

Port of Skamania County
Minutes of the Board Commissioners
Sept 17, 2019
Regular Meeting, 3:00pm

Call to Order: Commissioner Kingston called the meeting to order at 3:00 p.m.

In attendance: Commissioners Kevin Waters, Todd Kingston (arrived 3:17 pm), Gail Collins, Executive Director Pat Albaugh, Facilities Manager Doug Bill, Auditor Monica Masco, Finance Manager Cindy Bradley, Wanda Scharfe Minute Taker, Attorney Ken Woodrich via telephone

Guests: Philip Watness, Jenny Taylor

Public Comment: No Public Comment

---**MOTION**--- Commissioner Waters made the motion to approve the consent agenda items one (1) through three (3). Commissioner Collins stepped down and seconded, and the motion carried unanimously.

Commission updates: Commissioner Waters reported on the meeting with the Port of Cascade Locks regarding the federal grants for a new pedestrian overhang addition to the Bridge of The Gods. They are hoping to use federal grant funds to construct the estimated 28-million-dollar project. They are seeking Washington Agencies' support for their exemption to Federal Regulation Title 23 which requires toll facilities that accept federal aid to limit all future toll revenues to toll facilities. Presently Cascade Locks can spend toll revenues on anything they want. Toll rates can be increased at any time without justification, that option was exercised when they discussed raising current tolls an additional .25 cents at the last Port of Cascade Commission meeting. Commissioner Waters stated, "this leaves Washington residents vulnerable".

Director Albaugh pointed out that there is no incentive to raise the bridge toll if they can only use the tolls on the bridge unless there was eminent need for infrastructure improvement. Kevin indicated that he would be on board if there was guarantee there was a no toll increase in the foreseeable future. They will be receiving \$28 million to build the pedestrian bridge and turn it into a tourist attraction. Consensus was in favor of the concept of the pedestrian bridge but not if the toll rates would continue to increase at the rate that they have over that past several years and to increase without justification. Concerns were raised regarding the present infrastructure on the Washington side of the road to accommodate the proposed increase in tourism traffic which would generate a need for parking and amenities onto the country road which would need to accommodate the tourists who would be drawn here as a BOG tourist destination. The Port of Cascade Locks is asking for a specific federal exemption that would require the federal law to be re-written specifically to accommodate their request.

Senator Patty Murray has stated that she would not vote for it unless the Washington Agencies sign off on it. Port of Klickitat has publicly opposed.

Directors Report: Director Albaugh reported on the recent water test at the WRBP well. There will be a retest to verify the readings. The Phoenix Technology contract with has been working well. The service continues to be noteworthy. We will be updating our outdated server.

Facilities Manager Report: Facilities Manager, Doug Bill updated the Commission on the recent activities of the Port. The waterfront trail project timeline is at the halfway point and little work has been done by the contractor.

Finance Report: Cindy Bradley, Finance Manager gave the finance report. The cash balance as of August 2019 was \$1,173,811.44. The tenant deposit was \$140,975, with the 6-month Operating Expenses at \$817,924. Operating Reserve was \$76,529 and the balance available for Other Projects was \$138,383.44. Shoreline Restoration and Enhancement bills in August totaled \$1,859.31. The status of the budgeted grants were reviewed. The notable August expenses and notable incomes were reviewed. Delinquent accounts were reviewed. As of August 11, Skunk Brother's Distillery, and CCPO LLC are on track with their payment plans. LDB's September payment has not been received to date. CCPO LLC had recently paid down their equipment contract by \$25,000 due to the sale of the dry box contents as agreed.

Attorney's Report: Ken Woodrich reported he has had communications with the attorney for ACL. ACL is seeking a response to their proposed agreement. The Commission is reluctant to proceed until options for the landing have been discussed. Staff has presented ACL representatives with the options for a bus turn around area. Ken suggested the Port staff continue researching options for the landing in which we could accommodate multiple dockings. Ken was directed to communicate the concern of locking out the AQSC as a result of the ACL proposed agreement and that the Port would like clarification on their plans for the landing.

New Business:

Gorge.net:

Director Albaugh reported on a request from Gorge.net for an easement across the west end of Cascade Business Park for a fiber optic line. Ken has been working with Gorge.net to draft an agreement. The agreement would allow the Port to tie into the cable or for Gorge.net or to remove or move the cable in the future should the need arise. The Commissioners directed the Director and Attorney to proceed with drafting the agreement.

WRBU LLC:

Director Albaugh informed the Commission that WRBU LLC would like access to space on the side of the building in the Processing Center for composting. Commissioners directed staff to complete the amendment to the agreement.

Trout Creek Field Update:

Director Albaugh updated the Commission in regard to the latest request from WRBU LLC in regard to their request for the county to build them a road for access to the field. The county has not expressed they are not interested.

WRBP Management Agreement:

Consensus and direction of the Commission is to inform the County of the intent to terminate the WRBP management agreement with Skamania County.

CCPO LLC:

Director Albaugh presented the request for an amendment to the CCPO LLC agreement. The amendment would allow CCPO LLC an additional 6 months to acquire licensing and allow them more time to select a licensed group to work with. This time frame would match the extension from the City of North Bonneville’s conditional use permit. They are currently in negotiation with multiple groups. In addition, to continue the monthly lease rate of \$6000 per month until they acquire a license. The Commission directed Director Albaugh to proceed with amending the lease. The leasehold tax would be paid at the full lease rate of \$12,000. The recent September payment of \$12,000 would be split between the months of September & October lease.



Property Tour:

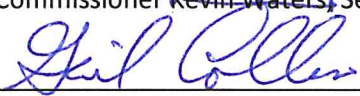
The Commission proceeded to the Property Tour portion of the meeting at 4:07 p.m. Commissioners toured Port Properties and discussed the status of various projects and building conditions. The tour was completed at 5:33 p.m.

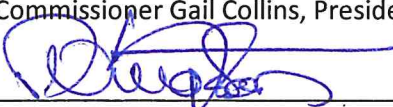
Adjourn: Commissioner Collins adjourned the regular session at 5:34 p.m.

Executive Session: No executive session.

APPROVED BY:


 Commissioner Kevin Waters, Secretary (District 1) 


 Commissioner Gail Collins, President (District 2)


 Commissioner Todd Kingston, (District 3)

ATTEST: 
 Wanda Scharfe, Minutes Taker