

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: Tamara Kaufman, Mt. Adams Chamber; Tim McMurrin, Columbia Hills RV Park; and Cam Thomas, 100 Dow Rd.	Meeting called to order by PC Vinyard at 4:39pm.
Public Hearing Water Efficiency Goal Setting	ED Thornsby explained the repairs made to the water system and the replacement of the Columbia Hills RV Park and Big Fish Quarry meters. Thornsby said the service line for the Dallesport Foundry is a problem and should be relocated and the meter replaced. Thornsby noted the meter at the 101 Parallel Buildings was scheduled to be replaced due to its age, but was removed, instead, when the building was demolished. Thornsby said he is cautiously optimistic that the Port's water loss will be less than 10% by the end of the year, provided there are no significant fires or water theft. Thornsby said we will have better data in the last half of the year when the impact of the changes recently made will be more evident. PC Vinyard opened the Public Hearing at 4:46pm No public testimony was offered or submitted. PC Vinyard closed the Public Hearing at 4:48pm	PC Schmitt M, to set a goal for the Port to reduce it's water loss to 10% within the next six years, PC Herman S, MP 3-0.
Administrative Matters Approval of Minutes Approval of Vouchers	Minutes – June 17, 2014 Accounts Payable – June 30, 2014, #25743-25748, \$21,280.75.	PC Schmitt M to approve the minutes, PC Herman S, MP 3-0. PC Herman M to approve the

<p>Administrative Matters cont... Approval of Vouchers cont...</p>	<p>Payroll Vouchers – July 7, 2014, #D11011-D11024, #25749-25750, \$11,139.62.</p> <p>Accounts Payable – July 8, 2014, #25752-25768, \$17,761.81.</p>	<p>vouchers, PC Schmitt S, MP 3-0.</p>
<p>Old Business USDA Grant Application</p>	<p>ED Thornsby gave an update on the USDA grant application. Thornsby said a small problem occurred when the cultural survey conducted for the property was misread by the Dept. of Archeology and Historical Preservation (DAHP). Thornsby said he requested clarification of DAHP's determination which was subsequently corrected and re-submitted to the USDA. Thornsby said we should have final grant approval from USDA before we award the DIP Lot 80 Grading Project Bid.</p>	
<p>DIP Lot 80 Development – Dirt Hugger</p>	<p>ED Thornsby said Dirt Hugger was successful in securing \$65,000 through their Kickstarter Campaign. Thornsby explained crowdfunding and PC Herman explained the Gorge Angel Investor Network.</p> <p>Thornsby said there may be a need for some gap financing due to increased engineering costs that may decrease the amount of construction completed under the Port's budgeted amount. Discussion followed regarding the expenditure of an additional \$10,000 to \$15,000 to be recouped through a lease surcharge and the rate of return the Port should receive. Herman said the rate of return should not be less than the prime rate. Thornsby suggested a rate between one half and one percent which is above the return received by the Port in the State Pool. Thornsby said the repayment period could be up to five years.</p> <p>PC Herman asked about deferred lease payments as an alternative. Thornsby noted that this would not address the initial lack of cash needed to cover the gap.</p>	<p>By consensus, the PC agrees to consider an additional expenditure and lease surcharge and directs Thornsby to provide MCEDD and prime rates at the next meeting.</p>

<p>New Business Port Mutual Aid Agreement</p>	<p>ED Thornsbery presented a draft Port mutual aid agreement. Thornsbery said the agreement provided by WPPA and was driven by the disaster of Friday Harbor's marina fire. Thornsbery said the agreement allows one Port to help another in an emergency. Thornsbery noted this is not an agreement directly with another Port and there is no financial obligation to the Port by entering into the agreement. PC Herman said the agreement allows the Port to charge for equipment and services it provides in an emergency. Thornsbery said the agreement does not obligate the Port to render assistance or provide materials or equipment to another Port, it simply provides the legal foundation to do so.</p>	<p>PC Schmitt M to enter into the WPPA Mutual Aid Interlocal Agreement, PC Herman S, MP 3-0.</p>
<p>Executive Director's Report Independence Day Event</p>	<p>ED Thornsbery said the event was not as heavily attended this year. Schmitt said it could be the result of people attending The Dalles event. Tamara Kaufman, Mt. Adams Chamber, said she heard a complaint that there was no safe place for kids to light off fireworks. Thornsbery said it is a do-it-yourself event and the Port simply provides space, but does not designate an area for children or provide supervision. Thornsbery said there were personnel on site and they could have asked and could have been directed away from the crowd. PC Herman said the Port only provides an area for people to light off their fireworks. Thornsbery noted there were two small grass fires and a dumpster fire, but fire personnel put them out quickly. Thornsbery said approximately 4.5 yards of garbage was removed after the event. AA/PA Ziegler said Insitu's security provided food to the personnel working the event.</p>	
<p>DIP Lot 80 Grading Project</p>	<p>ED Thornsbery said he is waiting for bid documents and his intent is to publish the bid tomorrow. Thornsbery said there will be a pre-bid meeting on Monday with bids due the following week and the bid award occurring at the next PC meeting. Thornsbery said he hopes to start construction the first week of August.</p>	
<p>Open Government Training</p>	<p>ED Thornsbery said Open Government Training is required under state law and noted he would attend training the following day in Everett. PC Vinyard will attend training at the WPPA Conference, PC Schmitt has</p>	

<p>Executive Director's Report cont... Open Government Training cont...</p>	<p>completed training online and PC Herman will complete training online also.</p>	
<p>EPA Tolling Agreement</p>	<p>ED Thornsbery said Bill Eling, Port General Counsel, is recommending the Port retain Special Counsel to work on the EPA RAMCo matter. Thornsbery said Eling suggested Stoel Rives, the same attorney that worked on the Port of Ridgefield environmental clean-up.</p>	
<p>Potential Tenant</p>	<p>ED Thornsbery said he is reviewing the tenant's requirements and may begin some improvements later in the week. Thornsbery noted the current tenant will need to move some of its stored items out of the way before any the work can begin.</p>	
<p>Dallesport Log Yard</p>	<p>ED Thornsbery provided a copy of the analysis of the log yard operation in Dallesport that was completed in 2010. PC Vinyard noted that the dock area itself is not under long term lease and that it had been agreed the bark loading ramp would be moved by the tenant upon the Port's request. Vinyard expressed concern over creating another RAMCo situation where there is insufficient revenue to restore or replace an asset like the dock. The condition of the dock and the need for inspection was discussed. Thornsbery noted that an inspection would interrupt dock operations. Thornsbery said we need to look into additional revenue opportunities to recoup the cost of dock repairs and noted there are potential stormwater issues looming on the horizon. Vinyard said exporting rock is still a possibility. Thornsbery talked about the former Cemex lease.</p>	
<p>Commissioners Reports</p>	<p>PC Vinyard inquired about placing mooring buoys in Bingen Harbor. He stated he knows one person that would use such a facility for three months in the summer and said he felt there was considerable interest in buoys. PC Herman said there is probably more need for a dock where someone could walk to their boat. Discussion followed concerning methods and issues related to physical access to moored boats. ED Thornsbery noted that under newly enacted state law targeted at derelict</p>	

Commissioners Reports cont...

vessels, insurance is required for any boat whether moored in a slip or to a buoy. Thornsbery said current Port policy is to allow free anchor mooring for a maximum of seven days.

Vinyard stated his hope that something simple could be done that would not cost much. PC Schmitt said we could use a cement block to anchor the buoy, but noted that its size and weight would affect the size and number of boats that could be moored. Vinyard said we could establish a limit on the size of boat and noted that people in the Seattle area pay \$200 per month for buoy moorage.

Thornsbery said the Port would have to establish policy concerning buoy moorage and decide how to manage and enforce it. He also noted that the Port does not have the equipment necessary to place anchor blocks and buoys and pointed out that permits would also be required. Herman asked what would happen if someone moored to a buoy in a spot that was leased to someone else. Thornsbery said that the policy would need to address this situation as well as others such as boats that are moored beyond the time allotted or moored without registering with the Port, paying the fee, and providing proof of insurance. He also highlighted the challenges of enforcement and boat removal.

Vinyard said he did not want to pursue buoy moorage unless there was a reasonable expectation it would generate a positive financial return for the Port. Thornsbery pointed out that calculating the potential return will require assessing the estimated cost as well as the demand curve at various monthly rates. He also noted that such information would help determine the length of the payback period and suggested that, as a first step, the PC could speak with boat owners they know to gauge preliminary interest in the concept. Vinyard suggested a questionnaire could be sent out asking people if they would be interested if the cost was \$200 per month. Herman suggested Vinyard contact individuals that

Commissioners Reports cont...

are interested and get their names and email addresses.

General demand for moorage was discussed. Vinyard said he has seen several boats at the Hood River Marina that have green slim on them because they have not been moved in years. Thornsbery said it was his understanding that when the Port of Hood River had a slip vacancy a few years ago, they went through 28 names on their waiting list before finding a person interested in taking the slip.

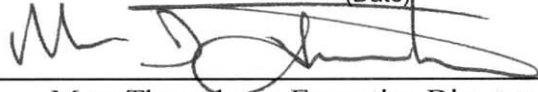
Thornsbery noted that if the PC elects to pursue this idea, it will need to identify one or more current projects to postpone, allowing the reallocation of funds and staff time. Thornsbery suggested that some preliminary research by Vinyard would be appropriate to help determine if additional investigation is warranted. Thornsbery suggested Vinyard talk with other Port Commissioners at the WPPA Conference later in the month regarding their marinas and the rates they charge, policies they implement, and return they receive.

PC Schmitt said he was told dirt from the Centerville Hwy. project would be moved to DIP for the gun range. He also asked about using dirt from county ditch cleaning/clearing projects as fill. Thornsbery said he will contact Jeff Hunter at the County about fill opportunities.

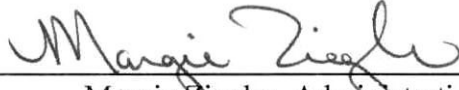
PC Herman said the Port might not be able to purchase the property East of DIP Lot 46 and asked about entering into a long term lease with the Army Corps of Engineering. Thornsbery talked about the cost of an Army Corps permit simply to draw water from Spearfish lake and suggested that the arrangement contemplated could be expensive. Thornsbery noted the entrance road to Lot 46 will need substantial improvements because it is steep and narrow.

Public Comment	None	
Adjournment	PC Vinyard adjourned the PC Meeting at 6:34pm	

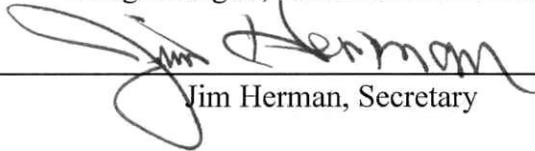
Approved on July 22, 2014
 (Date)



 Marc Thornsbury, Executive Director



 Margie Ziegler, Administrative Assistant



 Jim Herman, Secretary