

**Port of Skamania County
Minutes of the Board of Commissioners
Regular Meeting
May 22, 2012, 3:00 pm**

Call to Order: Commissioner Waters called the meeting to order at 3:00 pm.

Attendance: Commissioners WD Truitt, Kevin Waters, and via telephone Tony Bolstad; Attorney Ken Woodrich, Executive Director John McSherry, Executive Assistant Julie Mayfield, Finance Manager Randy Payne, Facilities Specialist Karl Wilkie, Facilities Specialist Doug Bill, Auditor Monica Masco; guests Phillip Watness (*Pioneer*) and Chad Leeson (Columbia Gorge Crossfit, till 3:14 pm), Mary Repar.

Public Comment: Opened 3:00 pm; closed 3:40 pm

Chad presented detailed information about Columbia Gorge Crossfit and let the Commission know his company is expanding and seeking a larger facility in Stevenson.

Phillip presented a brochure *The Pioneer* created for the Queen of the West passengers.

Mary thanked the Commission for Resolution 8-2012 joining parties of record for the EIS required in association with proposed coal train traffic increases. She also requested that the Port keep the public well informed regarding the water/wastewater project at Wind River Business Park (WRBP), especially through postings of documents on the Port's website. John noted that meeting minutes are posted on our website, which contain reviews of projects.

Meetings and Seminars:

Commissioner Waters attended the WA Public Ports Association (WPPA) spring meeting in Spokane.

Minutes Approval:

*---MOTION--- Commissioner Truitt moved to approve the **May 8, 2012 Meeting Minutes**. Commissioner Bolstad seconded; the motion carried.*

Vouchers Approval:

*---MOTION--- Commissioner Truitt moved to approve the **General Fund Vouchers numbered 14217 through 14238 in the amount of \$40,845.05 dated May 22, 2012**. Commissioner Bolstad seconded; the motion carried.*

Administrative Approvals:

John presented a resolution requesting the Port be a party of record for any Environmental Impact Studies (EIS) conducted on the proposed Gateway Pacific Terminal (GPT), a project of Pacific International Terminals. Coal mined from the Powder River Basin by Peabody

Energy would be hauled by trains along BNSF rail lines. The coal train corridor extends from mines in Montana and Wyoming through Sandpoint, Idaho to Spokane, down through the Columbia River Gorge, then up through Longview, Tacoma, Seattle, Edmonds, Everett, Mt. Vernon, Bellingham, and Ferndale. The Commission agreed that the Port should be in a position to comment on the EIS:

*---MOTION--- Commissioner Truitt moved to approve **Resolution 8-2012 Expressing Concern about Potential Adverse Impacts of Increased Rail Traffic from Coal Trains Passing through the Port of Skamania County and Requesting the Appropriate Authority Reviewing the EIS to Identify the Impacts to the Port of Skamania County.** Commissioner Bolstad seconded; the motion carried.*

Staff Reports:

Auditor's Report: Presented by Monica Masco

April 30, 2012 Cash Balance is \$1,107,656.33.

Total revenue for April was \$193,442.97 and expenditures were \$79,581.34: Netting excess revenue over expenditures in the amount of \$113,861.63; year to date excess revenue over expenditures is \$41,734.47.

Commissioner Truitt commended Monica and Randy on a great job, "as always."

Unfinished Business/Director's Report: Presented by John McSherry

1. *Tenants update:* Two tenants remain in arrears for lease payments.
2. *Strategic Planning:*

Wind River Business Park (WRBP): The Port received the State funding appropriation approval letter for the water/wastewater infrastructure development project. The funding criteria require the Port to have control over the property in the form of a long-term lease (15 years) or ownership; the Port's current option to purchase WRBP is not sufficient site control. John recommended the Port enter into a 15-year lease with the County for Trout Creek Field and has drafted a lease to that end. The Commissioners agreed and directed John to pursue a lease with the County.

Doug reported the tenant at the Processing Center going "live" yesterday with operations. They still have a lot of relocation work to do.

Cascades Business Park: The consultant, HDJ, noted this has been the fastest project startup they've ever seen for a government agency. We are working on the historical/cultural resources management and the 50 percent plan meeting is tomorrow. Also, the SEPA and NPDES are in progress, as well as surveying and geotechnical analysis.

We received appropriation funding documents from Washington State yesterday—the Port will spend its own funds before receiving State reimbursement.

Randy drafted a grant pre-application for funding to grade western portion of the site. The funding is through the US Department of Commerce Economic Development Agency (USEDA) and is associated with the winter storm disaster declared in 2010 in Skamania County. The USEDA is concerned with building economic resiliency into communities to enable faster recovery after natural disaster events. Julie is also drafting a funding request pre-application for construction of Discovery III.

3. *Wavebreak*: No report.
4. *Beacon Rock Golf Course*: Discussions continue toward lease renewal.
5. *Surplus Items*: The sale was held May 18, 2012, at 3:00 pm; all three trucks were sold; a few misc. items were also sold—the Port will dispose of the items left through individual sale based on value assigned or best offer, and seek to provide the school district an opportunity to see if they can use some of the items.
6. *Port Attorney Contract*: The Port chose the “retainer” option for renewal.
7. *Stevenson Waterfront Enhancement*: John and Julie will present the grant pre-application to the review board of RCO’s ALEA (Recreation and Conservation Office, Aquatic Lands Enhancement Account) program May 31, 2012 in Olympia.
8. *Comprehensive Scheme of Harbor Improvements Update*: There was discussion on the last edits to Chapter III of the plan. It was decided we should set a date at our next meeting for a final workshop to complete the plan.

---MOTION--- *Commissioner Truitt moved to approve **Chapter III—Goals, Objectives, and Strategies, of the Comprehensive Scheme of Harbor Improvements.** Commissioner Bolstad seconded; the motion carried.*

Executive Session: None.


Adjournment: The Chairperson adjourned the meeting at 4:38 pm.

Next Meeting: The next regularly scheduled meeting of the Board of Port Commissioners is June 12, 2012, 3:00 pm, at the Port office conference room: 212 SW Cascade Avenue, Stevenson, Washington.

APPROVED BY:



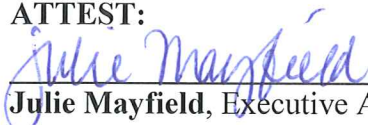
Commissioner Kevin Waters, President (District 3)



Commissioner WD Truitt, Vice-President (District 2)

Commissioner Tony Bolstad, Secretary (District 1)

ATTEST:



Julie Mayfield, Executive Assistant