


TOPIC	DISCUSSION / ASSESSMENT / FINDINGS	ACTION
Attendance	Commissioner/Staff Present: Port Commissioners (PCs) James Herman, William Schmitt, Wayne Vinyard; Executive Director (ED) Marc Thornsby; and Administrative Assistant/Port Auditor (AA/PA) Margie Ziegler. PC/Staff Absent: None. Guests Present: None.	Meeting called to order by PC Vinyard at 4:30pm.
Administrative Matters Election of Officers Approval of Minutes Approval of Vouchers	Minutes – January 14, 2014 Payroll Vouchers – January 21, 2014 #D10895-D10901, 25542-25543, \$9,934.03. Vouchers – January 31, 2014 #25544-25547, \$19,885.88. Payroll Vouchers – February 5, 2014 #D10902-D10916, 25549, \$11,928.42. Vouchers – February 4, 2014 #25550-25565, \$30,937.12.	PC Herman M to elect PC Vinyard President, PC Schmitt Vice President, and PC Herman Secretary, PC Schmitt S, MP 3-0. PC Schmitt M to approve the minutes, PC Vinyard S, MP 2-0. PC Herman abstained. PC Herman M to approve the vouchers, PC Schmitt S, MP 3-0.
Old Business Dirt Hugger	(ED) Thornsby noted the USDA grant application has been submitted and Dirt Hugger is applying for permits. Thornsby said once permits are issued and grant funds are received then site work can start. Thornsby said the grant funds have to be awarded to a public agency and that specifications will have to be written for the site work bid.	

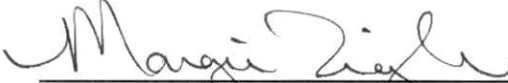
<p>Old Business continued... EPA Tolling Agreement</p>	<p>(ED) Thornsby said the EPA Tolling Agreement is about to expire and EPA has requested the Port sign an extension to the agreement. Port Counsel has recommended the Port extend the tolling agreement another six months. Thornsby noted that the EPA is now pursuing the insurance companies.</p>	<p>PC Schmitt M to approve extending the EPA Tolling Agreement, PC Herman S, MP 3-0.</p>
<p>New Business 101 Parallel Building Surplus Bids</p>	<p>(ED) Thornsby said the high bid for the surplus lumber from the 101 Parallel Building was equivalent to approximately six cents per board foot. Thornsby noted the surplus bid language permits the Port to reject all bids and that Port Counsel expressed concern the bid is not reasonable. Thornsby also noted the bid amount will likely be less than the additional cost of removing the lumber in a manner that would leave it in salvageable condition. Discussion followed regarding the glu-lams and lumber and Thornsby described the surplus process. Thornsby explained that according to the demolition contractor, it would be nearly impossible to remove the glu-lams intact without dismantling the roof, at significant additional cost.</p>	<p>PC Schmitt M to reject all bids for surplus lumber, PC Herman S, MP 3-0.</p>
<p>Archaeological Survey Bids</p>	<p>(ED) Thornsby said that, in anticipation of receiving USDA grant funds, the Port is having an archaeological survey conducted for the proposed Dirt Hugger location in order to meet the USDA award requirements. Four responses to the bid were received, two of which were disqualified for failing to acknowledge the addendum. Thornsby noted that neither disqualified bid was the low bid. Thornsby said the Port has not had an archaeological survey performed in that area.</p>	<p>PC Schmitt M to award bid to Archaeological Services in the amount of \$2,464.00, PC Herman S, MP 3-0</p>
<p>Fire Line Removal Bids</p>	<p>(ED) Thornsby said he has not opened any bids and will reject all bids due to complications with the bid specifications. Thornsby said he has talked with Darrin Eckman, Tenneson Engineering, and will issue a new request for quote with modified specifications. Thornsby explained the problems encountered and how the new specifications will insure the current work integrates with the Port's future improvements to the water system at Dallesport.</p>	

<p>Executive Director's Report 101 Parallel Building Demolition</p>	<p>(ED) Thornsbery said work has begun demolishing the building and it should be down by next week. Thornsbery noted that the concrete is already crumbling simply under the weight of the equipment driving over it. PC Schmitt said the walls had cracks and rust stains, indicating water had reached the rebar and that the concrete was in bad shape. Thornsbery said he will look into realigning the rail siding and making it an extension of the west spur. Thornsbery noted that it may be more cost effective to do this as opposed to removing the siding and storing the materials for future use.</p>	
<p>Commissioners Reports</p>	<p>PC Vinyard said that the EDA received a proposal from Dirt Hugger to receive funds from distressed counties tax monies. PC Schmitt said Dirt Hugger has also applied for a MCEDD loan.</p> <p>PC Vinyard said he met with Jason Spadero, SDS Lumber, and reported that SDS Lumber will be doing a biomass demonstration project in conjunction with the Dept. of Natural Resources, University of Washington, and Washington State University on the SDS property. Vinyard also noted that Spadero is working on a draft easement for Marina Way and does not want a gate on the BNSF maintenance road.</p> <p>(ED) Thornsbery said he will be meeting with the Planning Dept. regarding permits for the boat ramp repair project. PC Vinyard asked about access to the Port's shoreline areas east of the ramp and suggested filling a portion of the harbor to provide access. PC Schmitt suggested exchanging property along Maple St. for property that would provide this access. Thornsbery noted the full width of Maple St. will be needed in the future for a left turn lane onto Marina Way when the Maple St. entrance is completed.</p> <p>PC Schmitt suggested doing some landscaping at DIP to improve its appearance. PC Schmitt said the Port need not spend a fortune, but planting some pine trees and mowing the weeds could help make it look</p>	

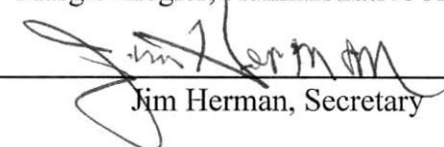
Commissioners Reports cont...	<p>better. (ED) Thornsburry suggested coming up with a conceptual plan that could include some trees, grass, street lighting, and other elements to improve the appearance of the Dallesport Industrial Park without creating substantial additional cost to the Port. Once a plan is approved, it could be broken down into sections that Port maintenance staff could complete as time permits. Thornsburry added that the groundskeeping contract could be expanded to include these new landscaped areas at the DIP. PC Schmitt stated that the DIP needs to look clean and cared for. PC Vinyard asked about using something other than grass that needs to be watered and mowed. Thornsburry noted that alternatives will require maintenance as well and because the Port owns the water system, most of the cost of water is returned as income to the Port.</p> <p>(ED) Thornsburry said he will be at the Port of Kennewick on Tuesday, at the Port of Benton for the PNWA regional meeting on Wednesday, and in Olympia for the WPPA Legislative Meeting on Thursday. Thornsburry briefly spoke about proposed legislation that would expand prevailing wage requirements to private development on publicly-owned property and would allow the use of distressed counties tax monies for road signage and water right banking.</p>	
Public Comment	None	
Adjournment	PC Vinyard adjourned the PC Meeting at 5:56pm.	PC Schmitt M, to adjourn the meeting, PC Herman S, MP 3-0.

Approved on February 18, 2014
 (Date)


 Marc Thornsburry, Executive Director



 Margie Ziegler, Administrative Assistant



 Jim Herman, Secretary