

Port of Skamania County
Minutes of the Board of Commissioners
March 10, 2015
Regular Meeting 3:00 pm

Call to Order: Commissioner Waters called the meeting to order at 3:01 pm.

Attendance: Commissioners Gail Collins, Tony Bolstad and Kevin Waters; Attorney Ken Woodrich, Executive Director John McSherry, Executive Assistant Julie Mayfield, Facilities Manager Doug Bill. Guests Norm Ward, Philip Watness, Paul Spencer.

Public Comment: None.

Meetings and Seminars:

John, Randy and Commissioner Waters met with Skamania County Facilities Manager Larry Douglass and Skamania County Commissioners to discuss Wind River Business Park (WRBP).

Commissioner Waters met with Skamania County Commissioner Chris Brong.

Minutes Approval:

*---MOTION--- Commissioner Bolstad moved to approve the **February 24, 2015 Regular Meeting Minutes**. Commissioner Collins seconded; the motion carried.*

Vouchers Approval:

*---MOTION--- Commissioner Bolstad moved to approve the **General Fund Vouchers numbered 16266 through 16302 in the amount of \$40,620.49 dated March 10, 2015**. Commissioner Collins seconded; the motion carried.*

Administrative Approvals: None.

Staff Reports:

- **Facilities Report:** Doug reported the Port completed the last trench as part of the water line and restroom addition project at the east portion of the River Point building (facilities staff and Randy assisted); overhead door panels from the Red Barn will be added to the westernmost rollup door in Silver Star's space to accommodate trucks loading; Silver Star has begun removing the cyclone fencing. Doug reported the Cell Tower area at Wind River Business Park (WRBP) has been cleaned up. Paul Spencer noted a loud buzzing sound at the SAR Building at WRBP—even when nothing is turned on. Doug reported working on replacing the oil heating system at 132 Chapman Avenue, WRBP (building 2226). Doug will inspect the Stevenson Landing gangway in preparation for the tour boat season beginning in the end of March.

- **Attorney's Report.** Ken has been working on the "misdescription" in the deed for the River Point parcel; he will be able to certify the title report to satisfy a condition of the US EDA (Economic Development Administration) grant for the River Point roof project.

Director's Report/Unfinished Business:

1. *Tenants Update:* John and Doug met with tenant Kellogg Group at the Old Saloon building (Clark & Lewie's restaurant) and reviewed the building status (because of the current water damage situation). Ken noted repair work may begin without interrupting investigations the insurance companies are conducting.
2. *Discovery III:* John continued reviewing engineers/architects from the Professional Services List.
3. *River Point Building Improvements:* The contractor PRC (Professional Roof Consultants) will get first draft plans to us by Friday March 13, 2015. EDA will review the plans; John will have a phone conference with EDA tomorrow.
4. *Cascade Avenue Upgrade Project.* John presented the 60% plans from the City of Stevenson's engineer BergerABAM. He will set up a meeting with the City, Doug Bill, and Commissioner Collins to discuss the plans and coordinating the project with area tenants and others affected.
5. *Wind River Business Park (WRBP):* There was discussion on Wind River Biomass LLC's draft lease. Ken and John are working on the draft language for renewing the agreement between the Port and Skamania County for management/potential ownership of the site. Ken suggested the current value of the site should be assessed and a fixed amount of payout for the County be established in the event the Port should ever sell the property (if the Port were to acquire it). John suggested a committee of stakeholders be formed to develop a list of capital improvement projects for reinvesting any revenues into the site.
6. *Port Commissioner District 3 Vacancy:* Commissioner Waters announced his resignation from District 3 effective April 28, 2015. Therefore, this District 3 position will be open for election to complete the unexpired term from November 24, 2015 through December 31, 2017. John presented the draft newspaper ad announcing the position vacancy and requesting candidates for interim appointment, which sets April 13, 2015 as the due date for applicants to apply; the Commission will appoint an interim Commissioner to fill the position until the election is certified on November 24, 2015; the Commission will review applicant responses and make an appointment on April 28, 2015.

New Business: The City of Stevenson received a request to consider changing the name of Cascade Avenue to "Whiskey Row," as some research shows it as the historical name. The City asked if the Port supports this. The Commission agreed they are not interested in renaming Cascade Avenue to Whiskey Row. They may, in the future, be in favor of a secondary "historic" name being added to the street sign.

Executive Session: Commissioner Bolstad called for an Executive Session from 3:57 pm to 4:17 pm for 20 minutes per RCW 42.30.110 (c) To consider the minimum price at which real estate will be offered for sale or lease when public knowledge regarding such consideration would cause a likelihood of decreased price. However, final action selling or leasing public property shall be taken in a meeting open to the public.

The Commission directed John to continue lease negotiations.

Adjournment: The Chairperson adjourned the meeting at 4:22 pm.

Next Meeting: The next regularly scheduled meeting of the Board of Port Commissioners is March 24, 2015 at 3:00 pm at the Port office conference room: 212 SW Cascade Avenue, Stevenson, Washington. Commissioner Bolstad will likely be calling in.

APPROVED BY:

Commissioner Tony Bolstad, Secretary (District 1)



Commissioner Gail Collins, Vice-President (District 2)



Commissioner Kevin Waters, President (District 3)

ATTEST:



Julie Mayfield, Executive Assistant