

TOPIC	DISCUSSION / ASSESSMENT / FINDINGS	ACTION
<b>Attendance</b>	<b>Commissioner/Staff Present:</b> Port Commissioners (PCs) James Herman (via teleconference), William Schmitt, Wayne Vinyard; Executive Director (ED) Margie Ziegler; and Administrative Assistant (AA) Bonita Snyder. <b>PC/Staff Absent:</b> None. <b>Guests Present:</b> None.	Meeting called to order by PC Vinyard at 4:31 PM.
<b>Administrative Matters</b> Approval of Minutes  Approval of Vouchers	Minutes – April 5, 2022.  Vouchers – April 8, 2022, #29033, \$439.91.  Vouchers – April 12, 2022, #29034-29042, \$15,811.74.  Payroll Vouchers – April 20, 2022, #D13171-D13178, #29043 \$11,839.77.	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.
<b>Old Business</b>	None.	
<b>New Business</b>	None.	
<b>Executive Director’s Report</b> DIP Mine Expansion Permit	ED Ziegler stated she has a meeting scheduled April 22 with Darrin Eckman, Tenneson Engineering to discuss the mining operation plan. Ziegler said she told Eckman the PC was interested in progressive reclamation. PC Vinyard added he thought the plan as presented was excellent in detailing what the end objective was, but he would like to see annual reports measuring annual progress toward that objective. PC Schmitt said he would like to ensure the plan was acceptable to the state, and would like to have a solid understanding of how it will look when completed so there are no surprises. Ziegler stated she would like to get measurements on graded and graveled (disturbed) areas, so she can remove that acreage from the “active” status. Schmitt stated he did not want to leave a surprise for a future PC. Vinyard agreed. Ziegler wanted	

<p><b>Executive Director's Report (cont.)</b> DIP Mine Expansion Permit (cont.)</p>	<p>to review the operator's agreement to determine if the graded areas could begin to be leased for long term staging.</p> <p>Vinyard stated the Port needs to evaluate the lease to account for materials imported, stored, and processed not associated with the mine. Ziegler stated Big Fish Quarry now offers up to 25 different products. Ziegler stated the Operating Agreement currently has language where the Port can request the operator survey and calculate the volume of materials extracted from the mine. Vinyard stated he has total trust in the mine operator, but felt it would be good documentation to show how we are managing the business and would allow us to communicate effectively with the state. Schmitt suggested leveled ground used for stockpile would be confirmed at target grade. Ziegler stated she will request volume estimates on existing stockpiles. Ziegler said Eckman was going to update the mine expansion map and resubmit to Archaeological Investigations Northwest.</p>	
<p><b>Executive Director's Report (cont.)</b> Lease Updates</p>	<p>ED Ziegler stated the Port signed the reimbursable work agreement with Klickitat County and they will realign the road on DIP Lot 15 on April 25, 2022.</p> <p>Ziegler said Port maintenance staff met with Brown Roofing to get a quote for 1A roofing. Brown Roofing stated they do not provide insulation removal. Discussion followed. PC Vinyard said the roof needed to be evaluated for its lifespan, and what options may need to be explored (repaired or replaced). PC Schmitt agreed and stated it possibly could be repaired to extend the lifespan.</p> <p>Ziegler stated she met with David Flaiz, Kerrits Activewear. She added she has scheduled a walk through with Flaiz and Darrin Eckman, Tenneson Engineering April 22, 2022. Ziegler added she received additional information on the proposed HVAC improvements from Flaiz.</p>	

**Executive Director's Report (cont.)**

Lease Updates (cont.)

Ziegler reported Zepher has asked for a place to do infrequent launch testing. Ziegler suggested use of Lot 16 and noted if testing becomes more frequent she would request a lease.

Ziegler said Dirt Hugger did some litter pickup. Dirt Hugger stated they would reinstall the gates that were removed at the end of Rockland Road. Ziegler said she needed to know more about the different users before she could weigh in on whether the gate should be locked. Schmitt expressed his belief the gate should be locked. Vinyard agreed and added people with an interest beyond the gate should be issued a key with the understanding of the boundaries. Discussion followed about current users.

Ziegler stated there is just a small pile of stumps left on the Dirt Hugger licensed area. She said they have requested a change in the license agreement, but they have not yet connected with her to determine what change is being requested.

Ziegler stated she will meet a potential tenant in BPT on Thursday.

Ziegler said a broker requested information on when the Port anticipated constructing another building. The broker's client was not interested in a ground lease, but was interested in leasing a 25,000 sq. ft. space within the next year.

Ziegler stated SDS Lumber had stated they would like to start leasing BPT Lot 1 and 2 June 1, but has since expressed they hope to move all the rock by the end of May.

Ziegler stated Apex is pleased with leasing a portion of DIP Lot 39.

<p><b>Executive Director’s Report (cont.)</b> Lease Updates (cont.)</p>	<p>Ziegler said work has been completed on the license agreement for the proposed LS Networks projects in BPT and DIP.</p>	
<p><b>Executive Director’s Report (cont.)</b> DIP 151C Office Construction</p>	<p>Ziegler stated the building permit has been acquired and there is lumber in the building. Ziegler said she has been in contact with the tenant and will meet them April 20 to provide keys. Ziegler said she was going to review the lease provisions surrounding building alterations with the tenant onsite.</p> <p>Ziegler stated Dana Hale, Hale Construction had a delay due to the snow so will be starting construction this week. Vinyard asked what the construction time frame was. Ziegler stated Hale estimated one month.</p>	
<p><b>Executive Director’s Report (cont.)</b> 2022-02 BPT Irrigation-Drainage-Fill Project</p>	<p>ED Ziegler stated the project name was challenging to come up with, but it has been named for the various projects included in it: Fixing the irrigation between buildings 1D and 1B, installing a culvert in the Marina Parking dry well, putting in fill on Lot 9. Ziegler reported the maintenance staff has done some clearing on Lot 9.</p>	
<p><b>Executive Director’s Report (cont.)</b> 2<sup>nd</sup> Qtr 2022 Strategic Planning</p>	<p>ED Ziegler stated Willamette, a subsidiary of Maul Foster Alongi, did a cultural survey on DIP Lots 24 &amp; 26 for the feasibility study and had no findings.</p> <p>Ziegler stated Advanced American Construction will not be utilizing the barge dock as they have found an alternate location.</p> <p>Ziegler said the Washington State Department of Transportation were awarded \$2 million for the Underpass project bringing the total to \$28 million.</p> <p>Ziegler stated Port staff has sent requested redistricting information off to Flo Analytics, and the redistricting process is underway.</p>	

**Executive Director's Report (cont.)**  
2<sup>nd</sup> Qtr 2022 Strategic Planning  
(cont.)

Ziegler stated she needs to work with Darrin Eckman, Tenneson Engineering on the water system grant. She has maintenance staff reviewing the PUD Water operator agreement tasks. Discussion followed on piping for Well #1.

Ziegler reviewed upcoming tasks and projects for second quarter including the 2021 Financial Statement, Community Cleanup, BPT Fill, BPT Irrigation, Park Plan, LS Networks in DIP and BPT, and Website Updates.

Ziegler stated she was going to the WPPA Spring Conference. PC Vinyard stated he was interested in reviewing the agenda to see if it was worthwhile for the PC to attend. PC Herman stated he was also interested.

Discussion followed about Dallesport pests, including yellow bellied marmots. Ziegler reviewed tenant updates including the proposed propane tank installation by Insitu and a request for brush removal for fire management by Mt. Adams Fruit in DIP.

Ziegler stated she sent a letter to the building department regarding the new Cam Thomas building access. She said she also saw the building advertised with maps showing 72' trailers extended into the right of way, as well as more loading bays than the building actually has. Ziegler stated the Port has requested jersey barrier be placed to allow for safer access. Discussion followed about the truck access as marketed, compared to what was presented to the Port. PC Schmitt suggested writing a letter to Washington State. Ziegler stated the Port has had conversations with Washington Department of Transportation and the Klickitat County Public Works, but because Dow Road is privately owned by the Port, both recommended speaking to Klickitat County Building Department in order to address the safety concerns. Ziegler

<b>Executive Director's Report (cont.)</b> 2 <sup>nd</sup> Qtr 2022 Strategic Planning (cont.)	stated the original plans presented to the Port showed traffic using the access road on the east edge of the lot.  Ziegler noted she will meet the regional director of the EDA on April 28 and she will give a tour of Dallesport.	
<b>Executive Director's Report (cont.)</b> General	Ziegler stated the lift station pump is still with Pump Tech. Pump Tech is awaiting information from their suppliers.	
<b>Commissioners Remarks</b>	PC Herman proposed changing the wording on the agenda related to the remote access for the meeting.	
<b>Public Comment</b>	None.	
<b>Adjournment</b>	PC Vinyard adjourned the PC Meeting at 5:53 PM.	

Approved on May 3, 2022  
 (Date)

Margie Ziegler  
 Margie Ziegler, Executive Director

Bonita Snyder  
 Bonita Snyder, Administrative Assistant

Jim Herman  
 Jim Herman, Secretary