

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: David Clark, Mountain Logging; Chad Clark, Mountain Logging; and Nick Clark, Mountain Logging; and Nina Vinyard.	Meeting called to order by PC Vinyard at 5:04 PM.
Administrative Matters Approval of Minutes Approval of Vouchers	Minutes – May 19, 2015 Payroll Vouchers – June 05, 2015 #26139-26140, D11254-D11269, \$11,033.27. Vouchers – June 5, 2015, #26141-26160, \$16,316.65. Payroll Vouchers – June 22, 2015 #26161-26162, D11270-D11276, \$9,879.37. Payroll Vouchers – July 6, 2015 #26163-26165, D11277-D11292, \$10,973.50. Vouchers – July 07, 2015 #26166-26194, \$123,929.69.	PC Herman M to approve the minutes, PC Schmitt S, MP 3-0. PC Herman to approve the vouchers, PC Schmitt S, MP 3-0.
Old Business Bingen Point Site Development I Plan	ED Thornsby gave a brief update on the permitting process and said he had been waiting to hear back from KC Planning regarding which permits would be required. Thornsby noted that KC Planning had, unfortunately, responded back to him after the most recent submittal deadline had already passed and explained that the next cut off date for submittal to KC planning is July 17, 2015. Thornsby stated that permit approval would likely be delayed until the end of October 2015.	

<p>Old Business cont... Bingen Point Site Development I Plan cont...</p>	<p>Thornsby talked about the issues involved in widening Maple Street and Marina Way and explained that minor encroachment into Bingen Lake and the Columbia River will prompt a need for some mitigation as part of the project. Thornsby noted that although prior plans called for the submission of two permit applications, one for upland and one for in-water work, these would now be combined because of the change in schedule. He added that the JARPA and SEPA would be submitted to the KC Planning Dept. on Thursday the 16th. Thornsby said the project could be started in Spring of 2016.</p> <p>Thornsby said he expects the permit application will go before the Planning Commission on September 21, to the Board of County Commissioners on September 29, and the Board of Adjustment on October 5. Ecology will have thirty days to respond after September 21. Thornsby noted he will be sending plans and permit information to Ecology in advance so they can respond sooner.</p>	
<p>New Business DIP Lot 80 Concrete-Bid Award</p>	<p>ED Thornsby said the apparent low bid for the DIP Lot 80 Concrete Project was \$36,401.00 from The Dalles Concrete. Thornsby said he will be on site tomorrow to see the progress that has been made on the concrete pad forms. PC Vinyard asked if we are pushing this project down to the final hour and are we in danger of losing the grant funds. Thornsby said the time line will be tight and he has informed the USDA.</p>	<p>By consensus, the PC agrees to award the bid for the DIP Lot 80 Concrete bid to The Dalles Concrete in the amount of \$36,401.00.</p>
<p>BPBP Lot 4-6 Development</p>	<p>David Clark, Mountain Logging, expressed interest in developing property at Bingen Point. Discussion followed concerning the current rock wall along the north side of Bingen Lake, allowing leasehold improvements consistent with Port standards, the status of the bins stored on Lot 22, the availability of fill, the lack of utilities serving the property, and storm water management.</p>	<p>By consensus, the PC directed ED Thornsby to postpone the planned earthwork project and negotiate a long term ground lease with Mt. Logging.</p>


<p>New Business cont... BPBP Lot 4-6 Development cont...</p>	<p>PC Schmitt asked if the rock wall will have to be removed if no buildings will be close by. ED Thornsbery explained that the rocks were not properly placed and were simply stacked with fill dirt pushed up against them leaving large voids in the rock that prevent the creation of a stable surface. Thornsbery also noted the "rock wall" had not been embraced by the Dept. of Ecology. Thornsbery said it is a risk/reward evaluation, but cautioned the PC that if it chooses not to correct the problem now, it will be leaving it for someone else to fix down the road.</p> <p>Nick Clark, Mountain Logging, said they would be interested in a long-term lease, explained that they need to find more property to grow their business, and asked if this is something that could happen in the next couple of years. Thornsbery noted there will be some engineering costs for review to see how the project would impact the Port's overall plans and added that timing will be dependent upon approval of the Port's site development permit. David Clark said his plan is to move the logging and trucking part of the business and construct a shop, parking area, office, and storage buildings and a have large "bone yard".</p> <p>Schmitt pointed out that the lots in question serve as the entrance to the business park and that while it does not look that good now, it should look good in the future. David Clark explained that they would be investing in a long-term lease and would construct buildings that would last through the end of the lease term. Nick Clark stated that they took great pride in the construction and appearance of their current office building.</p> <p>Discussion followed regarding whether the fruit bins on Lot 22 should be moved or left in place. Schmitt stated the bins should stay on Lot 22 until Insitu decides to expand. Thornsbery noted that the bins would have to be moved for the 2015/2016 earthwork project approved by the PC unless it chose to cancel the project. PC Vinyard asked if the</p>	
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<p>New Business cont... BPBP Lot 4-6 Development cont...</p>	<p>earthwork project was critically necessary. Thornsbery said it is hard to say, but no formal interest in Lot 22 has been expressed at this time. Thornsbery added that once the earthwork is complete, it will not be financially feasible to improve Lot 22 to provide the surface necessary to return the property to use as bin storage.</p> <p>PC Herman stated that it takes Insitu years to decide to develop property. Herman noted that someday the bins will get squeezed out and have to find a new location, but expressed concern over terminating the current ground lease prematurely. Thornsbery argued that while the lease need not be terminated immediately, Underwood Fruit should be notified that the bins will not be moved and that long-term bin storage may not be available as planned. Herman stated his opinion that because Lots 4 to 8 are not usable as they currently exist, if the Mountain Logging could construct the site improvements it would be good for the Port and would generate long term revenue for it.</p> <p>Vinyard expressed reservations regarding postponing the planned earthwork project. Thornsbery explained that the Port cannot develop the north lots, proceed with the earthwork project, and keep the bin storage all at the same time and urged the PC to postpone the earthwork project. Thornsbery noted that other uncompleted tasks may also have to be delayed in order to address the proposed development.</p>	
<p>City of White Salmon Letter of Support</p>	<p>ED Thornsbery suggested the Port submit a letter in support of the city of White Salmon's application for grant funds under the U.S. Bureau of Reclamation WaterSMART Drought Response Program. Thornsbery noted the funds would be used to restore the city's Jewett Springs diversion to full operation. PC Herman talked about the history of the Jewett Springs water lines.</p>	<p>By consensus, the PC directed ED Thornsbery to send the letter of support.</p>

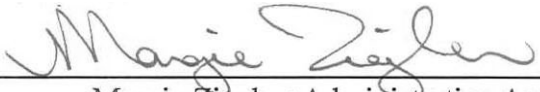
<p>Executive Director's Report DIP Water System – Annual Water Use Efficiency Report</p>	<p>ED Thornsburgy said the Port had a 52% water loss in the past and explained that a substantial part of the unaccounted for water (UFW) was due to meters that were underreporting the quantity of water used. Thornsburgy noted that the suspect meters had been replaced and the amount of UFW dropped to 6.2% in 2014. AA/PA Ziegler explained that the Port is working more closely with the PUD and receiving monthly water reads for each customer. Ziegler added that the report is reviewed each month and if a problem is indicated, staff address it promptly. Thornsburgy said he hopes that UFW comes in under 5% by the end of next year.</p>	
<p>DIP Water Rights</p>	<p>ED Thornsburgy presented information regarding the Dept. of Ecology (DOE) request for additional information to extend the Port's Dallesport water permit and explained that a response has been submitted describing the Port's current and future need for water. Discussion followed regarding the Columbia Hills RV Park, future development in the area, the advantages and obligations of municipal water rights, and the need to revisit the issue after a response is received from DOE.</p>	
<p>Commissioners Reports</p>	<p>PC Vinyard said he has not heard anything more from EDA regarding the prospects for a tissue company moving into the old aluminum plant. PC Vinyard asked about the Port's fireworks event.</p> <p>AA/PA Ziegler said that attendance appeared to be smaller than in past years. Ziegler noted that the Appleton and Bingen Fire Departments were on site along with two Klickitat County Sheriff Reserve Officers. Ziegler said Insitu provided dinner for all the personnel working the event. Ziegler said there was only one person who wanted to light fireworks off in an area not designated for fireworks.</p> <p>PC Schmitt said he attended the MCEDD board meeting and noted that agenda items included the One Gorge effort and allowing Gilliam and Wheeler counties in Oregon to join MCEDD. Schmitt reported that no action was taken on either issue.</p>	

Public Comment	None	
Adjournment	PC Vinyard adjourned the PC Meeting at 6:55 PM.	

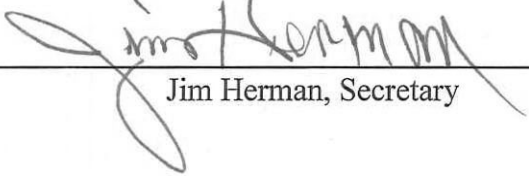
Approved on July 21, 2015
 (Date)



 Marc Thornsbury, Executive Director



 Margie Ziegler, Administrative Assistant



 Jim Herman, Secretary