

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 4:31 PM.
Administrative Matters Approval of Minutes Approval of Vouchers	Minutes – March 29, 2016 Payroll Vouchers – April 5, 2016, #26520-26521, #D11477-D11491, \$12,159.25. Vouchers – April 15, 2016, #26522-26540, \$12,484.53. Payroll Vouchers – April 20, 2016, #26541-26542, #D11492-D11498, \$10,256.25.	PC Schmitt M to approve the minutes, PC Herman S, MP 3-0. PC Herman M to approve the vouchers, PC Schmitt S, MP 3-0.
Old Business DIP Gun Range Lease	ED Thornsby presented the ground lease for the Klickitat County gun range at Dallesport and noted the additional language regarding road access requested by the PC. PC Vinyard asked about potential lead contamination. Thornsby explained that provisions of the lease allow the Port to have the property inspected for environmental contamination at the conclusion of the lease and, if any is found, requires the lessee to clean up the contamination and return the property to its condition at the commencement of the lease.	PC Schmitt M to approve the gun lease as executed, S Herman, MP 3-0.
New Business DIP Rock Exporting	ED Thornsby apologized that he did not have the information he had expected to receive, adding that a meeting the potential tenant was to have had with the prime contractor had been postponed. Thornsby noted that assessment and inspection of the dock can continue in the meantime. Discussion followed regarding the weight limit of the dock and Thornsby agreed that a weight limit will need to be established.	

New Business cont...
Columbia Hills RV Park Water Service

ED Thornsbery said the Port received an inquiry from the owner of the Columbia Hills RV Park (CHRVP) asking if the Port would continue to provide water if the property was sold or a third party operated the Park. Thornsbery noted that the Port currently has a temporary agreement under which it supplies water to the CHRVP. Discussion followed regarding the potential impact of a change in ownership, change in use, expansion of the CHRVP, and potential residential development.

PC Vinyard expressed concern with the possible use of water for residential purposes and wondered how large the CHRVP could become. PC Schmitt worried that the property could be turned into a subdivision with houses for which the Port would then be obligated to provide water. Vinyard added that the Port should avoid getting into a situation where it does not have adequate water for potential industrial tenants because it has dedicated water for other uses.

Thornsbery explained that, at present, the Port's water permit far exceeds its use with the balance targeted for future development in the industrial park. He also noted that any water covered by the permit that is not used is subject to relinquishment and reminded the PC that revenues received from supplying water to the CHRVP help pay for repairs to, and maintenance of, the water system. Various limitations to the assurance of water service were considered and discussed including time, quantity, use, and rate charged.

PC Herman expressed reservations about providing any permanent guarantee of water service. Vinyard cautioned that the Port should not allow itself to become a municipal water system for residential users. Thornsbery suggested that the Port provide confirmation to the CHRVP owners that, regardless of the owner or operator, the Port will continue to provide water for the existing property use, specifically recreational vehicle park, store, and fueling station, until such time as the property

By consensus, the PC declared its intent to continue providing water to the Columbia Hills RV Park regardless of its owner and operator, provided there is no change in the current use of the property and no alternative water right or service is reasonably available.

<p>New Business cont... Columbia Hills RV Park Water Service</p>	<p>owner secures its own water right or a Dallesport Water District water main is within a reasonable distance.</p> <p>AA/PA Ziegler reminded the PC that the CHRVP has not provided the Port with annual backflow test results. Broad discussion followed regarding statutory requirements for backflow prevention device (BPD) testing and the Port's cross-connection policy. Ziegler suggested that the issue be addressed as part of the water system master plan update. Vinyard stated it would be unfortunate if water system operations were jeopardized as a result of a failed BPD at the CHRVP.</p>	
<p>Klickitat County Transportation Policy Committee Representative</p>	<p>ED Thornsby reminded the PC that it had, in an earlier meeting, conditionally appointed PC Herman as representative of the Klickitat County Transportation Policy Committee (KCTPC) to the Southwest Washington Regional Transportation Council (SWRTC). He explained that SWRTC requirements stipulate the SWRTC representative must be the primary representative on the KCTPC and pointed out that, at present, the Port's primary representative was its Executive Director. Thornsby stated that in order for PC Herman to act as the representative to the SWRTC, the PC must appoint him as the Port's primary representative on the KCTPC and appoint the ED as an alternate.</p>	<p>PC Schmitt M, to appoint PC Herman as the primary representative to the Klickitat County Transportation Policy Committee and ED Thornsby as the alternate, PC Vinyard, S MP 3-0.</p>
<p>DIP Auction</p>	<p>ED Thornsby said the Port received an inquiry about leasing property in the Dallesport Industrial Park for a heavy equipment auction. He explained that Lot 24 or Lot 39 (provided the current lessee vacates on time) could be used and noted that the property would be used for six to eight weeks. Thornsby added that all fees will be paid up front because the lease term would be so short.</p> <p>PC Schmitt expressed concern that equipment might be left on the site after the auction. PC Vinyard added that aging equipment can leak oil and fuel. Thornsby explained there is lease language regarding environmental contamination and the lease rate doubles for any use of the property beyond the lease termination date that acts as an incentive to</p>	

<p>New Business cont... DIP Auction</p>	<p>not leave anything behind.</p>	
<p>Regional Port Presidents Meeting</p>	<p>ED Thornsby asked if the PC wished to send a representative to a proposed meeting of the Port Commission Presidents for the five Columbia Gorge ports. PC Vinyard asked what date the meeting would be held. Thornsby said he had not received confirmation of a date and would contact the appropriate PC once a date is set. Vinyard asked if PC Schmitt would attend because of his involvement in other regional meetings. Schmitt said he could attend on behalf of the Port.</p>	
<p>Executive Director's Report RAMCo EPA Claim Update</p>	<p>ED Thornsby noted that the environmental covenant has been received by the Wash. Dept. of Ecology and posted to their website. He explained that work has begun on a "No Further Action" letter and, taking into account the public comment period with the NFA. Thornsby thinks we should have the NFA in early June.</p>	
<p>DIP Surface Mine Expansion</p>	<p>ED Thornsby noted that work has begun on the Phase I archaeological survey and the contractor has applied for a permit to conduct the Phase II archaeological survey. He said the contractor has found a museum that will accept any artifacts that may be found and explained that if the Phase I work identifies any other locations with artifacts, the contract may need to be amended to include those areas. Thornsby added that a letter has been sent to the Wash. Dept. of Natural Resources explaining the Port will not be able to meet the March 31 deadline to address expansion of the mine due to the archaeological surveys that must be completed for the SEPA required by the mine expansion permit.</p>	
<p>WPPA Spring Meeting</p>	<p>ED Thornsby reminded the PC that the Wash. Public Ports Assn. Spring meeting will be held in May at Skamania Lodge and asked if there was any interest in attending. PCs Schmitt and Herman stated they would like to attend. PC Vinyard said he would like to attend, but may not be available. The PCs agreed to confirm their availability with</p>	

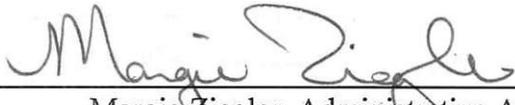
<p>Executive Director's Report WPPA Spring Meeting cont...</p>	<p>AA/PA Ziegler so they can be registered before the deadline. Vinyard asked if attendance by the PC would violate the Open Public Meetings law. Thornsbery explained that attendance would not be a violation, but the law prohibits the PCs from engaging with each other in any discussion, deliberation, or decision concerning Port business at the meetings.</p>	
<p>Bingen Point Trees</p>	<p>ED Thornsbery noted that several trees around the buildings at Bingen Point are dying and will be removed. He explained it appears they were planted improperly and suffer from root girdling. Thornsbery said staff will inspect the roots to see if anything can be done and added that new trees will be planted to replace those removed.</p>	
<p>Commissioners Reports</p>	<p>PC Vinyard said he participated in the Klickitat County Economic Development Strategic Plan (EDSP) kick-off meeting Monday and the Forestry focus group earlier in the day, and will attend the Leadership Roundtable on Wednesday. Vinyard noted the contractor is moving right along and has started meeting with several focus groups. ED Thornsbery said he attended the Economic Development and Property Development focus group meetings. Vinyard stated he was impressed with the contractor hired to develop the plan.</p> <p>PC Schmitt noted the challenges in promoting economic development when a segment of the population has little interest in encouraging people from outside the area to relocate here. Vinyard stated his belief the EDSP should consider how to create jobs that would put local people who are unemployed or just out of high school to work in the area.</p> <p>Thornsbery pointed to local business Custom Interface as an example of a company that makes the most of the work force that is already here in the gorge. He speculated that a substantial number of Port constituents believe the Port should be supporting employment opportunities suitable for themselves, their neighbors, and their community, not concerned with employment opportunities for people from outside the area.</p>	

Commissioners Reports cont...	<p>PC Schmitt described the first responder training he attended for oil trains and said the Appleton Fire Department will purchase, and have on hand, firefighting foam, though not enough for an oil train fire. Schmitt said BNSF fire trains with foam are located along the Columbia River.</p> <p>ED Thornsbury said the May 3 meeting will be canceled as it is unlikely he will be able to obtain sufficient information on any open matters in advance of the cutoff for the commissioner packets. He added that this would provide an opportunity for he and PC Herman to attend the Southwest Washington Regional Transportation Council meeting in Vancouver and means the next Port meeting would be held May 17.</p>	
Public Comment	None.	
Recess	PC Vinyard recessed the meeting at 6:17pm for a short break.	
Executive Session – 30 Minutes To Consider the Selection of a Site or the Acquisition of Real Estate	<p>PC Vinyard called an Executive Session at 6:26pm to consider the selection of a site or the acquisition of real estate pursuant to RCW 42.30.110(1)(b) for a period of thirty minutes.</p> <p>At 6:56pm Vinyard announced an extension of the executive session for an additional thirty minutes.</p> <p>At 7:26pm Vinyard adjourned the executive session. No action was taken in the executive session.</p>	
Adjournment	PC Vinyard adjourned the PC Meeting at 7:26 PM.	

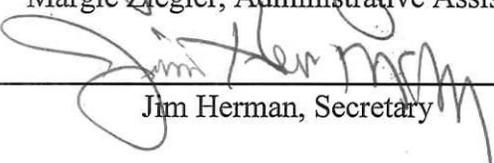
Approved on June 14, 2016
(Date)



Marc Thornsbury, Executive Director



Margie Ziegler, Administrative Assistant



Jim Herman, Secretary