

TOPIC	DISCUSSION / ASSESSMENT / FINDINGS	ACTION
<b>Attendance</b>	<b>Commissioner/Staff Present:</b> Port Commissioners (PCs) James Herman, William Schmitt, Wayne Vinyard; Executive Director (ED) Marc Thornsby; and Administrative Assistant/Port Auditor (AA/PA) Margie Ziegler. <b>PC/Staff Absent:</b> None. <b>Guests Present:</b> Tammy Kaufman, Insitu.	Meeting called to order by PC Vinyard at 4:34 PM.
<b>Administrative Matters</b> Approval of Minutes  Approval of Vouchers	Minutes – August 15, 2017  Payroll Vouchers – August 21, 2017, #27101-27102, D11837-D11842, \$10,001.63.  Payroll Vouchers – September 5, 2017, #27103-27104, D11843-D11855, \$11,564.50.  Vouchers – September 5, 2017, #27105-27120, \$13,975.50.	PC Schmitt M to approve the minutes, PC Vinyard S, MP 2-1. PC Herman did not attend the meeting.  PC Herman M to approve the vouchers, PC Schmitt S, MP 3-0.
<b>Old Business</b>	None	
<b>New Business</b> DIP Prospective Tenant – Chemicals Processing	ED Thornsby said a chemical processing company is considering the Dallesport Industrial Park (DIP) for a new plant and explained members of the company have been on site and discussed the improvements that would need to be made. Thornsby noted the proposed water use would be large and possibly up to one third of the Port's water right. He added that Klickitat County will be involved because of the potential need to expand the wastewater treatment plant.  PC Vinyard stated his concern that such a project would push the water and sewer systems to their capacity and, as a result, limit future growth at	By consensus, the PC agreed staff should proceed with care and determine if the company could reduce its water consumption, the KPUD would lease a portion of its non-consumptive water right, and Klickitat County would expand the wastewater treatment plant in a timely fashion.


<p><b>New Business cont...</b>  DIP Prospective Tenant – Chemicals Processing cont...</p>	<p>the DIP. PC Herman said it would nice to see development at the DIP, but not if it uses up most of the available resources. Thornsbury explained the Klickitat PUD (KPUD) has a non-consumptive water right and might be willing consider leasing a portion of it to the Port. Vinyard said if the KPUD would commit to supplying non-consumptive water, the project might be something the Port should consider.</p> <p>Thornsbury reminded the PC that apart from the availability of non-consumptive water, it would be useful to know if Klickitat County would be willing and able to expand the wastewater treatment plant. Vinyard noted the matter was discussed at the Klickitat County Public Economic Development Authority (KCPEDA) meeting and explained that connection fees could pay for such an expansion, but these would be collected after the improvements had already been made.</p> <p>Vinyard stated he would prefer to see property of the size necessary used for a business that provided more employment opportunities. PC Schmitt suggested that staff limit the time spent on the project until more information is available.</p>	
<p>DIP Prospective Tenant – Self Storage</p>	<p>ED Thornsbury said a party is interested in the Dallesport Industrial Park (DIP) for a new self-storage facility comprised of standardized shipping containers. He added that the operation would result in, at best, one part-time job and noted that self-storage is not a permitted use under current zoning and would require a Conditional Use Permit. Thornsbury noted they are looking for two, up to four, acres. PC Schmitt cautioned there can be a big difference in the appearance of self-storage facilities, but they can look nice if new containers and graveled aisles are used.</p> <p>Thornsbury explained the lease could require the use of containers that are in good condition and the same color as well as screening of the site. Thornsbury noted the PC should also consider possible problems with spillage or leakage of liquids into the ground as neither the Port nor the</p>	<p>By consensus, the PC agreed staff should proceed, provided matters concerning appearance, potential contamination, and lease term are addressed.</p>

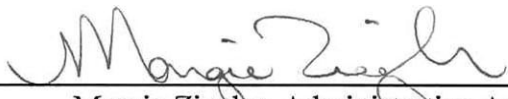
<p><b>New Business cont...</b> DIP Prospective Tenant – Self Storage cont...</p>	<p>operator may know what is stored in a rented space or being brought onto the property. Schmitt expressed concern that if power is provided there is a risk a storage space could be used as a garage, creating the possibility of fuel, oil, and other spills. PC Vinyard said he would like the prospective lessee to put together a proposal for the PC.</p> <p>PC Herman suggested the former RAMCo disposal site as an appropriate location for a self-storage facility, adding he would not want to see shipping containers right off US Hwy. 197. Vinyard expressed reluctance to site a self-storage facility because it creates no jobs. Thornsbery explained most of the RAMCo site is subject to a BPA easement that prohibits structures and the entire site lacks suitable access.</p> <p>Thornsbery suggested Lot 15 located south of Dow Rd. and west of Ford Ave., adding the lot is relatively small, bisected by a sewer main, and near, but not on, US Hwy. 197. Schmitt stated he would want the containers to be the same color and the area screened. Herman expressed concern with respect to entering into a fifty year or similar long-term lease, adding his preference is to see a shorter term. Vinyard cautioned the lease should protect the Port so it does not have to remove abandoned containers when the lease expires or is terminated.</p> <p>Thornsbery asked if there were particular items the lease should address such as spillage, surfacing, drainage, etc. and noted the Port could require a bond to cover restoration of the site. Vinyard stated his belief a storage facility is needed to serve the local community. Herman said he considers the use of shipping containers acceptable, provided the facility had a good appearance and the lease term is limited.</p>	
<p><b>Executive Director’s Report</b> Barge Dock Availability/Use Policy</p>	<p>ED Thornsbery said he did not receive additional information on the barge dock as expected.</p>	
<p>Marina Way Path</p>	<p>ED Thornsbery explained bollards will be needed where the new multi-use path intersects with roads to discourage driving on the path.</p>	

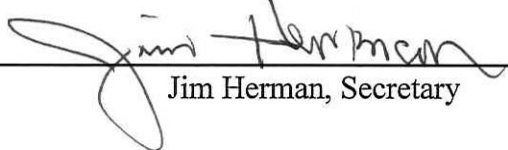
<p><b>Executive Director's Report cont...</b> Marina Way Path cont...</p>	<p>Discussion followed regarding different materials for the bollards including wood, high-density polyethylene (HDPE), and steel. Thornsbery noted having a break-away bollard will prevent damage to the pavement if the bollard is struck. PC Schmitt cautioned that HDPE bollards may get brittle in the sun and suggested a steel post set in concrete would be better.</p> <p>Thornsbery noted the bollards will need to be removable so that maintenance vehicles can have access. PC Vinyard stated the purpose of the bollards is to indicate driving is not allowed on the path, not physically prevent it, adding that a person intent on doing so could simply bypass a bollard and still get on the walking path. Schmitt suggested considering the bollards at Doug's Beach east of Lyle. Herman suggested the bollards at Mitchell Point.</p> <p>Discussion followed concerning various mechanisms for mounting bollards, including in-ground and above-ground sleeves and posts. Thornsbery explained that a prefabricated bollard costs a few hundred dollars to over \$1,000 versus one made in-house. Schmitt noted the use of multiple prefabricated bollards could cost several thousand dollars. Herman suggested a wood post bollard made in-house would be adequate and cost effective.</p>	
<p>Bingen Lake</p>	<p>ED Thornsbery said the beaver living in the arch culvert on Maple Street was evicted and a grate installed over the opening.</p>	
<p><b>Commissioners Remarks</b></p>	<p>PC Vinyard said the tour he attended with Insitu was a great experience and that Ryan Hartman, Insitu CEO, said Insitu is here to stay in the Gorge. Vinyard added that he got to meet excellent people from up and down the Gorge who also attended the tour. Vinyard noted that Jenny Taylor, Insitu, said they want to expand.</p>	

<b>Commissioners Remarks cont...</b>	<p>PC Schmitt said he has a meeting at MCEDD on September 6, 2017. Schmitt noted MCEDD had hired a part-time person that is shared with another agency.</p> <p>PC Herman noted he was not attending the Southwest Washington Regional Transportation Council (SWRTC) meeting today.</p>	
<b>Public Comment</b>	<p>Tammy Kaufman, Insitu, thanked PC Vinyard for attending the tour. PC Vinyard suggested that Jenny Taylor, Insitu, talk with ED Thornsbury well in advance of any expansion so any problems can be addressed. Kaufman said she will take the information back to Jenny Taylor's team. Kaufman thanked the PC for starting construction on the walking path.</p>	
<b>Adjournment</b>	<p>PC Vinyard adjourned the PC Meeting at 6:12 PM.</p>	

Approved on November 7, 2017  
 (Date)

  
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 Marc Thornsbury, Executive Director

  
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 Margie Ziegler, Administrative Assistant

  
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 Jim Herman, Secretary