

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 4:34 PM.
<b>Administrative Matters</b> Approval of Minutes  Approval of Vouchers	Minutes – January 17, 2023.  Vouchers – January 24, 2023, #29354-29363, \$126,741.52.  Vouchers – January 26, 2023, #D13404-D13405, \$29,081.90.  Vouchers – January 31, 2023, #29364-29367, \$8,065.18.  Payroll Vouchers – February 3, 2023, #D13406-D13421, \$15,327.76.  Vouchers – February 7, 2023, #29368-29383, \$21,001.45.	PC Vinyard M to approve the minutes as corrected, PC Schmitt 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> 100 Dow Rd Potential Traffic Problem	ED Ziegler referred to exhibits in the packet provided by Darrin Eckman, Tenneson Engineering, depicting traffic movement for different sizes of vehicles. Discussion followed the minimum turning tolerances. PC Schmitt stated even if the turn is not dangerous, it could cause problematic traffic delays. Ziegler requested PC feedback on a draft letter describing barrier placement with a gap at 33' for small trucks and 102' feet for large trucks. PC Vinyard suggested a caveat saying the proposed solution will be monitored for safety and effective traffic flow and may be subject to change at the Port's discretion. PC Herman agreed. Discussion followed about the importance of communicating the	

<p><b>New Business (cont.)</b> 100 Dow Rd Potential Traffic Problem (cont.)</p>	<p>Port's solution to its tenants who may experience impacts and other agencies who were contacted regarding this safety issue.</p>	
<p><b>Executive Director's Report</b> 2022-04 DIP Well #2 Disinfection and Improvements</p>	<p>ED Ziegler stated Brandon Walters, Klickitat County PUD, is providing information to Darrin Eckman, after which they will set up the new chlorine pump. Ziegler stated the work for Change Order #2 has been completed, and the contractor has ordered the door. She said Port maintenance staff completed the disinfection room and installed a safety railing along the pipe trench. Ziegler stated having Well #2 contributing to the water system greatly expands the Port's ability to provide adequate water to future development, and will justify the Port's water right as water is used from Well #2.</p>	
<p><b>Executive Director's Report (cont.)</b> DIP Feasibility Study Update</p>	<p>ED Ziegler shared the feasibility study map and noted changes. ED Ziegler asked if there were any comments. Discussion followed about loading, unloading, and maneuvering with large trucks.</p> <p>Ziegler stated the next step for MFA is the Barge Dock conceptual plan.</p>	
<p><b>Executive Director's Report (cont.)</b> Dallesport Log Yard Update</p>	<p>ED Ziegler shared an email from the Dallesport Log Yard describing a plan for bark removal and lot cleanup. Ziegler stated she is meeting with Darrin Eckman, Tenneson Engineering, to discuss what a potential rock exporter would require. Discussion followed about the current mine boundary, and future expansion. Eckman would like to meet with James Dean to discuss future barge dock use from the mine and potential sale of excess scalp.</p>	
<p><b>Executive Director's Report (cont.)</b> BPT Bldg 1A Kerrits Remodel</p>	<p>ED Ziegler described the new wall and light fixtures in the 154 Suite E space. She noted the wall will be unpainted as it will effectively be a smaller warehouse space. Discussion followed about the condition of the insulation.</p> <p>Ziegler stated Dana Hale, Hale Construction said they will be working on</p>	

<p><b>Executive Director's Report (cont.)</b> BPT Bldg 1A Kerrits Remodel (cont.)</p>	<p>the mechanical work for the remainder of this week, and drywall will be installed next week in the studio (suite F).</p>	
<p><b>Executive Director's Report (cont.)</b> Klickitat County Proposed Priority Projects</p>	<p>PC Vinyard stated the Klickitat County Public Economic Development Authority reviewed the project list and selected ten priority projects to send to the Mid-Columbia Economic Development District. Vinyard noted the priority list presented at the meeting listed several projects not focused on economic development. Vinyard said there was significant discussion on fairness, and needing to share the .09 funds among other recipients than the Port. Vinyard stated he felt he needed to put the spotlight on the Port's impact for economic development, and how well aligned the Port is with the Klickitat County Economic Development goals. Ziegler said she would like to issue a report with the next year's priority list about what the Port has done with the funds Klickitat County has given in support of Port projects. Vinyard stated he felt the need to rebuild the relationship with the Klickitat County through a presentation or joint meeting in order to make Klickitat County aware of our role in economic development.</p>	
<p><b>Executive Director's Report (cont.)</b> General Updates</p>	<p>ED Ziegler said a remote controlled model airplane club has requested a new location. Discussion followed about the lack of developed road, parking space, fire risk, and the mine activity. PC Vinyard stated he would like to see a more structured agreement to provide boundaries, management, and controls. Discussion followed about gating Rockland Road. PC Herman suggested Ziegler request a proposal from the club to see how they would respond to the concerns expressed.</p> <p>Ziegler stated Eckman proposed drone work to monitor the mine, evaluate Bingen Point Property to have current information from which to make decisions, support the shoreline permit, as well as update conference room aerial photos. She discussed the budgeted values, and stated the proposal is within budget.</p> <p>Ziegler stated the exit process with the former 1211 building tenant went</p>	

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

well. She noted she has reached out to prospective tenants. She noted she has spoken to Richard Foster about the vacancy, as well as brainstorming how to market the space. Ziegler stated she has asked Dana Hale for a quote to replace the man door and a quote to change the sliding door to an overhead door. She said the quote will help with future budgeting.

Ziegler stated Insitu has signed an amendment for building 1B to extend the lease for another five years and add additional options.

Ziegler stated a roofing professional came and repaired two leaks on the 154 building and sealed and capped a leaking gutter end on building 1D. Discussion followed about roofing sealants.

Ziegler reported on quotes requested for flooring. She said she has been advised to replace the lighting prior to painting, as it will affect the paint colors.

Ziegler stated an appraiser will be visiting to assess the impact of the underpass.

Ziegler stated sagebrush was removed for the Well #2 project, and has opened up an area for people to drive through. She noted the Port has a cable gate and post they could install. She said she talked to Tony Riley about the unauthorized traffic and Riley said he intends to put in trenches to limit trespass on his land. Ziegler stated the Port needs to limit access to the reservoir.

Ziegler stated she was going to attend a workshop called "Working with Beavers". Ziegler stated she met with the workshop leader and told the Port's story of working with beaver and wetland management.

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

Ziegler stated the City of Bingen is interested in attending our meetings and having the Port attend theirs. Ziegler gave them an overview of the Port's projects as the meeting is on the same night.

Ziegler stated Kevin Greenwood, Port of Hood River shared in a Regional Transportation Commission meeting the Hood River-White Salmon Bridge Authority hopes to be formed through the adoption of an agreement by July 1, 2023.

Ziegler stated the Gorgeous Nights event is happening in Olympia and Salem. She said Pat Albaugh, Port of Skamania County, reached out brainstorming a collaboration on a "Columbia Gorge Ports" banner.

Ziegler relayed her discussion with Adam Fiss, Regional Transportation Commission about grant funding opportunities for trails and parks and the challenges the Port has including accommodations for visitors and protection of the wetlands. She stated the parks serve the community.

Ziegler stated she was invited to be a part of Mid-Columbia Economic Development District's Regional Innovation Hub Leadership team. She noted the first meeting focused on defining innovation as a resilient and vibrant economy.

The Army Corp invited Ziegler to be part of the Portland District Lower Columbia River Navigation Program Programmatic Agreement discussion. Ziegler stated this is a 20 year project. Ziegler stated she requested the Port be considered as a placement site for dredge spoils for DIP Lot 46 to fill in the rail cut, and expressed interest in using the east portion of DIP Lot 46, should it become available. Ziegler stated dredge materials are not suitable for building, but it would enable us to have staging for a second barge dock. PC Herman inquired if excess dredge

<b>Executive Director's Report (cont.)</b> General Updates (cont.)	spoils could be sold by the Port. Ziegler noted areas controlled by dams, such as the area between Bonneville and The Dalles Dam, have a lower priority for dredging.  Ziegler attended a training called "The Legal Guide to Due Process, Performance Management, Discipline and Discharge" offered through Enduris.	
<b>Commissioners Remarks</b>	PC Schmitt stated the Port purchased a new trailer with a 10,000lb rating he feels will work well for transporting Port equipment.  PC Herman suggested using White Salmon Happenings (Facebook) to market the Port space.	
<b>Public Comment</b>	None.	
<b>Adjournment</b>	PC Vinyard adjourned the PC Meeting at 7:00 PM.	

Approved on February 21, 2023  
 (Date)

Margie Ziegler  
 Margie Ziegler, Executive Director

Bonita Snyder  
 Bonita Snyder, Administrative Assistant

William Schmitt  
 William Schmitt, Vice President