

**Port of Skamania County
Minutes of the Board of Commissioners
November 10, 2014, 3:00 pm**

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

Attendance: Commissioners Kevin Waters, Tony Bolstad, and via telephone Gail Collins; Executive Director John McSherry, Attorney Ken Woodrich, Finance Manager Randy Payne, Facilities Manager Doug Bill. Guests Paul Koch (Port of Cascade Locks), Paul Spencer, Carl Hoppole, Bill Fosburg.

One Gorge Presentation: Paul Koch, Port of Cascade Locks Manager

Paul is seeking the Port of Skamania County's continued support of One Gorge. One Gorge will consist both of public entities, such as port districts, and private companies. One Gorge's primary function will be lobbying for projects that benefit the Gorge Region. John McSherry recommended the Port budget \$1,000 in 2015 to support One Gorge. Commissioner Bolstad asked about the structure of One Gorge. Paul indicated no formal structure has been established at this point.

*---MOTION--- Commissioner Waters moved to **budget \$1,000 in 2015 for the Port to participate in One Gorge.** Commissioner Collins seconded; the motion carried.*

Public Comment: 3:00 pm – 3:37 pm

Paul Koch stated he would like to discuss with both Skamania County and Port of Skamania County commissions future bridge toll rates on the Bridge of the Gods. There will be an emphasis on keeping rates low for members of the community. He would like to schedule a joint commission meeting in December or January.

Carl Hoppole provided the Commission with a report highlighting the benefits of recreational activities for gateway communities. He would like to arrange a workshop with the Commission to discuss his proposal for the Wind River Business Park. Commissioner Bolstad recommended Skamania County Commission participate in the workshop too. Carl suggested having Paul Spencer or a representative from Wind River Biomass at the workshop. Commissioner Bolstad suggested having the workshop on December 10 at 2:00 pm at the Hegewald Center. Carl asked Ken Woodrich if he had a chance to follow up with his water issues consultant regarding exempt wells. Ken commented that he did not follow up.

Meetings and Seminars:

Commissioner Waters met with Bruce Nissen, LDB Beverage, at the River Point Building. Bruce indicated to Kevin he is trying to bring more attention to the Stevenson waterfront.

John mentioned Julie Mayfield and Bruce Nissen, LDB Beverages, are attending the Washington State Council of International Trade Convention in Seattle to discuss the tax treatment of Washington State's largest agriculture crop: apples.

Minutes Approval:

*---MOTION--- Commissioner Waters moved to approve the **October 28, 2014 Regular Meeting Minutes**. Commissioner Collins seconded; the motion carried.*

Vouchers Approval:

*---MOTION--- Commissioner Waters moved to approve the **Pre-issued General Fund Vouchers numbered 16018 through 16028 in the amount of \$12,759.18, dated November 5, 2014**. Commissioner Collins seconded; the motion carried.*

*---MOTION--- Commissioner Waters moved to approve the **General Fund Vouchers numbered 16029 through 16052 in the amount of \$25,507.91 dated November 10, 2014**. Commissioner Collins seconded; the motion carried.*

Administrative Approvals:

There was discussion on the US EDA grant requirements for the River Point building roof and improvements project.

*---MOTION--- Commissioner Waters moved to **authorize John McSherry to sign the title covenant pertaining to the US EDA grant**. Commissioner Collins seconded; the motion carried.*

*---MOTION--- Commissioner Waters moved to **authorize John McSherry to sign the title covenant pertaining to the US EDA grant mortgage agreement**. Commissioner Collins seconded; the motion carried.*

Staff Reports:

Facilities Report: presented by Doug Bill

Doug stated cleanup efforts have taken place in the “Seed Extractory” building at Wind River Business Park (WRBP). Work on the building included painting, lighting, cleaning and flooring improvements.

He mentioned the cell tower located at the WRBP is erect and should be operational before Christmas.

Skunk Brothers Distilling are preparing for their final compliance inspection in the Tichenor Building, Suite 45.

The next project on Doug’s list is to begin deconstructing the pallet rack system in the River Point Building.

2015 Budget Review: Randy presented a revised preliminary 2015 budget. He noted the only changes from the budget presented on October 28, 2014 were the allocation of administration staff salaries and timing of improvements to take place at Beacon Rock Golf Course.

Attorney’s Report: None.

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

1. *Tenants update:* John met with prospective tenants and showed them available space in the River Point and Tichenor buildings. John recommends an additional notice to

cure letter be sent to the tenant in arrears in lease payments. A lease involving LDB Beverage for a portion of River Point building has been submitted to USEDA for their review and comments.

2. *River Point Building Roof Replacement*: John continues to work on the property deed covenants (mentioned in Administrative approvals) required by the USEDA.
3. *Cascade Avenue Improvements*: John said comments made by the Port are being incorporated into the city engineer's plan. He continues to explore if use of hotel/motel funds would be appropriate for this project to improve the bus staging area for the tour boats; it was noted the bus drivers stay overnight in Stevenson hotels. It would also be a good project fit for .09 Tax Funds.

New Business: John reported he's in the process of hiring an engineer to design the Wind River Business Park Water Right Perfection Well #1. Commissioner Collins will participate in the selection process.

John wanted to make the Commission aware of the increased discussions/activity pertaining to the subject of oil-coal trains. John noted the Port of Olympia was sanctioned by Washington Public Ports Association (WPPA) for the resolution it passed regarding the location of oil-coal train terminals. Commissioner Bolstad stated WPPA suggested ports look at this as a time to explore opportunities to address overpasses, bridges, emergency response training, and other items pertaining to the rail transportation of these products.

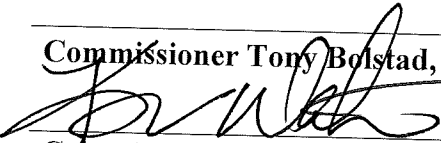
Executive Session: Commissioner Bolstad called for an Executive Session from 5:00 pm to 5:15 pm for 15 minutes and again from 5:15 pm to 5:30 pm per RCW 42.30.110(c) To consider the minimum price at which real estate will be offered for sale or lease when public knowledge regarding such consideration 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.

The Commission said they made no decisions and directed John to continue negotiations.


Adjournment: 5:35 pm.

Next Meeting: The next regularly scheduled meeting of the Board of Port Commissioners is November 25, 2014, 3:00 pm, at the Port office conference room: 212 SW Cascade Avenue, Stevenson, Washington.

APPROVED BY:



Commissioner Tony Bolstad, President (District 1)



Commissioner Kevin Waters, Vice-President (District 3)



Commissioner Gail Collins, Secretary (District 2)

ATTEST:

Randy Payne, Finance Manager