stated that this is an opportunity to address SDS's access to Maple Street over Port property and the Port's access to its properties east of Bingen Harbor over SDS property with a new easement and maintenance agreement. Spadero said there needs to be a permanent easement for their future tenants and development. Thornsby said he will review the details and draft language for a comprehensive easement with some type of road maintenance provision. Spadero talked about granting an easement for the Port for the east marina pedestrian trail. Thornsby talked about the fence issue on Maple Street and the need for an agreement. A latecomer's fee pertaining to Marina Way was also discussed. PC Schmitt and PC Herman preferred a maintenance agreement over a latecomer's fee. The future of Marina Way was discussed as well as the final elevation of the western half of the road. PC Herman noted the Port repaired Marina Way at no cost to SDS. Spadero said he would be interested in a road maintenance agreement, but does not want to share the cost of road improvements that won't benefit SDS.</p> <p>Thornsby said the Marina Way road was built to Washington DOT standards. Riley said he will not cause damage to the road with the weight of his trucks. Discussion followed regarding immediate access for Marina Way. It was agreed to allow Riley access to Marina Way while the easement is being developed. Riley said he will pour a concrete apron at the edge of the road so they won't tear up the asphalt.</p> <p>Spadero talked about gating the property for security. Speed limits were discussed and Spadero said he will talk to SDS tenants regarding reducing their speed. Spadero said he would like to install a no public entry sign at the west end of the northern maintenance road. Thornsby suggested that the Port contact BNSF about gating the road at the "Y".</p>	
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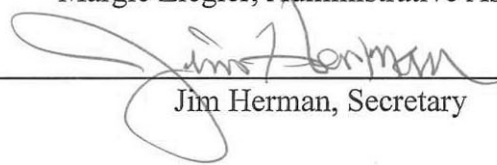
<p><b>New Business</b> Concession Locations</p>	<p>(ED) Thornsbery said that he has received a request to permit the location of concession facilities on Lot 35. PC Schmitt said if we allow use of Lot 35 then it will be a fight when we want to develop it.</p>	<p>By consensus, the PC will not change its stated position on the location of concession facilities.</p>
<p><b>Executive Director's Report</b> 4th of July Event</p>	<p>(ED) Thornsbery said we had fewer people attend than in years past. Thornsbery said there was one small fire on the Rivermile 172 property that was started before the event by an unknown party illegally setting off fireworks, but that otherwise the event went smoothly. PC Herman said he is glad the Port can offer a place for kids to set off fireworks and keep them out of town.</p>	
<p>Insitu Development</p>	<p>(ED) Thornsbery said he was approached by the Lease Crutcher Lewis project manager to do a street cut on Bingen Point Way. Thornsbery said the plan sheet appeared to indicate the change took place in April, before the Port paved the road. Thornsbery stated he was told that problems with the location of footings is prompting the change. PC Herman questioned the need to move the original connection location considering it appears to only be a four foot difference. PC Schmitt said he would like a really good reason before allowing the street cut. Discussion followed regarding the original design and alternatives. Thornsbery said he will ask for an explanation as to why the street cut is necessary, why the Port was not notified when the design change was made, and possible alternatives that would not require a cut.</p>	
<p>Lot 10</p>	<p>(ED) Thornsbery explained the conditional assignment for the Lot 10 lease requested by the bank financing the construction. Thornsbery said Port Counsel has reviewed the document and advises that we adopt the document to allow for financing. Thornsbery said the Port is being subjected to considerable pressure to approve the assignment quickly. He noted that the Lease Agreement allows the Port a minimum of 20 business days to address financing documents and we are within that time period. Discussion followed concerning the terms and conditions. PC Herman and Schmitt expressed concerns about the language regarding responsibility for the payment of rent. Thornsbery will bring</p>	<p>By consensus, the PC approves the conditional assignment contingent upon resolution of the rent payment issue by Port Counsel.</p>

	the PC's concerns to Port Counsel.	
<b>Commissioners Reports</b>	<p>PC Schmitt said he worked with Terry Wroe, Port Maintenance Technician, on the Port reservoir and noted he would like the Port to look into painting the reservoir using staff. (ED) Thornsbury said he will look into it.</p> <p>PC Herman said he talked with Dave Sauter, Klickitat County Commissioner, and he said the County would like to wrap up the BP Infrastructure Project interlocal agreement.</p>	
<b>Public Comment</b>	None.	
<b>Adjournment</b>	PC Schmitt adjourned the PC Meeting at 6:06pm.	PC Herman M, to adjourn the meeting, PC Schmitt S, MP 2-0.

Approved on August 6, 2013  
 (Date)

  
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 Marc Thornsbury, Executive Director

  
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 Margie Ziegler, Administrative Assistant

  
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 Jim Herman, Secretary