

Port of Klickitat

Board of Commissioners Minutes

Regular Meeting

Date: August 18, 2026

Attendance

Present: Port Commissioner James Herman; Port Commissioner Bill Schmitt; Port Commissioner Billy Gross; Executive Director Margie Ziegler; Property Manager David Sauter; Administrative Assistant Lisa Cunningham

Absent: None

Guests: Kat Cuff, Uplift; and Scott Radford, Wesco, Dallesport

Call to Order

Commissioner Schmitt called the meeting to order at 4:30 PM.

Administrative Matters

Approval of Minutes

July 21, 2026, Meeting Minutes. Gross motioned to approve the minutes. Herman seconded the motion. Motion carried.

Approval of Vouchers

- Accounts Payable Vouchers – July 21, 2026, 30836-30864 — \$297,499.71
- Accounts Payable Vouchers – August 04, 2026, 30865-30880 — \$122,571.70
- Payroll Vouchers –August 05, 2026, D15505–D15520 — \$16,886.52
- Accounts Payable Vouchers – August 18, 2026, 30881-30896 — \$93,069.99
- Payroll Vouchers – August 20, 2026, D15521–D15529 — \$12,815.04

Herman motioned to approve the vouchers. Gross seconded the motion. Motion carried.

Old Business

DIP Rail Spur Project

Ziegler said 2026-02 Dallesport Industrial Park Rail Spur Project was completed and inspected on July 22, 2026. The project was awarded to Coast Rail, Inc in the amount of \$330,237.79, there was one change order reduction of \$-30,036.49 making the adjusted contract price \$300,201.30 with \$22,815.29 in sales tax. Coast Rail invoices have been reviewed by Port Engineer, Darrin

Eckman, and payments have been made in the amount of \$308,006.53 including sales tax. Ziegler said once the project is accepted, the Notice of Completion of Public Works Contract can be sent to the Washington State Department of Revenue. Once approved, the \$15,010.06 retainage can be paid. Herman motioned to accept the completed 2026-02 Dallesport Industrial Park Rail Spur Project, Gross seconded the motion. Motion carried.

New Business

DIP Traffic Concern

Scott Radford, Wesco, Dallesport previously met with Schmitt to discuss a traffic concern at Dallesport Industrial Park. Radford stated that particularly during cherry harvest, trucks are parked and blocking the road for up to hours at a time. Additionally, Radford was concerned about the way they are parked along the road which could block visibility for pedestrians trying to cross or oncoming traffic. Commissioners agreed to have a discussion with Underwood Fruit to see how the concerns can be addressed.

DIP Fire District Update

Ziegler said Ron Fransen, Dallesport Fire District Commissioner, wanted to meet the commissioners but was unable to attend this meeting.

BPBP Lot 9 Fill Project

Ziegler said Airbus has reached out to the Port for additional parking and has been talking about their interest in BPT Lot 9 for a gravel parking area. Sauter reached out to Klickitat County Public Works (KCPW) through the Reimbursable Agreement for a proposal for filling Lot 9. Sauter presented his evaluation of the proposal using material from the Underpass Project. Sauter compared past fill projects with KCPW proposal and said the rate per yard is less than in 2022 and they can do the project in September. Herman motioned to accept the proposal and to schedule the KCPW through the Reimbursable Agreement to complete the filling of BPT Lot 9 project for a price not to exceed \$156,365.80, Gross seconded the motion. Motion carried.

Resolution 2-2026 CERB Planning Grant Marketing Study – DIP Rail Spur

Ziegler met with Janea Stark with the Community Economic Revitalization Board (CERB) to discuss a feasibility study for the Port's rail spur at Dallesport Industrial Park to better understand the market and rates. The application is due September 28th. Ziegler said if selected, the Port will present to the CERB Board in November. Sauter said there is \$75,000 grant money available, but it does require a 20% match. Herman Motioned to accept the Resolution 2-2026, Gross seconded the motion. Motion carried.

Executive Director's Report

BPBP 1D HVAC Replacement Project

Ziegler and Sauter said the bids will be opened on Thursday August 20th at 2pm. Once bids are opened, the Port can negotiate with Insitu for tenant improvements for installing HVAC in the training room and warehouse, as well as the installation for fans.

Terminal 1 Project

Ziegler said a meeting will be held on August 26th with Darrin Eckman and Sauter to go over the project scope. Port Engineer Darrin Eckman of AKS Engineering said inspections are being scheduled. Ziegler said .09 grant dollars awarded by Klickitat County need to be spent by December 31st, 2026. Schmitt commented that the concrete rubble pile is getting big and needs to be addressed. Ziegler said the Port will reach out for a development plan from the tenant.

Pine Creek RNG

Ziegler said Bill Eling is working on the lease, and he is going over the Williams Gas easements. Sauter said Williams will likely need to lease additional land outside their existing easement. Schmitt asked if Williams could take natural gas from others, such as Dirt Hugger.

Budget Workshop

Ziegler said she is working on the budget calendar for next PC meeting and a date for the Budget Workshop will be decided in October.

Department of Natural Resources (DNR)

Ziegler received an inquiry from the Department of Natural Resources (DNR) regarding adding a fire danger sign in Dallesport; likely a Smokey the Bear sign. The commissioners agreed it is a good idea, but the Port will need to confirm the sign will not block the line of sight along the highway.

Goat Grazing

Ziegler said the goat owner has geo fencing collars to keep the goats within a set perimeter. Ziegler said the goats could be allowed to graze in specific areas of Bingen Point Business Park and Dallesport Industrial Park.

Memorial Bench

Ziegler presented an image of the proposed bench to be placed in Marina Park. Commissioners want to add a bench for Wayne Vinyard, a former Port Commissioner who passed away this year. The Board determined that additional discussion is needed to ensure all benches are architecturally consistent and there is defined criteria for whoever can request a commemorative bench.

DIP 151F

Sauter said Klickitat County Public Utility District installed the water service and the bathroom in Dallesport is operational. Sauter said we will need to patch the asphalt and also we still need to patch from the 151C building water leak repair. Sauter said sheet rock will be going up on Monday August 24th.

Commissioners' Remarks

Herman said he attended the KCPEDA meeting on July 28th with Sauter.

Public Comment

None.

Adjournment

Commissioner Schmitt adjourned the meeting at 5:45 PM.

Minutes submitted by Lisa Cunningham