

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: None.	Meeting called to order by PC Vinyard at 4:30 PM.
Administrative Matters Approval of Minutes Approval of Vouchers	Minutes – March 15, 2022. PC Vinyard noted two corrections Vouchers – March 28, 2022, #29012, \$269.69. Payroll Vouchers – April 5, 2022, #D13156-D13170, #20913-20914, \$14,429.73. Vouchers – April 5, 2022, #29015-29032, \$64,302.12.	PC Schmitt M to approve the minutes as corrected, 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 DIP Mine Expansion Permit	ED Ziegler stated the Port received the operator’s plan from James Dean Construction, but Darrin Eckman, Tenneson Engineering has not had a chance to review it. PC Vinyard said he reviewed the plan provided by Jim Dean and felt it was a good summary of their operations, but added he would like to see some kind of annual reporting of the reclamation process. Vinyard asked if Eckman would be able to monitor the reclamation at least annually.	
Executive Director’s Report (cont.) Lease Updates	ED Ziegler stated James Dean Construction has sold the rock on BPT Lots 1 and 2 to SDS Lumber and SDS Lumber will be leasing those lots from the Port. She noted she provided elevation and fill placement language in the lease to allow SDS Lumber to leave any unwanted rock	

<p>Executive Director's Report (cont.) Lease Updates (cont.)</p>	<p>as fill. Ziegler stated she provided a photo to SDS to show how the looked prior to Dean's lease.</p> <p>PC Vinyard asked about the expected fill on Lot 6. Ziegler said the contractor reported most of the rock was too large and was being transported to Dallesport, but still expected to provide fill to the Port in May.</p> <p>Ziegler stated Apex Advanced Technology is a company working for Charter and has leased a small part of Lot 39 for material storage starting April 1.</p> <p>Ziegler noted Rolls-Royce has requested a meeting onsite April 20th. Discussion followed about setting up a meet and greet with the PC.</p> <p>Ziegler said Cascade Bridge LLC is looking for a place to store 115' long concrete beams for approximately ten years. Vinyard noted there is a lot of acreage in DIP that will not be developed by the Port in the next ten years. Discussion followed about site preparation requirements, lot size, potential locations, nuisance, and compensation. Ziegler stated she would find out more information from Cascade Bridge.</p> <p>Ziegler stated amendments to Kerrits and Industrial Equipment Software to adjust premises sizes are awaiting attorney review. Vinyard requested an executive session for real estate.</p>	
<p>Executive Director's Report (cont.) DIP 151C Office Construction</p>	<p>ED Ziegler reported the Port should know by April 11 if the building permit has been approved by the Klickitat County Building Department.</p> <p>Ziegler mentioned the north gate on DIP Lot 39 has been installed. She also asked the contractor to evaluate replacing the south gate with the gates on the Lot 39 north fence line (by the bioswale). He recommended</p>	

<p>Executive Director's Report (cont.) DIP 151C Office Construction</p>	<p>installing new gates as it would be difficult to make the bent gates look nice. Ziegler noted the contractor also expressed interest in bidding on the surplus fencing on Lot 39. PC Schmitt noted the south entrance does not have pavement for a rolling gate to operate on and would require gates that swing open.</p> <p>The PC discussed signage at the entrance of DIP listing the businesses in the park, with an employment count communicating current jobs in the park.</p>	
<p>Executive Director's Report (cont.) 2022-02 BPT Small Projects RFQ</p>	<p>ED Ziegler stated the BPT Small Projects will include moving a culvert for drainage in the Marina Park, correcting the irrigation line by Bldg 1B, and removal of vegetation and fill placement on the south portion of Lot 9. Ziegler stated Lot 9 has been surveyed and staked and added the fill permit will expire in August 2022. Ziegler said Darrin Eckman, Tenneson Engineering is working on developing the plans for this RFQ, and she hoped to publish the RFQ within the week.</p>	
<p>Executive Director's Report (cont.) BPT Underpass Drainage</p>	<p>ED Ziegler stated she spoke with Mike Briggs from Washington State Department of Transportation (DOT) and he stated he is working with the Department of Ecology to classify stormwater from a new rail surface. Ziegler noted they are working with BNSF to get accurate volumes for stormwater runoff to determine how much they will keep in a bioswale or discharge to Bingen Lake. The next meeting will be May 4. PC Vinyard said it sounds like the DOT is attempting to get their hands around the project. He said he wanted to clarify the PC is not opposed to the project, but is also trying to be responsible in considering potential repercussions. Vinyard said the questions and concerns raised by the PC are part of due diligence, and should not be construed as a negative attitude toward the project at large. He noted many of the issues around this project are concerning and need to be thoughtfully considered from all sides to prevent unwanted results. PC Schmitt agreed, stating the PC was in favor of the project, just not in favor of the problems.</p>	

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

Ziegler stated the Port was subject to a Leasehold audit and there was a finding that Leasehold should have been charged on the base rent before improvement credits were applied. Ziegler shared the values owed as found in the audit for the affected tenants. Schmitt asked if the leasehold could be charged back to the tenant, as the tenant was not charged the leasehold they owed. PC Herman suggested invoicing the tenants for the unpaid leasehold, and to discuss the audit findings and rationale with them.

Ziegler noted she has been working on a license agreement with LS Networks to place fiber to BPT Building 1A suites B, C, and D (Kerrits). Ziegler stated she has also been working on a license agreement with LS Networks to ride the BPA's power lines in Dallesport. Ziegler noted 151C has conduit, so Rolls-Royce could either pull cable for Century Link, or wait for LS Networks' service.

Ziegler shared a photo of a rail car parked by Dock Rd. She learned that BNSF has only locked out the rail from where the rail turns north on the north side of Dock Road. The presence of the rail car shows BNSF still maintains the approach to the Dallesport spur. Discussion followed about the ownership of the cement pad previously used as a reload center.

Ziegler stated Klickitat County Public Works (KCPW) provided a quote through their reimbursable work agreement of \$12,500 to fix the north end of Ford Ave. Darrin Eckman, Tenneson Engineering reviewed the estimate and said there is no mobilization charged, and advised it would be unlikely that the Port could receive a lower bid for this job, so recommended using KCPW. She noted the County will be sure it is done right as it provides access to their own sewer line. Vinyard noted this project is a good example of how governments should support each other

By consensus, the PC determined the uncharged leasehold should be billed to the affected tenants.

Executive Director's Report (cont.) General Updates (cont.)	<p>in the interest of mutual constituents.</p> <p>Ziegler reported the lift station pump was pulled by Pump Tech. They discovered there was water in the seal. She is waiting for quotes for a repair and replacement of the lift station pump. She said Pump Tech noted accumulation in the tank may have caused the pumps to work harder. Discussion followed about how to treat the accumulation.</p> <p>Ziegler announced the Marina Park Restrooms were opened Monday morning. Schmitt suggested stainless steel be considered if toilets and sinks require replacement.</p> <p>Ziegler reported Port staff discussed streamlining weed management and minimizing weedeating. Ziegler stated staff proposed using a mulching kit that would reduce the grass windrows and allow the mower to navigate tighter areas.</p>	
Commissioners Remarks	None.	
Public Comment	None.	
Executive Session Real Estate/Leasing	PC Vinyard called an executive session at 5:38 PM pursuant to RCW 42.30.110(1)(c) for a period of one-half hour. Vinyard extended the executive session by one-half hour at 6:08 PM. Vinyard adjourned the executive session at 6:41 PM. No action was taken in the executive session.	
Adjournment	PC Vinyard adjourned the PC Meeting at 6:41 PM.	

Approved on April 19, 2022
(Date)

Margie Ziegler
Margie Ziegler, Executive Director

Bonita Snyder
Bonita Snyder, Administrative Assistant

Wayne Vinyard
Wayne Vinyard, President