

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: Marsha Holliston, Community Pride; Brad Roberts, Rivermile 172; Brandon Howard, ES&A Signs; and Louis Fontenot Jr., Trammel Crow.	Meeting called to order by PC Vinyard at 4:30pm.
Administrative Matters Approval of Minutes Approval of Vouchers	Minutes – February 18, 2014 Payroll Vouchers – March 5, 2014 #D10924-D10938, 25585-25586, \$12,330.25. Accounts Payable – March 12, 2014 #25587-25613, \$30,385.87. Payroll Vouchers – March 20, 2014 #D10939-D10945, 25614, \$9,446.81. Accounts Payable – March 18, 2014 #25615-25619, \$290.71.	PC Schmitt M to approve the minutes, PC Herman S, MP 2-0. PC Vinyard abstained. PC Herman M to approve the vouchers, PC Schmitt S, MP 3-0.
Old Business DIP Lot 4 & 12 Lease	(ED) Thornsby said the potential lease may modify the current rail spur and described the current lots and track locations. Thornsby asked if the PC prefers to require the tenant to modify the rail in a manner that would be useful for the Port and allowed them to leave the improvements at the end of the lease or if it prefers to allow any modifications with a requirement that the improvements be removed at the end of the lease. Discussion followed about a possible future of a transload facility. Thornsby noted that a final design has not been completed at this time	

<p>Old Business continued... DIP Lot 4 & 12 Lease continued...</p>	<p>and does not know, at this time, how the track might be changed. He also urged caution in allowing modifications that might ultimately be rejected by BNSF, forcing the Port to remove them at its cost.</p> <p>PC Schmitt said he felt the Port should allow the tenant to leave the rail in place at the end of the lease if it was constructed in a way useful to the Port. He also stated that while a transload facility may be appealing in the future, the Port should not spend money on it until it is needed. Thornsby pointed out that there is no intent to expend funds on a transload facility at this time and noted that the cost of constructing new rail is approximately \$160 per linear foot and the cost of moving existing rail is approximately \$80 per linear foot. PC Vinyard expressed his desire that the tenant put in the rail so that it is a future value to the Port and meets BNSF standards.</p> <p>Thornsby discussed potential site designs, traffic, track crossings, loading/unloading semi trucks, and storage and lay-down areas. PC Schmitt asked if a concrete apron could be poured so that cars could be loaded from both sides. Thornsby stated this could be done, but there could be safety issues. PC Vinyard expressed his desire to keep the rail siding option open and to have the tenant's design in hand. PC Schmitt agreed.</p>	
<p>New Business Sign Variance – Insitu</p>	<p>Each Port Commissioner stated they were able to look at the outline of the proposed sign on the building. Brandon Howard, ES&A Signs, explained the proposed sign and the material to be used. PC Vinyard said he appreciated being able to see an outline of the sign. PC Schmitt stated he liked the look of the sign. PC Herman added that he expected the sign to appear bigger.</p>	<p>PC Herman M to grant a variance permitting the sign as submitted, PC Schmitt S, 3-0 MP.</p>
<p>Executive Director's Report 101 Parallel Building Demolition</p>	<p>(ED) Thornsby said the rail siding has been moved approximately five feet south of the future alignment. Thornsby talked about the need to work with BNSF regarding the crossing at Parallel Ave. when the Port</p>	

<p>Executive Director's Report 101 Parallel Bldg. Demo. continued...</p>	<p>elects to properly align the track and reconnect the rail segment. Thornsbery noted it may be in the Port's interest to secure ownership of the crossing.</p> <p>(ED) Thornsbery said the water line removal project is scheduled to start Thursday. The start date was delayed because the parts that arrived were not correct.</p> <p>(ED) Thornsbery said all the concrete from the 101 Parallel Bldg. has been placed on DIP Lot 27 and noted that Tenneson Engineering had inspected and approved the placement of the fill. Thornsbery stated that once any earthwork is completed for the Dirt Hugger project, the topo maps will be updated.</p>	
<p>CERB Median Wage Criteria Hearing</p>	<p>(ED) Thornsbery said he testified on behalf of Ports for House and Senate bills that would remove the CERB Median Wage criterion. Thornsbery said that, at the last minute, the trade unions objected to the bills and forced a compromise. The final version has been sent to the Governor and allows half of the funds allocated to CERB to be used for projects that do not meet the Median Wage criterion while continuing to require the other half to be used for projects that do meet the criterion.</p>	
<p>USDA</p>	<p>(ED) Thornsbery said the USDA has requested a signed letter from the Port Commission stating we have committed \$60,000 in funds for property improvements to the Dirt Hugger Project.</p>	
<p>DIP Water System</p>	<p>(ED) Thornsbery stated that the RV park and quarry water meters have been replaced and noted that he will be planning to remove the next segment of asbestos cement pipe and install a valve cluster at Kreps Dr. and Parallel Ave. next year. Thornsbery pointed out that this will allow smaller segments of the system to be isolated without affecting other customers. Thornsbery stated that the next issue to be addressed will be the phantom water loss being reported by the Well No. 1 source meter. PC Schmitt said that at the last Fire Chief's meeting it was announced</p>	

Executive Director's Report cont... DIP Water System continued...	that all water pumped from the RV Park and the Industrial Park for fire suppression needs to be logged and reported to KPUD.	
Commissioners Reports	<p>PC Vinyard said there will be an EDA meeting on April 24, 2014 but he will not be able to attend. PC Vinyard said he is pleased the Commission elected to demolish the 101 Parallel Building.</p> <p>PC Schmitt said there will be a MCEDD meeting on March 27, 2014, where they will be reviewing loans. He noted he would be unable to attend.</p> <p>The April 15, 2014, PC meeting was canceled for lack of quorum.</p>	
Public Comment	<p>Brad Roberts, Community Pride, stated that SDS is doing work on their property near the Bingen City Shop and said Community Pride may need to seek additional space from the Port in the future. (ED) Thornsbury stated Lot 4 could be used for parking, but it will be used for fruit bin storage in the future. Roberts said the Community Pride event will be held April 25, 26, and 27.</p> <p>Brad Roberts, Rivermile 172, said the crane located on the property is being scrapped. Roberts said the scale shack will also be demolished.</p>	
Adjournment	PC Vinyard adjourned the PC Meeting at 5:53pm.	

Approved on May 6, 2014
(Date)

Marc Thornsbury
Marc Thornsbury, Executive Director

Margie Ziegler
Margie Ziegler, Administrative Assistant

Wayne Vinyard
Wayne Vinyard, President