

**Port of Skamania County
Minutes of the Board of Commissioners
October 11, 2011
Regular Meeting 3:00 pm**

Call to Order: Commissioner Bolstad called the meeting to order at 3:02 pm.

Attendance: Commissioners WD Truitt, Kevin Waters, and Tony Bolstad; Attorney Ken Woodrich, Executive Director John McSherry, Executive Assistant Julie Mayfield, Facilities Specialist Karl Wilkie, Facilities Specialist Doug Bill, and Auditor Monica Masco (left 4:05 pm); guests Andrew Young (MacKay & Sposito—left 6:07 pm), and Ben Shumaker and Chris Ford (left 3:51 pm).

Public Comment: Ben and Chris attended representing the City of Stevenson Comprehensive Plan Updating Steering Committee. The City's plan defines goals and parameters on how to guide zoning. They offered support in working together with the Port since the Port is currently updating its Comprehensive Scheme of Harbor Improvements. They reported on recent public workshops the City has held where the City received many comments from the public on visioning for the mostly Port-owned Stevenson Waterfront. They emphasized the importance of working together especially since the City is also working on updating their Master Shoreline Program.

The City's Steering Committee's work will be done in February with a plan to submit to City Council in March. Ken explained a port Scheme of Harbor Improvement differs from a city's Comprehensive Plan in that ports are focusing on *improvements* planned. The remaining meetings for the Steering Committee are on the first Tuesday of each month at 6:30 pm, at City Hall—the Commission was invited to attend.

Meetings and Seminars:

Commissioner Truitt attended the Whistling Ridge Wind Farm meeting at the Hegewald Center.

Commissioner Waters attended the Chamber Board meeting.

Julie attended the Chamber Break held at the EDC.

Ken attended the WSAMA (WA State Association of Municipal Attorneys) Annual Conference in Idaho.

John and Julie attended the quarterly Community Action Team (CAT) meeting at the EDC.

Commissioner Waters attended the state Auditor's Entrance Meeting at the Port office.

John attended the RTC (Regional Transportation Committee) meeting.

John and Ken attended a meeting with the Forest Service.

Minutes Approval:

*---MOTION--- Commissioner Truitt moved to approve the **September 27, 2011** Regular Meeting Minutes. Commissioner Waters seconded; the motion carried.*

Vouchers Approval:

*---MOTION--- Commissioner Truitt moved to approve the **General Fund Vouchers numbered 13747 through 13774 in the amount of \$25,326.50, dated October 11, 2011.** Commissioner Waters seconded; the motion carried.*

Administrative Approvals: None.

Staff Reports:

- **Facilities Report:** Presented by Karl Wilkie.

Doug completed the EV Charging Station installation including the electrical work and received L&I approval; the ribbon cutting is scheduled for October 26, 2011, 4:00 pm to 7:00 pm. There was discussion on the River Point roof and options for repair—the Commission directed to remedy the leaking as soon as possible. Facilities has been working on burning woody debris, landscaping, repair work at Stevenson Landing continued, the Teitzel Building had a fire inspection; Karl controlled noxious weeds and yellow jackets at Slaughter House Point; Doug continued maintenance at WRBP. Vehicle maintenance has been performed in preparation for the cold and rainy season—John found a truck for sale at the City of Camas that will take care of our plowing and dump-truck needs. There was discussion about the various options for providing/meeting these needs.

*---MOTION--- Commissioner Truitt moved to **give John McSherry authority to spend up to \$12,000 to address the Port's need for a snow plow, pick-up/dump truck.** Commissioner Waters seconded; the motion carried with two yes votes from Commissioners Truitt and Bolstad, and one no vote from Commissioner Waters.*

- **Attorney's Report:** Presented by Ken Woodrich.

Signing WRBP Leases. The County Commissioners passed a resolution giving the Port the authority to sign leases as their property manager. Ken will prepare a new signature block for future leases designating the Port as property manager.

Meeting with Department of Ecology. Ken met with Mike Gallagher, Water Resources, SW Washington Regional Office regarding the water rights for the Wind River Valley. Ken reported a tentative November 4, 2011 meeting date for the Port/Dept. of Ecology/PUD/Forest Service.

MOU. It was decided that the Memorandum of Understanding between the Port, County, and PUD is ready to send to the County and PUD commissioners for review and comment.

Director's Report/Unfinished Business:

1. *Tenants Update:* Beacon Rock Golf Course informed the Port they will continue their lease through the end of 2012; we need to begin marketing this site.
2. *Wind River Business Park (WRBP):* It was decided not to rent the office building on Chapman Avenue, as a residence, at this time. Karl requested that it be noted he is interested in purchasing the residence he resides in: 1065 Chapman Avenue. There was discussion about a possible interest in use of the fields by the Rocky Mountain Elk Foundation—the Commission agreed to review any proposals. The

Commission directed the Port staff to repair the roof at 1057 Chapman Avenue in house.

3. *Wavebreak*: John communicated the Port's response to Ferguson's proposal; we have not heard back from them.
4. *126 SW Cascade Avenue Demo*: John has started the application process for the permit to demolish the building with the City of Stevenson. The current tenant has been given notice to vacate by November 1, 2011. John will walk the city's Fire Chief through the building once vacated, so he can determine if it is suitable for fire training.

Strategic Planning:

2012 Capital Projects Budget Planning. John presented an unranked list of projects for the remainder of 2011 and proposed for 2012; there was discussion and the Commission ranked the order of priority, with emphasis on projects having the most job creation/retention potential. John will prepare the list in order of priority for the next meeting.

Direction: Port Goals—Continuing work on Comprehensive Scheme of Harbor Improvement—postponed to next meeting.

New Business: None.

Executive Session: Commissioner Bolstad called for an Executive Session from 6:07 pm to 6:22 pm for 15 minutes per RCW 42.30110 (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.

No decisions were made.

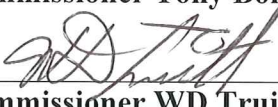
Adjournment: The Chairperson adjourned the meeting at 6:25 pm.

Next Meeting: The next regularly scheduled meeting of the Board of Port Commissioners is October 25, 2011, **3:00 pm** (first review preliminary draft 2012 budget; hearing on Commissioner Districts Re-districting) at the Port office conference room: 212 SW Cascade Avenue, Stevenson, Washington.


APPROVED BY:



Commissioner Tony Bolstad, President (District 1)

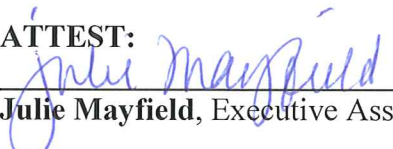


Commissioner WD Truitt, Vice-President (District 2)



Commissioner Kevin Waters, Secretary (District 3)

ATTEST:



Julie Mayfield, Executive Assistant

