

| TOPIC | DISCUSSION / ASSESSMENT / FINDINGS | ACTION |
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| Attendance | Commissioner/Staff Present: Port Commissioners (PCs) James Herman, William Schmitt, Wayne Vinyard; Executive Director (ED) Margie Ziegler; and Administrative Assistant (AA) Bonita Snyder. PC/Staff Absent: None. Guests Present: Gavin Jaravata, Flo Analytics via Teleconference; David Flaiz, Kerrits. | Meeting called to order by PC Vinyard at 4:30 PM. |
| Public Hearing Redistricting Map | PC Vinyard opened the public hearing regarding the 2022 Draft Redistricting Map at 4:30 PM. ED Ziegler explained maps comparing the Port's current districts to the proposed changes. Gavin Jaravata, Flo Analytics clarified public comment can be accepted until June 30 th , 2022 regarding the redistricting draft map. No public comment was made or submitted. Vinyard closed the public hearing at 4:37 PM. Vinyard opened the special meeting at 4:37 pm | |
| Administrative Matters Approval of Minutes Approval of Vouchers | Minutes – June 7, 2022. Payroll Vouchers – June 17, 2022, #D13219-D13226, \$11,633.14. Vouchers – June 17, 2022, #29113-29122, \$47,739.70. Vouchers – June 26, 2022, #29123-29128, \$7,455.40. | PC Schmitt M to approve the minutes as corrected, PC Herman S, MP 3-0. PC Vinyard M to approve the vouchers, PC Vinyard S, MP 3-0. |
| Old Business BPT Bldg 1A Kerrits Remodel | David Flaiz, Kerrits, provided an updated HVAC quote for Suites B, C, and D. Flaiz stated Suite E is not represented in the most current information as he is awaiting estimates from various sources. | |

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| <p>Old Business (cont.) BPT Bldg 1A Kerrits Remodel (cont.)</p> | <p>Flaiz noted the Kerrits legal team had received, and is considering, the lease amendment. He expected they would provide comment after their review.</p> <p>PC Vinyard expressed need for clarification about how to approach the financial support of the tenant improvement. Discussion followed about whether or not the Port could commit a flat rate of financial support toward the project with a rent credit. ED Ziegler stated she would reach out for guidance.</p> | |
| <p>Executive Director's Report 2022-02 BPT Irrigation Repair Acceptance</p> | <p>ED Ziegler stated the Port has received a letter of acceptance from Tenneson Engineering. Ziegler proposed the Port accept the project and make final payment when all contractor and subcontractor documentation has been received.</p> | <p>PC Schmitt M to accept the 2022-02 BPT Irrigation-Drainage-Fill Project as complete, PC Herman S, MP 3-0.</p> |
| <p>Executive Director's Report 2022-03 BPT Lot 9 Boundary Fill</p> | <p>ED Ziegler presented the request for quotes for the BPT Lot 9 Boundary Fill project. She explained the project and timeline concerns. Ziegler explained the work in this project was originally issued as an additive item within the 2022-02 Irrigation-Drainage-Fill project, and only one bid was received. The additive cost to fill the area of this project was \$64,000. At the April 5 meeting the PC declined the additive. Ziegler stated a list of 25 contractors was compiled from the Small Works Roster and Fill Permit Applications and were emailed an invitation to bid. PC Schmitt asked for clarification on what the Port was able to do once the boundary was established. Ziegler stated bids are due back July 8, and she hopes to award the project July 12. Ziegler added she is working with Klickitat County to renew the permit, but anticipates the permit will expire before an extension is approved. Ziegler stated the original quote of \$64,000 included purchased fill, and there is now considerably more material stockpiled onsite. Ziegler said the Port will need to assess the winning bid received to determine if establishing the Lot 9 boundary is feasible.</p> | |

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| <p>Executive Director's Report Potential Fill</p> | <p>ED Ziegler reported she has contacted the contractor working on the Amtrak project. Pending final approval from Burlington Northern Santa Fe, the contractor will bring approximately 25 loads to Lot 6, which would be enough material to finish the lift on Lot 6. Ziegler stated the fill test report was reviewed and approved by Darrin Eckman, Tenneson Engineering.</p> | |
| <p>Executive Director's Report (cont.) DIP 151C Office Construction</p> | <p>ED Ziegler reported the electrician was finished in the 151C office space, and the HVAC mini-split will be installed Friday. Ziegler stated Port staff will install the baseboard cove.</p> | |
| <p>Executive Director's Report (cont.) DIP Mine Expansion Permit</p> | <p>ED Ziegler discussed sites targeted within the proposed mine boundary. Ziegler stated she has requested quotes from Archaeological Investigations Northwest. After quotes are received the Port can determine where the final mine boundary should be based on the expected value.</p> | |
| <p>Executive Director's Report (cont.) 4th of July Event</p> | <p>ED Ziegler reported the work the maintenance staff have done in preparation for the 4th of July event. She noted the Port-a-Potties were delivered today and the support confirmed for the event included Bingen Fire Department, KC Reserve Deputy, and a cleanup crew from City of Bingen and White Salmon, and volunteers.</p> <p>PC Herman stated he posted the event on Facebook Happenings and got positive responses.</p> | |
| <p>Executive Director's Report (cont.) General</p> | <p>ED Ziegler reported the irrigation system for Bingen Point is fully automated. Discussion followed about the team effort required to accomplish automation. Ziegler stated future irrigation needed to be expanded to the west portion of Sailboard Park and north of Marina Park.</p> <p>Ziegler noted she'll have an update on the Feasibility Study by the next meeting. She added the Port will need to consider Byron Hanke's contract at the next meeting also.</p> | |

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

Ziegler stated the Washington Department of Transportation (WSDOT) has responded to Ziegler's inquiry about the potential traffic concern at the intersection of Dow Rd and HWY 197. She noted she has passed the comments of the WSDOT on to Port Attorney Bill Eling to determine next steps. Ziegler stated she would like to ask the WSDOT to do a sight distance analysis. Discussion followed about the development progress and actions taken. PC Vinyard suggested documenting the actions taken and submitting the relevant information to the Port Attorney.

Ziegler stated she received an email from a consultant wanting to know the Port's sewer guidelines as a BPT business was considering changing its use. Ziegler stated the consultant did not provide information she could pass on to the Port Engineer. Ziegler stated she communicated with all Bingen Point tenants about their processes that would discharge to sewer.

Ziegler said she reached out to a potential lessee and offered a ground lease for concrete beam storage at \$100/ac. with a security deposit which would allow the Port to dispose of the material if it was left. She said Jim Dean, James Dean Construction was going to estimate the cost of removal. Ziegler stated she is awaiting a response from the potential lessee.

Ziegler followed up on the requested fire line for Mt Adams Fruit. Ziegler stated she learned fire fighters can not operate under the power lines. Ziegler shared information on where archaeological investigations have been conducted. Ziegler stated she has requested Williams Gas look at a proposed site. PC Schmitt proposed weed killing a 15' boundary along the fence line. Discussion followed about the schedule of weed kill and fuel abatement to have an effective fire break. Vinyard suggested we have Klickitat County Weed Control manage the section.

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

Ziegler suggested Williams may maintain their line. Ziegler stated she is waiting to hear back from Williams Gas.

Ziegler stated Ferrell Gas approached the Port about a water connection.

Ziegler said the Regional Transportation Council (RTC) requested projects the Port would do (if it had enough grant money) for the Freight Mobility Strategic Board (FMSB). Ziegler stated she used quotes from Tenneson Engineering and added a 3% annual increase to determine the estimated cost of the projects. She submitted a Dallesport project including rail spur repair, road paving, and completing the Barge Dock project with mitigated stormwater, and a Bingen Point project completing and paving Bingen Point Way to Maple Street, creating a second access point to the Port. She noted both the projects for Dallesport and Bingen Point made the RTC's list. If the Port is selected by the FMSB, they will invite the Port to apply for grant funding. She said the list may also be used as a tool to inform legislators what the interest is in future fund allocations.

Ziegler reported the Maintenance staff purchased a new weed eater. She said the cost to repair was half as much as the price of a new machine. PC Herman stated it was the time to buy new when the repair was half the price. Schmitt agreed.

Ziegler asked if any of the PC wanted to attend the Washington Public Ports Association conference for Port Commissioners. Vinyard and Schmitt stated they would check their schedules and return comment. Herman said he was unavailable.

Ziegler stated Senator King will be joining the SR 14/Bingen Point Access Improvement Committee to work together with Burlington Northern Santa Fe for the underpass project approval.

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| Commissioners Remarks | <p>PC Vinyard stated he had a Klickitat County Public Economic Development Authority (KCPEDA) meeting on June 26, and would consider the agenda for the Washington Public Ports Association conference to determine if someone else should attend the KCPEDA meeting in his stead. Vinyard stated he spoke with a potential County Commissioner today, and refreshed his memory on the cooperative history of financial support from Klickitat County. He noted the County has contributed \$3 million since 1999, during which time the Port has invested \$10 million dollars. Vinyard suggested a future joint meeting between the County Commissioners and Port Commissioners. Vinyard stated he wanted to have a better understanding of lots ready to build, versus sites needing significant development.</p> <p>PC Schmitt noted he monitors the Dallesport Industrial site on a regular basis.</p> <p>PC Herman stated he believed it was time to consider building another building.</p> | |
| Public Comment | None. | |
| Adjournment | PC Vinyard adjourned the PC Meeting at 6:39 PM. | |

Approved on July 12, 2022
 (Date)

Marge Ziegler
 Marge Ziegler, Executive Director

Bonita Snyder
 Bonita Snyder, Administrative Assistant

Jim Herman
 Jim Herman, Secretary