

**Port of Skamania County
Minutes of the Board of Commissioners
April 8, 2014, 3:00 pm**

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

Attendance: Commissioners Gail Collins, Kevin Waters, and Tony Bolstad; Executive Director John McSherry, Attorney Ken Woodrich, Facilities Manager Doug Bill, Finance Manager Randy Payne, Executive Assistant Julie Mayfield, Facilities Specialist Karl Wilkie. Guests: Carl Hopple and Bill Fosburg.

Public Comment: 3:00 pm – 3:32 pm

Ken Woodrich reported that he had a meeting with the guests Carl Hopple and Bill Fosburg and discussed the Wind River Business Park (WRBP) including issues regarding water rights. Commissioner Bolstad invited the guests to comment on their intentions. Carl Hopple said they are formulating a plan and that it is an “open, moving, and evolving plan.” He reported they have been meeting with the Forest Service and the Skamania County PUD, and others and that they have an investor. The Commission agreed that they are open to evaluating a proposal, especially one with a stepped or phased approach to development at the site. Carl said they will return at the next Port Commission meeting with a proposal. John requested that they do not represent themselves as agents of the Port of Skamania in their WRBP research and planning efforts.

Meetings and Seminars:

John and Julie attended the Columbia River Gorge National Scenic Area Recreation Committee’s first meeting in White Salmon at the Gorge Commission’s office. This is a subcommittee of the Gorge Commission.

Karl, John, Julie, and Randy attended a group tour of the American Empress passenger vessel; the Empress was completing its second test run/publicity mini-tour and will begin its regular docking this week (with the exception of an altered schedule because of temporary locks closure at the Little Goose river).

Minutes Approval:

*---MOTION--- Commissioner Waters moved to approve the **March 25, 2014 Regular Meeting Minutes**. Commissioner Collins seconded; the motion carried.*

Vouchers Approval:

*---MOTION--- Commissioner Waters moved to approve the **General Fund Vouchers numbered 15595 through 15624 in the amount of \$66,252.07 dated April 8, 2014**. Commissioner Collins seconded; the motion carried.*

Administrative Approvals: None.

Staff Reports:

Facilities Report: Karl gave the report since Doug had been out on vacation. He reported that he is glad to be back to work after his recent involvement in an auto accident. Karl discussed a tour of the American Empress, which the Port arranged and

included some local business owners and local agencies. Janitorial service for Tichenor Suite 40 has begun; a leak was repaired at the Discovery Building; an entry lock needed repair for Sherman Industries at WRBP; the backhoe/trailer was brought back to Stevenson from WRBP; Karl and Doug will assist with spreading gravel on pathways at Beacon Rock Golf Course; the parks are starting to get a lot of use with the better weather here. The docks will be installed at the Boat Launch before Memorial Day weekend. Commissioner Waters asked if we're hiring seasonal help soon—Karl and Doug said they plan to put an ad in the paper soon, since help is needed as soon as possible.

Attorney's Report: Ken requested direction from the Commission regarding meetings with individuals such as Carl Hopple and Bill Fosburg. The Commission agreed he may work with individuals formulating proposals to the Port.

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

1. *Tenants update:* Clark & Lewie's (Old Saloon) have installed their sign.
2. *Wind River Business Park (WRBP):* Wallowa Resources was scheduled to give a presentation on the Biomass Facility Feasibility Study, but had to postpone until our next meeting.
3. *River Point Re-Roofing:* The Port has the opportunity to apply for a US EDA (Economic Development Administration) Public Works Grant for this project (due June 12, 2014). John reported that the grant will require that the Port dedicates the River Point Building for industrial use for the next 15 years. The Commission agreed that was an acceptable commitment. Randy is putting together a team, including Commissioner Collins, to procure a consultant to prepare project designs and cost estimates to be used in the grant application.
4. *ALEA Grant Application for Waterfront Project:* The grant application is due in the end of April. John has been working with Brian Bair of Bair Consulting LLC to prepare the application.
5. *Cascade Avenue Improvements:* John met with Eric Hansen from the City of Stevenson to review preliminary concepts for paving and improvements of Cascade Avenue. Additionally, John will be working with the City on the Shoreline Master Plan and Critical Areas update. The goal is to set standards for the waterfront properties including properties that have water-dependent uses reducing set-backs and mitigation requirements for future developments. John recommended that demolition of some of the existing waterfront buildings be done after this regulatory change is complete. Another issue discussed was the City's parking ordinances. The Port needs to be involved in up-dates to the Parking ordinances—Ken reminded we have an Interlocal Agreement with the City for dedicated parking on the north side of Cascade Avenue at the Tichenor building for the tenants in the Tichenor and River Point Buildings. John noted that the City parking on the south side of Cascade Avenue east of Russell Street (in front of the Port's commercial lot, next to the Old Saloon) encroaches on the Port property—the City is proposing angled parking in this area to avoid Port property, however, several parking spaces will be lost under that scenario. Bus parking for the tour boats needs to be accommodated.

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New Business: None.

Executive Session: Commissioner Bolstad called for an Executive Session from 4:01 pm to 4:21 pm for 20 minutes, and again from 4:21 pm to 4:30 pm for 9 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.

The Commission directed John to continue lease negotiations.

Adjournment: The Chairperson adjourned the meeting at 5:10 pm.

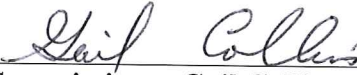
Next Meeting: The next regularly scheduled meeting of the Board of Port Commissioners is April 22, 2014 at the Port office conference room: 212 SW Cascade Avenue, Stevenson, Washington.

APPROVED BY:



Commissioner Tony Bolstad, President (District 1)

Commissioner Kevin Waters, Vice-President (District 3)



Commissioner Gail Collins, Secretary (District 2)

ATTEST:



Julie Mayfield, Executive Assistant