

TOPIC	DISCUSSION / ASSESSMENT / FINDINGS	ACTION
Attendance	Commissioner/Staff Present: Port Commissioners (PCs) James Herman, and Wayne Vinyard; Executive Director (ED) Marc Thornsbury; and Administrative Assistant/Port Auditor (AA/PA) Margie Ziegler. PC/Staff Absent: PC William Schmitt. Guests Present: None.	Meeting called to order by PC Vinyard at 4:43 PM.
Administrative Matters Approval of Minutes Approval of Vouchers	Minutes – July 21, 2015 Vouchers – July 24, 2015, #26217-26219, \$43,254.12. Vouchers – August 04, 2015, #26224-26237, \$23,701.65. Payroll Vouchers – August 05, 2015 #26220-26223, D11299-D11314, \$13,334.35. Vouchers – August 18, 2015, #26242-26256, \$37,117.02. Payroll Vouchers – August 20, 2015 #26238-26241, D11315-D11321, \$10,773.66.	PC Herman M to approve the minutes with changes, PC Vinyard S, MP 2-0. PC Herman M to approve the vouchers, PC Vinyard S, MP 2-0.
Old Business RAMCo EPA – Settlement Agreement	ED Thornsbury asked if the PC had any questions regarding the insurance company settlement agreement or the cover letter provided by the Port's General Counsel. PC Vinyard expressed concern regarding the confidentiality provisions of the agreement. Thornsbury noted the issue had been discussed with Counsel and the conclusion reached was that the Port would be protected under the Disclaimer of Public Liability provision of the Public Records Act. PC Vinyard recessed the meeting at 4:41pm to allow the ED to confer with the Port's engineer on another matter and reconvened the PC meeting at 4:54pm. Thornsbury noted that	PC Herman M to approve the terms and conditions of the Confidential Settlement and Release Agreement with Travelers, Zurich and Arrowood, a true copy of which shall be included in the minutes of this meeting, and authorize Marc Thornsbury, the Port's Executive Director, to execute the Agreement on the approval and

<p>Old Business continued... RAMCo EPA – Settlement Agreement continued...</p>	<p>the EPA had signed its agreement with the Port and only one party has yet to sign the insurance settlement agreement.</p>	<p>direction of the Port’s legal counsel, PC Vinyard S, MP 2-0.</p>
<p>New Business Electrical Cabinet Repair</p>	<p>ED Thornsby reported that the concrete pad under the electrical cabinet on the east end of the 118 Columbia River Bldg. (aka Bldg. 1D) is sinking and explained that this has caused the cabinet to lean forward, opening a gap between the cabinet and the building wall and damaging the conduits providing service to the building. Thornsby noted that the cabinet appeared to have been shimmed up in the past, suggesting that the problem had existed for some time. Thornsby said there is a unique opportunity to have it repaired right now because the building is empty due to Insitu's remodeling work.</p> <p>Thornsby said the Port received no responsive bids to the initial RFQ and explained that upon the discovery of difficulties in getting a new concrete pad constructed in the short time allotted, he revised the RFQ to eliminate construction of the concrete pad. Thornsby noted the concrete pad will be constructed by Port staff. Thornsby reported that two bids were received and the apparent low bid was from East Cascade Electric in the amount of \$3,500.00. Thornsby explained that the electrical cabinet has been disconnected and removed and Port staff are working to create a stable sub-grade using 24 inches of compacted gravel enclosed with geotechnical fabric. Thornsby said the plan is to pour an 8 inch concrete pad the following day and reinstall the electrical cabinet on Monday.</p>	
<p>RAMCo Site Cap</p>	<p>ED Thornsby noted that the Port may have an opportunity to acquire concrete material to fill the pit and this would represent a considerable savings to the Port. Discussion followed. PC Vinyard asked if using concrete would eliminate one problem only to create another. Thornsby explained that the area to be filled is largely within a BPA easement that prohibits permanent structures and, thus, would not require</p>	<p>By consensus, the PC endorsed filling the area with concrete and capping it with 2.5 feet of native soil.</p>


<p>New Business continued... RAMCo Site Cap continued...</p>	<p>structural fill. He added that because Spearfish Lake is immediately east, no underground utilities would pass through the area and noted that unless concrete has been exposed to harmful chemicals that could later leach out, its use as fill poses no environmental threat.</p>	
<p>MCEDD Port Representative</p>	<p>ED Thornsby said MCEDD has asked if PC Schmitt will be serving on its board as the representative for Washington ports for the next two years. Thornsby noted that Schmitt has served the last two years, that traditionally the two ports have alternated every two years in appointing a representative, and that an appointee from the Port of Skamania served two consecutive two-year terms immediately prior to Schmitt's appointment. Thornsby explained that the PC could appoint Schmitt, appoint another commissioner, or decline to offer a representative and resume the two-year alternating schedule by passing the position to the Port of Skamania.</p>	<p>PC Vinyard M, to appoint PC Schmitt or, if he is unwilling to serve, PC Herman, to fill a two-year term on the MCEDD board, PC Herman S, MP 2-0.</p>
<p>DIP Gun Range</p>	<p>ED Thornsby explained that the Wash. Recreation and Conservation Office (RCO) has express concern regarding the gun range grant to Klickitat County because a lease is not yet in place. Thornsby said the RCO wants the lease finalized by September 1, but noted that the Port has not received the results of a noise impact assessment from the County as requested by the PC and the range layout and access point continue to change. Discussion followed regarding the issues surrounding access from state and U.S. highways and selection of an appropriate location to serve future development.</p> <p>PC Vinyard recalled the problems created for the Port when it allowed a gas line easement to cross through the middle of an area targeted for future development and cautioned against an access road easement that could create the same problem. PC Herman stated the gun range is a good use of the property and the County has done a lot for the Port, but expressed support for a loosely defined access easement that would allow the Port to require the County to move the access road in the future if needed for development. Thornsby stated that contact would be made</p>	<p>PC Vinyard M, to reaffirm the Port's intent to execute a lease with Klickitat County for a gun range on 90 acres at DIP, PC Herman S, MP 2-0.</p>

<p>New Business continued... DIP Gun Range continued...</p>	<p>with WSDOT to determine the ability of the Port to move the intersection of the access road and U.S. Hwy 197 at a later date.</p>	
<p>Proposed 5K Run</p>	<p>ED Thornsby said a local student wants to hold a 5K fun run that will benefit victims of violence. Thornsby explained that a portion of the run would take place on Port roads and expressed concerns regarding safety and liability. Thornsby noted that the run was originally planned to take place during the Huckleberry Festival, but that it now appears the run will be held later. Thornsby stated he was reluctant to permit runners on Marina Way, preferring they use Maple Street. He added that Maple Street could be closed for a few hours, provided no fruit bins were to be moved during that time, and the colored corn starch used in the run would not need to be cleaned up if runners stayed on the gravel. Thornsby said the Port would not be involved in the run, which could make it appear the Port was a sponsor and noted that he is talking with the Port's insurance carrier and General Counsel. Thornsby stated he would likely require the Port to be named on any hold-harmless form signed by the runners.</p>	
<p>Executive Director's Report DIP Lot 80 Development – Dirt Hugger</p>	<p>ED Thornsby stated that the Port's involvement with the Lot 80 development is complete and presented photos of the completed concrete pad. Thornsby noted that Dirt Hugger is currently working with the PUD to install three-phase power for the blowers that will pump air through the pad. Thornsby added that the Port has received payment of the \$50,000 awarded under the US Dept. of Agriculture (USDA) grant and that a USDA representative has toured the Dirt Hugger facility.</p>	
<p>Commissioners Reports</p>	<p>None</p>	
<p>Public Comment</p>	<p>None</p>	

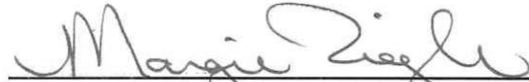
Adjournment

PC Vinyard adjourned the PC Meeting at 5:52 PM.

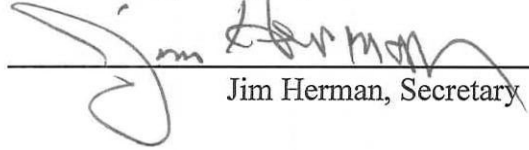
Approved on October 6, 2015
(Date)



Marc Thornsbury, Executive Director



Margie Ziegler, Administrative Assistant



Jim Herman, Secretary