

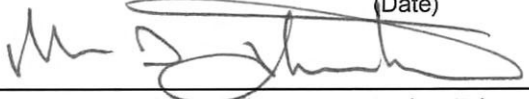
TOPIC	DISCUSSION / ASSESSMENT / FINDINGS	ACTION
Attendance	Commissioner/Staff Present: Port Commissioners (PCs) James Herman, and William Schmitt; and Executive Director (ED) Marc Thornsbury. PC/Staff Absent: PC Wayne Vinyard and Administrative Assistant/Port Auditor (AA/PA) Margie Ziegler. Guests Present: Richard Foster, Klickitat County Public Economic Development Authority.	Meeting called to order by PC Schmitt at 4:30 PM. PC Vinyard was excused.
Public Hearing 2017 Draft Budget 2017 Draft Capital Improvement Budget Amendment of the Comprehensive Scheme of Harbor Improvements and Industrial Development	PC Schmitt opened the public hearing regarding the 2017 Budget and Comprehensive Scheme at 4:31PM. There were no public comments. PC Schmitt closed the public hearing at 4:32PM. The PC will meet on November 22 to adopt the 2017 Budget and amend the Comprehensive Scheme.	
Administrative Matters Approval of Minutes Approval of Vouchers	Minutes – October 4, 2016 Minutes – October 18, 2016 Payroll Vouchers – October 20, 2016, D11624-D11630, #26758-26760, \$10,562.28. Vouchers – October 24, 2016, #26761-26779, \$91,960.20. Payroll Vouchers – November 07, 2016, D11631-D11645, #26780-26782, \$12,905.46.	PC Herman M to approve the minutes, PC Schmitt S, MP 2-0. PC Herman M to approve the vouchers, PC Schmitt S, MP 2-0.

<p>Administrative Matters cont... Approval of Vouchers cont...</p>	<p>Vouchers – November 4, 2016, #26783-26801, \$289,582.04. PC Herman asked if the earthwork project bill was reviewed by the engineer. ED Thornsbery printed the engineer's e-mail approving payment.</p>	
<p>Old Business</p>	<p>None</p>	
<p>New Business Warehousing at BPBP</p>	<p>ED Thornsbery said the Port has been asked to reconsider its position on developing warehouse facilities at the Bingen Point Business Park (BPBP). Thornsbery reminded the PC that it has allowed development that included warehousing as a secondary aspect of another approved use, but has discouraged development where the primary use is warehousing. Thornsbery noted that warehousing typically delivers two to five jobs per acre of development and the uses allowed at the BPBP currently deliver approximately 25 jobs per acre. Discussion followed.</p> <p>PC Schmitt said he would rather see warehousing at the Dallesport Industrial Park (DIP). PC Herman expressed concern over the development of warehouse space at the BPBP and the lack of jobs. Herman also asked if the fruit bin storage on Lot 4/5 violated the policy. Thornsbery explained that the lease for bin storage was temporary and could be terminated in favor of more appropriate development, but a lease for warehouse development would be in effect for decades.</p>	<p>By consensus, the PC affirmed its position to discourage the development of warehousing at the BPBP in favor of the DIP.</p>
<p>Law Enforcement</p>	<p>ED Thornsbery explained the potential of contracting for an increased law enforcement presence at the Bingen Point Business Park and Dallesport Industrial Park. Thornsbery noted that the idea has received a positive response from the Sheriff's Office.</p> <p>PC Schmitt noted that the deputies are very busy all over the county and asked how they will track their time and whether the fee charged would be flat or based on the actual time spent at the Port. Thornsbery explained that the discussion is merely conceptual at this stage and such details would have to be worked out if there is a desire to move forward. He added the Port could use a trial period to see how the program might</p>	<p>By consensus, the PC directed ED Thornsbery to proceed.</p>


<p>New Business cont... Law Enforcement cont...</p>	<p>work. PC Herman asked how much it costs Trout Lake and Lyle for law enforcement to drive through and asked if the Sheriff receives any leasehold tax monies from the Port. Thornsbery explained that Klickitat County does receive a portion of leasehold tax revenue and that the Port is currently receiving the appropriate level of service given its tax contribution. He pointed out, however, that the Port needs a little more than an occasional drive-through and a response to a call for service.</p> <p>Thornsbery described some of the illegal activities on Port properties including trespassing, vandalism, and theft and expressed concern that an almost complete lack of law enforcement presence may give some people the feeling they can do anything they want without fear of punishment. Thornsbery asked if the PC would like staff to continue discussing enhanced enforcement with the objective of returning to the PC with a proposed inter-governmental agreement.</p>	
<p>Executive Director's Report Underwood Fruit Lease</p>	<p>ED Thornsbery stated the Underwood Fruit lease has been amended to account for the new Lot 4/5 location and expects bins to arrive soon.</p>	
<p>DIP Shoreline Improvements</p>	<p>ED Thornsbery presented preliminary engineered drawings of the proposed surface grading and stormwater management system for the Dallesport Industrial Park barge dock and surrounding property. He also explained the operation of the system, the process involved in its development, and the alternatives considered.</p> <p>Thornsbery described the problems with existing elevations, improving and adjusting access to Lot 46, and limiting encroachment into the staging area. Thornsbery stated he will look into a stormwater grant for the project, noting that the deadline for applications is October 2017 and, if granted, construction would start mid-2018. Thornsbery asked if the PC had any questions or concerns and if staff should proceed.</p>	<p>By consensus, the PC directed ED Thornsbery to proceed.</p>
<p>Executive Director Performance Evaluation</p>	<p>ED Thornsbery noted the annual performance review of the Executive Director will be on the agenda for the next PC meeting.</p>	

<p>Executive Director's Report cont... DIP Rail</p>	<p>ED Thornsbery provided an update on the condition of the Dallesport Industrial Park rail spur and noted that it does not appear rail will be used during the lock closure. Thornsbery added he believes the Port should proceed with returning the rail spur to service and expressed concern the BNSF Railroad could remove the spur from service permanently if the current deficiencies are not corrected in a timely fashion.</p> <p>PC Schmitt pointed out that the rail spur is a valuable asset and the Port should work to get it back into service. Thornsbery noted the Port has spent very little on rail maintenance or improvements during his tenure and likely well before his arrival. He added that the PC should consider setting aside a small amount in the Port's budget each year to fund recurring rail maintenance.</p>	
<p>Commissioners Reports</p>	<p>PC Herman said he noticed Klickitat County is constructing the access road to the gun range.</p> <p>ED Thornsbery said he attended the Southwest Washington Regional Transportation Council (SWRTC) meeting and noted they will award the contract for the Bingen Circulation Study soon. Thornsbery briefly explained traffic counting and the technologies used to collect the data.</p>	
<p>Public Comment</p>	<p>None</p>	
<p>Adjournment</p>	<p>PC Schmitt adjourned the PC Meeting at 5:26 PM.</p>	

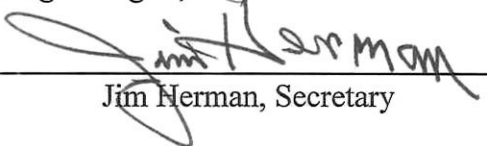
Approved on November 22, 2016
(Date)



Marc Thornsbery, Executive Director



Margie Ziegler, Administrative Assistant



Jim Herman, Secretary