

Port of Skamania County
Minutes of the Board of Commissioners
November 12, 2013
Regular Meeting 9:00 am

Call to Order: Commissioner Truitt called the meeting to order at 9:02 am.

Attendance: Commissioners WD Truitt and via telephone Tony Bolstad; Attorney Ken Woodrich, Executive Director John McSherry, Executive Assistant Julie Mayfield, Finance Manager Randy Payne, Facilities Manager Doug Bill. Guest Judy Teitzel (9:05 am to 9:36 am).

Public Comment: none.

Public Hearing—2014 Budget. The hearing was opened at 9:12 am and closed at 9:20 am; Judy Teitzel expressed that she believes commissioners should have health insurance but they should pay for it, and that the Port should budget for repairing the roof at the River Point building. John responded that it is in the budget.

[Note: this was not the official 2014 budget adoption hearing, as noted on the agenda—it was mistakenly put on the agenda; the 2014 Budget Adoption Hearing is set for November 26, 2013, as noticed in the *Pioneer*.]

Meetings and Seminars:

Commissioner Truitt attended the Small Business Showcase at Rock Creek Center.

Minutes Approval:

*---MOTION--- Commissioner Bolstad moved to approve the **October 21, 2013 Special Meeting Minutes—2014 Budget Workshop**. Commissioner Truitt stepped down and seconded; the motion carried.*

*---MOTION--- Commissioner Bolstad moved to approve the **October 22, 2013 Regular Meeting Minutes**. Commissioner Truitt stepped down and seconded; the motion carried.*

Vouchers Approval:

*---MOTION--- Commissioner Bolstad moved to approve the **Pre-issued General Fund Vouchers numbered 15286 through 15288 in the amount of \$24,498.78 dated October 28, 2013**. Commissioner Truitt stepped down and seconded; the motion carried.*

*---MOTION--- Commissioner Bolstad moved to approve the **Pre-issued General Fund Vouchers numbered 15289 through 15298 in the amount of \$13,157 dated November 6, 2013**. Commissioner Truitt stepped down and seconded; the motion carried.*

*---MOTION--- Commissioner Bolstad moved to approve the **General Fund Vouchers numbered 15299 through 15326 in the amount of \$72,488.29 dated November 12, 2013.** Commissioner Truitt stepped down and seconded; the motion carried.*

Administrative Approvals:

*---MOTION--- Commissioner Bolstad moved to **approve Resolution 14-2013 Accepting as Complete the Crestline Construction Contract for the Cascades Business Park Coyote Ridge Road Paving and Grading Project, North Bonneville, for a total of \$758,012 including sales tax.** Commissioner Truitt stepped down and seconded; the motion carried.*

*---MOTION--- Commissioner Bolstad moved to **approve Resolution 15-2013 Accepting as Complete the Mathany Construction Contract for the 212 Chapman Avenue House Repair, Wind River Business Park (WRBP), Stabler, for a total of \$102,689.26 including sales tax.** Commissioner Truitt stepped down and seconded; the motion carried.*

*---MOTION--- Commissioner Bolstad moved to **approve Resolution 16-2013 Accepting as Complete the MK Drilling Contract for the Wind River Business Park Test Water Well, Stabler, for a total of \$104,520.70 including sales tax.** Commissioner Truitt stepped down and seconded; the motion carried.*

Staff Reports:

- **Facilities Report:** Doug and Karl have spent their time almost entirely at the Old Saloon finishing repairs, which have included the complete redesign/construction of the French drain in front of building (extensive excavation, new drain piping and sealing of front underground portion, and concrete tear out/replacement, replacing decking), painting, digging into wall that had rotted, replacing broken internal plumbing, etc.
- **Attorney's Report.** Ken has worked on several new leases.

Director's Report/Unfinished Business:

1. *Tenants Update:* The **Old Saloon** (130 SW Cascade) repairs will be complete soon; the tenant has been able to make minimal preparation for opening. The Commission agreed if the Port were to lease **126 SW Cascade** ("LBH") under the I-502 recently passed legislation, the Port would require the tenant to improve the building so that it would be very professional and modernized. John will meet with the city of Stevenson Planning Commission on December 9, 2013 to discuss allowed uses under the existing **zoning for the Tichenor building.**
2. *2014 Budget Planning:* There was more budget planning discussion.

3. *Wind River Business Park (WRBP):*

John met with the Forest Service Ranger for the Gifford Pinchot, **Mosé Jones-Yellin**, who was supportive of the overall WRBP existing water system improvements concept. There will be another WRIA29A meeting, just for the “initiating governments” in the next week or two.

4. *Wavebreak:* John researched the value of the wavebreak as scrap material—apparently it is valued at the price of oil. The wavebreak will not be on the agenda anymore.

New Business:

1. Typically the second December Commission meeting is cancelled; the Commission decided to cancel the **December 24, 2013 Commission meeting**.
2. The tentative date set for our holiday **Open House** is December 20, 2013. Julie will confirm that this doesn't conflict with other local open houses.
3. The Commission agreed that we should offer attendance to the **WPPA New Commissioner Seminar** (November 19, 2013) to Gail Collins, newly elected Commissioner for District 2.

Executive Session: Commissioner Truitt called for an Executive Session from 11:01 am to 11:16 am 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, and again from 11:17 am to 11:27 am for 10 minutes (i) To discuss with legal counsel representing the agency matters relating to agency enforcement actions, or to discuss with legal counsel representing the agency litigation or potential litigation to which the agency, the governing body, or a member acting in an official capacity is, or is likely to become, a party, when public knowledge regarding the discussion is likely to result in an adverse legal or financial consequence to the agency.

No decisions were made. The Commission directed John to continue lease negotiation.

Adjournment: The Chairperson adjourned the meeting at 11:37 am.

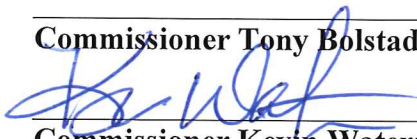
Next Meeting: The next regularly scheduled meeting of the Board of Port Commissioners is December 10, 2013 at 9:00 am at the Port office conference room: 212 SW Cascade Avenue, Stevenson, Washington.

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