

TOPIC	DISCUSSION / ASSESSMENT / FINDINGS	ACTION
Attendance	Commissioner/Staff Present: Port Commissioners (PCs) James Herman via teleconference, William Schmitt, Wayne Vinyard; Executive Director (ED) Margie Ziegler; and Administrative Assistant (AA) Bonita Snyder. PC/Staff Absent: None. Guests Present: Darrin Eckman, Tenneson Engineering.	Meeting called to order by PC Vinyard at 12:19 PM.
Workshop DIP Mine Expansion Permit	ED Ziegler discussed the mine history. Darrin Eckman, Tenneson Engineering, explained the differences between a mining operation and a grading plan. Ziegler reviewed the current operating agreement and discussed current operations. Eckman reviewed the development plan. Discussion followed about how the Port should proceed with the mine expansion.	
Administrative Matters Approval of Minutes Approval of Vouchers	Minutes – February 15, 2022. Vouchers – March 1, 2022, #28979-28987, \$3,281.50.	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	None.	
Executive Director's Report Lease Updates	ED Ziegler stated the completed lease was sent to Rolls Royce for signature. Ziegler stated the lowest quoted price for the Lot 39 north gate was from Mobley Fencing for \$9,837.81 for posts, concrete, etc. to install two 15' foot gates on rollers. She noted the highest quote received was \$13,600.20.	

<p>Executive Director's Report (cont.) Lease Updates (cont.)</p>	<p>Ziegler stated the landscaping grasses around the 151C building need to be trimmed. She said the next step is to issue keys and set up utility bills for the new lessee. Discussion followed about addressing signage and business signage for the 151C building.</p> <p>Ziegler noted a portion of Lot 18 was leased to Strider Construction. She added Strider Construction will be bringing fill materials to BPT Lot 6. They will sort the material, leave appropriate sized material for fill, and remove over-sized material. In the Spring, Ziegler noted they will bring fill to BPT Lot 9.</p> <p>Ziegler reported the DIP Lot 46 boundary was surveyed and metal stakes with white reflective covers were placed.</p>	
<p>Executive Director's Report (cont.) DIP 151C Office Construction</p>	<p>Darrin Eckman, Tenneson Engineering noted steel construction is not very typical for this area. Eckman requested a quote from Hale Construction for an insulated office using wood framing (rather than steel) and the quote price was reduced by \$100. Eckman noted the original architect designed the building construction utilizing non-combustible materials (Type I or II) but he felt there was no reason all building materials were required to be non-combustible.</p> <p>ED Ziegler stated the Port accepted Hale Construction's quote for the office space remodel and has established a target completion date of April 15, 2022.</p>	
<p>Executive Director's Report (cont.) DIP Water System Update</p>	<p>ED Ziegler stated Port staff has scrubbed its records and sent information regarding Well #2 to Darrin Eckman, Tenneson Engineering. She said she would work with the PUD for the water system agreement.</p> <p>Ziegler noted the Eisland's RV Park experienced a couple of water leaks that have been fixed. Discussion followed about water rights in the area.</p>	

<p>Executive Director's Report (cont.) BPT Underpass Drainage</p>	<p>ED Ziegler noted an underpass meeting was scheduled for March 2. PC Schmitt asked if there was any cost estimate yet for construction of a pump house (including pumps). Ziegler said Darrin Eckman, Tenneson Engineering is still waiting for the Department of Transportation to provide some information to inform his estimate.</p>	
<p>Executive Director's Report (cont.) Marina Parking Improvement Project</p>	<p>ED Ziegler shared images showing water puddling and drainage in the parking area after a rain event. She stated it drained quickly. She noted invoices have not yet been received for that project.</p>	
<p>Executive Director's Report (cont.) BPT Boat Ramp Repair</p>	<p>ED Ziegler stated there are three holes where CDF was inserted that need to be sealed. Ziegler noted a final invoice for the Boat Ramp Project has not yet been received. Ziegler stated she is still planning to post photos on Facebook and the Port website.</p>	
<p>Executive Director's Report (cont.) Rail Grant Update</p>	<p>ED Ziegler stated the Rail Grant is due March 16, and she is going to submit an application for it.</p>	
<p>Executive Director's Report (cont.) Redistricting</p>	<p>ED Ziegler reported she sent off the signed contract to Flo Analytics. She noted the Flo Analytics team will reach back out to us for next steps.</p>	
<p>Executive Director's Report (cont.) General Updates</p>	<p>ED Ziegler stated she is working on providing information to Maul Foster and Alongi for the feasibility study.</p> <p>Ziegler stated she has a meeting scheduled with Jessica Metta, Mid-Columbia Economic Development District March 9, 2022 to share updates about the Port.</p> <p>Ziegler said she met with the Bingen City Administrator and Mayor. She noted the Mayor asked about residential options, the Marina Recreation Plan, and Port's land purchases. Ziegler stated they walked part of the Bingen Point Business Park and she discussed the Port's goals in the Dallesport Industrial Park.</p> <p>Ziegler stated Port staff reached out to the Klickitat County juvenile</p>	

Executive Director's Report (cont.)
General Updates (cont.)

work crew and asked for litter pick up on Dow Rd. She advised they not go down Parallel Ave. as it would be too dangerous with Hamilton's work crews. Ziegler noted she observed garbage blowing into the quarry from Dirt Hugger, so she contacted Dirt Hugger and they have said they will send their "picking team" out to address the litter concerns. Ziegler stated she also called the night watchman at Pelliser Trucking and requested cleanup of the trash accumulating inside the fenced area along Dow Rd.


PC Schmitt noted the location of some abandoned furniture on DIP Lot 38. Ziegler said since the Maintenance Department now has two staff again that can be addressed. She added they will place a rail tie to block future access.

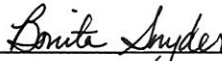

Ziegler said Hamilton Construction bent the gate on DIP Lot 39 by the bioswale and they have stated they will fix it. Maintenance staff found another locking post in the scrap yard to replace the bent one. PC Schmitt noted those fence panels could be moved to the south entrance to Lot 39 off of Parallel Ave. when Hamilton moves out, as it would improve the street side appearance. Ziegler stated she had a conversation with Maintenance staff about being vigilant and quick to respond to any issues that occur, so it can be resolved before the tenant leaves the premises.

Ziegler said she reached out to the PUD regarding the power conduits on Ford Ave.

PC Vinyard asked for an update on the Sewer Line Access in Dallesport. Ziegler stated she is waiting for a quote from Jeff Hunter, Klickitat County Road Department.

Commissioners Remarks	<p>PC Vinyard stated he was able to attend a Klickitat County Public Economic Development Authority meeting via Zoom. He noted he wants to continue to promote Port projects and goals and highlight how they benefit the County. He noted the .09 dollars may become more and more difficult to acquire. Vinyard said the Port will need to reestablish relationships, as there are new commissioners. He noted the new commissioners are not aware of the history of cooperation between the Port and Klickitat County. Vinyard noted the Port values the County's support in providing matching funds etc., but noted 90% of funds for development have been fronted by the Port. Vinyard stated he shared information on the USDA and CERB grants recently received, and the objectives of the feasibility study. He also shared the progress in having Rolls Royce as a tenant for the DIP 151C building. Vinyard stated he thought the mine workshop was excellent.</p> <p>PC Schmitt said he followed up on what rock would be best for filling in the potholes on Maple Street. He said he was advised to use non-spec reject ¾ minus from the Trout Lake quarry in order to have dirt fines rather than sand.</p> <p>PC Herman said he felt it would be better to fly up for future workshops if he was out of state.</p>	
Public Comment	None.	
Adjournment	PC Vinyard adjourned the PC Meeting at 5:20 PM.	

Approved on 3/15/2022
 (Date)

 Margie Ziegler, Executive Director


 Bonita Snyder, Administrative Assistant

 Wayne Vinyard, President