

**Port of Skamania County
Minutes of the Board of Commissioners
January 12, 2016, Regular Meeting 4:30 (late start)**

Call to Order: Commissioner Kingston, acting President, called the meeting to order at 4:30 pm.

Attendance: Commissioners Fran Breeding and Todd Kingston; Attorney Ken Woodrich, Executive Director John McSherry, Executive Assistant Julie Mayfield, Facilities Manager Doug Bill. Guest Philip Watness.

Election of Officers:

---MOTION--- Commissioner Breeding moved to elect Commissioner Collins as President, Commissioner Kingston as Vice-President, and herself as Secretary. Commissioner Kingston stepped down and seconded; the motion carried.

Public Comment: None.

Appointments to Local Boards:

The Commission determined the following local boards representative appointments.

Chamber of Commerce: **Randy Payne**

EDC (Skamania County Economic Development Council): **Commissioner Collins**

WRIA 29A: **John McSherry**

WPPA (Washington Public Ports Association) Board of Trustees: **Commissioner Kingston**

City of Stevenson Shoreline Master Plan Update: **John McSherry**

Meetings and Seminars:

John attended the Gorge Commission regular meeting, which was held at the Tichenor Building Suite 70 today.

Minutes Approval: Postponed until Commissioner Collins returns.

Vouchers Approval:

---MOTION--- Commissioner Breeding moved to approve the Pre-issued General Fund Vouchers numbered 16917 through 16924 in the amount of \$11,714.331 dated December 30, 2015. Commissioner Kingston stepped down and seconded; the motion carried.

---MOTION--- Commissioner Breeding moved to approve the General Fund Vouchers numbered 16925 through 16958 in the amount of \$155,714.54 dated January 12, 2016. Commissioner Kingston stepped down and seconded; the motion carried.

Administrative Approvals:

*---MOTION--- Commissioner Breeding moved to approve **Resolution 1-2016 to authorize John McSherry and Commissioner Kingston for the Signing of Warrants.** Commissioner Kingston stepped down and seconded; the motion carried.*

*---MOTION--- Commissioner Breeding moved to approve **Resolution 2-2016 Providing for the Issuance of Warrants Before Approval by the Commissioners.** Commissioner Kingston stepped down and seconded; the motion carried.*

*---MOTION--- Commissioner Breeding moved to approve **Resolution 3-2016 Authorizing Randy Payne, Monica Masco, and Commissioner Breeding to order Investment of Funds.** Commissioner Kingston stepped down and seconded; the motion carried.*

*---MOTION--- Commissioner Breeding moved to approve **Resolution 4-2016 Appointment of Agent John McSherry to Receive Claims for Damages (RCW 4.96.020).** Commissioner Kingston stepped down and seconded; the motion carried.*

*---MOTION--- Commissioner Breeding moved to approve **Resolution 5-2016 Setting Port Commissioner Compensation at \$254 per month plus Per Diem.** Commissioner Kingston stepped down and seconded; the motion carried.*

*---MOTION--- Commissioner Breeding moved to approve **Resolution 6-2016 Authorizing the Port Executive Director to Sell and Convey Surplus Property with Less Than \$10,000 Value.** Commissioner Kingston stepped down and seconded; the motion carried.*

*---MOTION--- Commissioner Breeding moved to **approve the Facilities Manager salary range of \$25 to \$35.** Commissioner Kingston stepped down and seconded; the motion carried.*

Staff Reports:

- **Facilities Report:** Doug reported there were a few tenant service calls; worked on a leak at Evergreen Building roof; the Old Saloon Building (Clark & Lewie's) had a tenant-caused leak; most of Facilities staff time has been used completing improvements to the Tichenor Building suites 105, 85, and 65.

Commissioner Kingston asked about black mold laws; Ken responded they mostly apply to residential construction, but that it is prudent to address any black mold issues as they arise. Commissioner Kingston asked about the status of trees storm damage at Beacon Rock Golf Course; Doug said all hazardous limbs, etc. have been cut to the ground, but they need to wait for dry weather to remove the downed limbs, so the course is not destroyed by the removal equipment.

- **Attorney's Report.** As of February, Ken has been the Port's attorney for 20 years and the longest tenant. He will be relocating his office to Vancouver (not leaving his service to the Port).

Director's Report/Unfinished Business:

1. *Tenants Update:* Battelle (Teitzel Bldg.) gave notice they will terminate their lease (their federal contract was not renewed).
2. *Wind River Business Park (WRBP) update:* see below.

New Business: None

Executive Session: Commissioner Kingston called for an Executive Session including himself, Commissioner Breeding, John McSherry, and Ken Woodrich, from 5:30 pm to 5:45 pm for 15 minutes, and again from 5:45 pm to 6:00 pm 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.

Adjournment: The Chairperson adjourned the meeting at 6:00 pm to the Stabler Community Council meeting, beginning at 6:30 at 342 Hemlock Road to discuss leasing Building 2130, 1212 Hemlock Road, at Wind River Business Park (WRBP) to cannabis growing business Cowlitz Investments. Ann Lueders opened the meeting at 6:30 pm.

Attendance from the Port: Commissioners Fran Breeding and Todd Kingston; John McSherry, Executive Assistant Julie Mayfield, Auditor Monica Masco. Other attendees (not complete list) Skamania County Commissioner Bob Hamlin, Philip Watness (*Pioneer*), Tom Linde (Wind River Biomass LLC); Skamania County Sheriff Dave Brown, Don Fisher and Ian Langdile of Cowlitz Investments; other Stabler Community residents.

Ann gave 10 minutes time to several speakers.

Don Fisher began, explaining that he became interested in cannabidiol (CBD) due to his personal medical history. He explained CBD is a marijuana compound that does not produce the high associated with THC, but has been found effective in helping prevent neuropathic pain, as well as having anti-inflammatory properties, and an anticonvulsant, but no psychoactive effects. Currently, legally allowed research is very limited since cannabis is classified as a Schedule 1 drug. He said he would like to grow mainly cannabis that is high in CBD and sell it to researchers in order to further its availability to people suffering from conditions it can greatly improve.

John McSherry explained this business would employ 30 to 40 people with an annual payroll of \$1.5 million and that some employees would move to the area, purchasing housing, etc. He explained that lease negotiations would include measures to mitigate issues of concern including lighting issues, security, visual impact, etc. and would include designating funds to contribute to the Skamania County Sheriff Department, drug abuse prevention education and District 1 Fire Department. He noted the Port and Skamania County are seeking community input.

Ann Lueders provided a chronology of events including actions by the Port and County in considering this proposal. She noted that Port Commissioner Gail Collins could not be at this meeting.

Bob Hamlin stated that since Skamania County became the owner of WRBP various arrangements for managing it have resulted in minimal productive economic use of the site. He said the County is not asking residents to take on undue burden more than any other parts of the County. He said it is the view of the Skamania County Commission that this business enterprise would be good for Skamania County.

Todd Kingston gave a brief history of his involvement with this proposal stating that since the beginning until now, most of his concerns have been addressed. He said he has expressed concern that appropriate funds from such a lease will actually get directed to reinvestment in the infrastructure of the site, and that additional funds will get directed to supporting agencies such as the Fire District, Skamania County Sheriff, and education. He said the Port is working with the County on an agreement where these issues will be resolved.

Dave Brown said he is always in support of rights of the States over Federal regulation so the fact that cannabis is federally illegal is not a concern to him. He said his real concerns are 1) negative impact on children that cannabis has, 2) negative impact on people abusing the drug, 3) funding originating from tax on sale of cannabis. He said he is personally opposed to cannabis. However, he said, since it is legally no different than alcohol and tobacco, he is willing to receive any funding he can get, since his department is down six deputies because of lack of funding.

Ann opened the meeting to questions:

Business Attraction. Rena Hollis asked if more business attraction to the area is anticipated; Commissioner Kingston said the Port expects that if we continue to invest in the infrastructure at WRBP more businesses will want to locate there. Don Fisher noted that Wind River Biomass LLC needs the cannabis growing operation as springboard to get started and then they will be able to attract greenhouse businesses, which will attract other businesses, but he does not expect any more cannabis growing operations.

Odor. Another person asked if byproduct of the cannabis growing would be burned for fuel at the Biomass company. Don Fisher said they won't have much waste material and that their weekly output would be the size of a vanload only. Tom Linde said the Biomass facility process can only accept chipped wood, and would not be able to use waste from the cannabis facility. The Biomass facility will use air scrubbers that will mitigate any odor. It was noted that the Biomass facility will be located on the west end of Trout Creek Field.

Water Rights. There was discussion about availability of water. John explained what the Port, as the property manager, has drilled a well in an effort to perfect the water rights that were conveyed to the County. Ann asked why the Forest Service is being paid about \$7,000 a month for water services. John explained the County and Forest Service split the cost of operating the Forest Service water system. Ann asked John to send her a matrix of ownership and how the water is distributed.

Funds Distribution. How is money that would go to the Sheriff considered infrastructure investment? Commissioner Kingston said that the phrase he used was “money in excess” of what is needed for infrastructure maintenance and improvements.

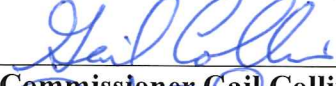
Violations. Some audience members suggested a violations limit be worked into the lease, where any excess of violations would cause lease termination. Don Fisher responded that he wants the same as the community members want as far as being a good neighbor and discussed the State Liquor and Cannabis Board’s regulations and said he can’t take credit for any other operation’s reputation, and the state Liquor & Cannabis Control Board is responsible for compliance with their operating license.

Next Meeting: The next regularly scheduled meeting of the Board of Port Commissioners is January 26, 2016 at 3:00 pm at the Port office conference room: 212 SW Cascade Avenue, Stevenson, Washington.

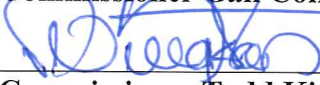
APPROVED BY:



Commissioner Fran Breeding, Secretary (District 1)



Commissioner Gail Collins, President (District 2)



Commissioner Todd Kingston, President (District 3)

ATTEST:



Julie Mayfield, Executive Assistant