

Port of Skamania County
Minutes of the Board of Commissioners
May 14, 2013
Regular Meeting 3:00 pm

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

Attendance: Commissioners WD Truitt, Tony Bolstad, and Kevin Waters; Attorney Ken Woodrich, Executive Director John McSherry, Executive Assistant Julie Mayfield, Finance Manager Randy Payne (left 4:00 pm), Facilities Specialist Karl Wilkie (ar 4:08 pm). Guests: Moli Thomas (Stevenson City Councilor), Mary Ann Duncan-Cole (Stevenson City Administrator), Dave Prosser, Phillip Watness, (*Skamania County Pioneer*), Bruce Sorte (Oregon State University), Paul Koch (Port of Cascade Locks Director).

Bridge of the Gods Economic Impact Study: The Port of Cascade Locks (PCL), Oregon, contracted with Bruce Sorte, Oregon State University, to study the impact of the bridge. He provided his expertise background and gave his approach to the study. He prefers to work with data from IMPLAN (IMpact analysis for PLANning) along with his own research of interviewing agency leaders, business people, and residents. He expects the study to be complete in about three months. Bruce asked for three items to begin his study: 1) a scenario committee, which will envision two or three bridge options, 2) About 10 people to interview from each state—from businesses and organizations. He will provide a template letter for the committee to send out requesting participation. 3) Bruce will conduct one-hour interviews. Bruce stressed the emphasis on translating losses into dollar values and that growth in a community is important to help make up for losses.

Commissioner Bolstad asked if there is any tracking of the types of vehicles that cross the bridge and how many. Commissioner Waters commented on the past lack of maintenance funds the PCL has had. Commissioner Truitt said it will be difficult to come up with bridge situation scenarios without the final assessment report from ODOT (Oregon Department of Transportation).

Paul Koch said the only real records are tolls, but that ODOT will want a more detailed tracking system. The PCL has a \$250,000 fund for rejuvenation/repair of the bridge; they now have a plan to contribute \$100,000 per year to this fund. There are still many unknowns—PCL has not seen any loss of trucks over 60,000 pounds since the weight restrictions and flagging began. PCL anticipates toll revenues will be above budget this year. The estimate for 16 gussets identified by ODOT for replacement is \$220,000; the ODOT engineering analysis report is now due in mid June, substantially later than the original due date.

John pointed out that the study needs to assess future losses of our ability to lease out industrial property, political will/support, and other economic activity such as logging. He suggested the Port of Skamania should purchase the bridge, since we are so dependent on it.

Public Comment: None

Meetings and Seminars: None; Commissioner Waters will not be able to attend the WPPA Spring meeting at Skamania Lodge this week.

Minutes Approval:

*---MOTION--- Commissioner Bolstad moved to approve the **April 23, 2013 Regular Meeting Minutes**. Commissioner Waters seconded; the motion carried.*

Vouchers Approval:

*---MOTION--- Commissioner Waters moved to approve the **Pre-issued General Fund Vouchers numbered 14894 through 14904 in the amount of \$12,192.98 dated May 8, 2013**. Commissioner Bolstad seconded; the motion carried.*

*---MOTION--- Commissioner Bolstad moved to approve the **General Fund Vouchers numbered 14905 through 14935 in the amount of \$50,089.55 dated May 14, 2013**. Commissioner Waters seconded; the motion carried.*

Administrative Approvals: None.

Staff Reports:

- **Facilities Report:** None.
- **Attorney's Report:** None.
- **Annual Financial Report:** Randy presented the 2012 Annual Financial Report

*---MOTION--- Commissioner Waters moved to approve the **Annual Financial Report for 2012**. Commissioner Bolstad seconded; the motion carried.*

Director's Report/Unfinished Business:

1. *Tenants Update:* John and Ken worked on the lease extension to 2014 for **Tichenor Suites 65/85/105**—the extension is with the tenant's attorney for review. Work continued at the Discovery Building in North Bonneville to accommodate **Art of Action. Woodrich & Archer's** lease for Suite 110 is expiring; he is considering moving to Suite 40. **Silver Star** is renewing the Evergreen Building lease. Commissioner Truitt noted receiving a "glowing report" of **Beacon Rock Golf Course**; Commissioner Bolstad recommended reducing the frequency of turf maintenance reporting required by the lease contract; there was discussion on the benches situation.

2. *Cascades Business Park*: John reported on a change order needed to handle trapped water under the southeast side of Coyote Ridge. A French drain was installed to prevent the water from coming up and flowing over the road; the pathway grading is in progress (utilities were inadvertently encountered); bioswales are being constructed on the west end (truck-sized boulders encountered underground); the soil on the east side will be graded westward and seeded. The contract for the direct appropriation funding from Washington State Department of Commerce was extended to June 2014.
3. *Wind River Business Park (WRBP)*: The archaeological report review period is almost over; should be able to get a schedule for the **test water well** drilling next week. The contract for the direct appropriation funding from Washington State Department of Commerce was extended to June 2014. John and Paul Spencer will present our application to the CERB Board on May 16, 2013, in Olympia for the **Biomass Facility Feasibility Study**.
4. *Old Saloon*: The EDC has proposed a lease-to-own option to potential tenants for the restaurant equipment there; we continue working with potential tenants in the order of interest received. We have had some newly interested parties and another party has withdrawn interest.
5. *Wavebreak*: John is getting updated estimates for re-fabrication/installation and a schedule. Commissioner Bolstad requested pricing for next meeting and value points for replacing it.
6. *Marketing*: We placed an ad in the Gorge Business Review for industrial space available. Commissioner Bolstad reported on a recent marketing seminar he attended—a trend is to stress benefits versus features, for example “easier shipping access” instead of “close to I-84 and the airport.”

New Business: Commissioner Bolstad requested staff follow up on allowing vehicle camping at East Point parking lot as discussed last year. After discussion, general conclusions were: 1) Friday through Sunday only, 2) limited to seasonal, beginning with Memorial Day weekend, 3) vehicle camping only, 4) draft a policy—consider policies of other ports, include coverage of charges, cleanup, length of stay. Ken noted the City of Stevenson ordinances do not apply to Port properties.

Karl noted ten floating markers have been installed in the water around the Boat Launch. John will research who installed them.

Executive Session: Commissioner Truitt called for an Executive Session from 4:43 pm to 4:58 for 15 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..

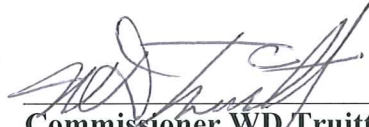
No decisions were made.

Adjournment: The Chairperson adjourned the meeting at 5:00 pm.

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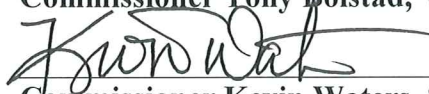
Next Meeting: The next regularly scheduled meeting of the Board of Port Commissioners is May 28, 2013 at the Port office conference room: 212 SW Cascade Avenue, Stevenson, Washington.

APPROVED BY:



Commissioner WD Truitt, President (District 2)

Commissioner Tony Bolstad, Vice-President (District 1)



Commissioner Kevin Waters, Secretary (District 3)

ATTEST:



Julie Mayfield, Executive Assistant