

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: Darrin Eckman, Tenneson Engineering Corp; Norm Deo, former PC, Marc Harvey former PC; and Dan Frey, former PC.	Meeting called to order by PC Vinyard at 4:37 PM.
Administrative Matters Approval of Minutes Approval of Vouchers	Minutes – July 19, 2016 Vouchers – August 04, 2016, #26661-26682, \$52,243.97. Payroll Vouchers – August 05, 2016, D11565-D11579, #26656-26660, \$13,575.02. Vouchers – August 16, 2016, #26687-26688, \$850.00. Payroll Vouchers – August 22, 2016, D11580-D11586, #26683-26686, \$11,268.93. Vouchers – August 23, 2016, #26689-26702, \$9671.07.	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	None	
New Business External Potable Water Request	ED Thornsby presented a staff report on the issue of selling potable water for off-site use, noting the Port currently sells only non-potable water for such purposes. He explained that water from the standpipe cannot be guaranteed potable because during periods when the pump is running, water delivered to the standpipe is not treated. He added that even if it were treated, the contact time would be too short to insure that all bacteria were neutralized.	By consensus, the PC made no change to current practice, allowing the sale of potable water via hydrant only for use by other public agencies or special purpose districts under temporary emergency water supply conditions.

<p>New Business continued... External Potable Water Request continued...</p>	<p>Thornsby noted that because planned improvements to the standpipe at Well No. 1 will begin soon, any change to how water is provided that might affect the design or location of those improvements should be decided now to avoid wasting money. PC Schmitt cautioned against expending additional funds simply to get into the business of selling potable water using hydrant connections.</p> <p>Thornsby reminded the PC that the decision to make improvements to the standpipe at Well No. 1 was based on the need to reduce the quantity of unaccounted for water in the Dallesport Industrial Park Water System and to minimize the costs in doing so. He added that use of the existing structure and water meter at Well No. 1 and concentrating withdrawals in a single location were critical factors in the PC's previous decision.</p> <p>PC Vinyard stated he does not object to allowing use of hydrant water in the event of an emergency, but expressed concern regarding an overly broad interpretation of what constitutes an emergency. Discussion followed regarding what circumstances should be classified as an emergency, how hydrant water use would be calculated and monitored, and the return on investment for any improvements.</p>	
<p>2016 BP Grading Project</p>	<p>ED Thornsby reviewed the proposed 2016 BP Grading Project and the inclusion of various asphalt repairs near the buildings at 118 Columbia River Way and 139 Columbia River Way. Thornsby noted that several additive bid items were described in the bid documents and plan set.</p> <p>Thornsby explained that after receiving the bids, the PC will need to promptly identify which, if any, additive items it wishes to accept and award the bid so the project can proceed quickly. He added that the intent of the discussion is to familiarize the PC with each item and its elements so the PC will be prepared to reach a decision at the meeting following the bid opening. Thornsby then reviewed each additive item contained in the bid documents.</p>	<p>By consensus, the PC directed staff to amend the bid documents to secure any additional material necessary without removing fill from Lot 6.</p>

<p>New Business continued... 2016 BP Grading Project continued...</p>	<p>East Marina Way Path and Ditch: Thornsbery explained that this addition would re-grade the ditch on the south side of Marina Way to insure proper water flow away from the road base and would construct a proper sub-grade for the walking path currently planned and budgeted. He added that including this in the project could be a cost effective way to quickly accomplish the work and allow staff to focus on the path itself.</p> <p>Spruce Street Drainage: Thornsbery stated that low spots on both sides of Spruce St. collect sufficient stormwater runoff to occasionally result in standing water across the entire surface of the road and cautioned that significant cracking of the pavement surface (similar to that of Marina Way before it was repaved) suggests that the standing water is beginning to undermine the road sub-grade. Thornsbery explained that this addition would install catch basins on both sides of the road that would collect and drain water to an existing outfall running under Bingen Point Way to the southeast corner of the Bingen Lake wetland.</p> <p>East Bingen Point Way Grading: Thornsbery explained that the base bid would not fill the area needed for the extension of Bingen Point Way to Maple Street, but this additive item would bring the road sub-grade to the proper elevation. Thornsbery noted that this additional work would not include the extension of utilities or any paving.</p> <p>Thornsbery explained that there is insufficient fill material on the lots to be graded to complete the project and fill material would have to be relocated from Lot 6, as called for in the base bid, or purchased from an off-site source. PC Herman said he felt it would not be a good use of money to move material off of Lot 6 that the Port would later have to pay to replace. Darrin Eckman, Tenneson Engineering, stated that purchasing and transporting fill material from off-site could cost an additional eight to ten dollars per cubic yard.</p>	
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New Business continued...
2016 BP Grading Project continued...

Thornsbury noted that the material on Lot 6 is the least expensive material the Port could utilize at present and added that because Lot 6 is years from being ready for development, the Port could use the income from the lots made ready by using the fill to pay for replacement fill at some point in the future. Eckman stated that current plans do not call for the elevation of Lot 6 to be reduced below its original grade.

Discussion followed regarding the work required to finish Bingen Point Way west to Maple Street. Thornsbury explained that the road bed is below grade and would have to be raised before it could be trenched for utilities and then paved. Eckman noted that bringing the road bed to the proper elevation would require approximately 9,500 cubic yards of fill material, adding that if the material were not borrowed from another site at Bingen Point, it would have to be acquired off-site at a total estimated cost of \$100,000 including purchase, transportation, and placement.


Vinyard expressed interest in completing Bingen Point Way to Maple Street stating that the Port has been blessed with strong growth and it needs a complete road system to manage it. Thornsbury reminded the PC that while improvements to Bingen Point Way would be useful in serving Lots 21 and 22, any larger benefit would be limited by the various problems with Maple Street including the fact it is not wide enough for two semi-trucks to pass each other safely. Eckman estimated it would cost \$400,000 to extend Bingen Point Way and all utilities to Maple Street.

Thornsbury explained that an addendum will likely be issued after the pre-bid meeting on Friday and could include requiring the purchase of additional fill in place of removing material from Lot 6. Thornsbury added that the bid will be awarded at the next PC meeting and at that time the PC can review the cost of the additive items and determine whether to include any of them in the contract.

<p>Executive Director's Report DIP Surface Mine Expansion</p>	<p>ED Thornsby said that the project is waiting for an excavation permit from the Dept. of Archaeology and Historic Preservation and noted the comment period for the permit had closed the day before. Thornsby said he anticipates the permit will be issued in the next week and a half after which archaeological work can resume.</p>	
<p>DIP Rock Exporting</p>	<p>ED Thornsby said the project has stalled awaiting a commitment from the general contractor for the source material. He explained that staff will continue to pursue the planning and construction of several related waterfront improvements. Thornsby noted that the JARPA and SEPA required for a shoreline substantial development permit covering any construction within 200 feet of the river must be submitted to Klickitat County on September 16 to get on the November Planning Commission meeting agenda. PC Vinyard urged staff to continue moving forward so that the progress made thus far to put the Port in a position to take advantage of future opportunities is not lost.</p>	
<p>DIP Lot 22 Rezone</p>	<p>ED Thornsby said he has submitted paperwork to Klickitat County for correcting the small wedge of Dallesport Industrial Park (DIP) Lot 22 that is zoned Industrial Park instead of General Industrial (as are the rest of the Port's properties at the DIP).</p>	
<p>September Meeting Dates</p>	<p>ED Thornsby recommended rescheduling the PC meeting on September 6 to September 8 to coincide with the 2016 BP Grading Project bid opening and allow prompt selection of additive items (if any) and award of the bid.</p>	<p>By consensus, the PC chose to postpone the September 6 meeting to September 8.</p>
<p>Commissioners Reports</p>	<p>PC Vinyard said there has been no activity with the Klickitat County Public Economic Development Authority.</p> <p>PC Schmitt said has been attending the Mid-Columbia Economic Development District meetings. He noted that the unemployment rate for the Oregon side of the Gorge is reported to be 3.1% and there are 500 unfilled jobs in the area.</p>	

Commissioners Reports continued...	PC Herman said he will attend the Southwest Washington Regional Transportation Council meeting on September 6.	
Public Comment	None.	
Adjournment	PC Vinyard adjourned the PC Meeting at 5:56 PM.	
RAMCo Clean-up Celebration	ED Thornsby presented a slide show of the RAMCo clean-up and refreshments were served.	

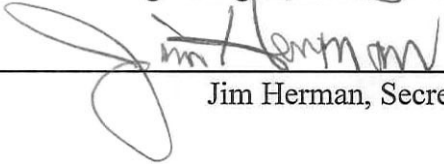
Approved on September 8, 2016
 (Date)



 Marc Thornsby, Executive Director



 Margie Ziegler, Administrative Assistant



 Jim Herman, Secretary