

**Port of Skamania County  
Minutes of the Board of Commissioners  
Regular Meeting, September 28, 2010, 3:00 pm**

**Call to Order:** Commissioner Truitt called the meeting to order at 3:01 pm.

**Attendance:** Commissioners WD Truitt, Tony Bolstad via telephone; Attorney Ken Woodrich, Manager John McSherry, Auditor Monica Masco, Accounting Tech Randy Payne, Administrative Assistant Julie Mayfield. Guests: Keith Chamberlain; Dave Prosser (arrived 3:19 pm).

**Public Comment:** Keith Chamberlain reported that the Port Manager's dog barked at him when he visited the Port's office on September 14, 2010. Keith now fears for his safety when visiting the Port's office and requested relief from the commissioners. The commissioners indicated support for employees bringing dogs to work; however, they directed Port employees to keep their dogs in the same room with them when they are in the Port's office and to be aware of visiting public. Dave Prosser asked for the record to show that Keith Chamberlain was brandishing a 2-foot long steel pipe. Keith indicated the purpose of the pipe was to fend off dogs if necessary. Public comment closed when Keith left the meeting at 3:42 pm.

**Meetings and Seminars:**

Randy attended the SW Washington Ports Finance meeting at the Port of Ridgefield.

Randy, Julie, and Karl attended the Contracting Class presented by MRSC (Municipal Research and Services Center) at the Camas Library.

John and Julie attended the Vancouver Business Journal's 2010 Top Projects Awards on September 16. The Port's Teitzel Building placed 13 out of 20 entries chosen for VBJ's publication.

John, Don Stevens (North Bonneville Mayor), and John Spencer, North Bonneville City Administrator, met with State Senator Honeywell and State Representative Chandler in Sunnyside, Washington to discuss upcoming projects.

**Minutes Approval:**

**---MOTION---** *Commissioner Bolstad moved to approve the September 8, 2010 Regular Meeting Minutes. Commissioner Truitt stepped down and seconded; the motion carried.*

**Administrative Approvals:** None

### **Vouchers Approval:**

*---MOTION--- Commissioner Bolstad moved to approve the Pre-issued General Fund Voucher numbered 12992 through 12992 in the amount of \$29,932.76 dated September 9, 2010. Commissioner Truitt stepped down and seconded; the motion carried.*

*---MOTION--- Commissioner Bolstad moved to approve the Pre-issued General Fund Vouchers numbered 12993 through 13000 in the amount of \$6,618.07 dated September 15, 2010. Commissioner Truitt stepped down and seconded; the motion carried.*

*---MOTION--- Commissioner Bolstad moved to approve the Pre-issued General Fund Voucher numbered 13001 through 13001 in the amount of \$876.75 dated September 20, 2010. Commissioner Truitt stepped down and seconded; the motion carried.*

*---MOTION--- Commissioner Bolstad moved to approve the General Fund Vouchers numbered 13002 through 13038 in the amount of \$426,901.94 dated September 28, 2010. Commissioner Truitt stepped down and seconded; the motion carried.*

### **Staff Reports:**

- **Auditor's Report:**

August 31, 2010 Cash Balance is \$1,112,709.78.

Total revenue for August was \$238,277.29 and expenditures were \$139,729.54: netting excess income over expenditures in the amount of \$98,547.75. Net income year to date is \$299,854.40.

### **Unfinished Business:**

1. *Whistling Ridge Wind Power Project:* Ken represented the Port at a hearing on August 25, 2010 (John was on vacation). The Port is an *intervener* on this project since it is important to Skamania County's economic development and to continue reliability of services (power redundancy). Ken also represents the City of White Salmon and Skamania County PUD—he suggested that he could represent all three, thereby providing some cost savings. The Commission directed Ken to continue representing the Port but that the Commission should review the Port's involvement if our participation as an intervener becomes too costly. Ken noted this case could set precedence since the Whistling Ridge project is sited outside the boundary of the National Scenic Area and the case is being made to apply scenic area rules.
2. *Tenants Update:*  
*Old Saloon*—The 130 Bar & Grill opened this week. There was discussion on the approach to take to stop water leaking into the basement. The Commission concurred we should evaluate the best solution and get cost estimates for repair work from professionals in this industry.

*Gorge Delights*—The Commission directed John to send a letter to them requesting an estimated date of payment on outstanding lease payments.

3. *Wavebreak*: no update.
4. *Waterfront Enhancement*: The County is taking the lead on the SEPA and the permits are moving forward; the Port is looking into other funding sources; there are some trees with root wads and large rocks at Cascades Business Park that have been marked for use in this project.
5. *Cascades Business Park*: A short period of heavy rain caused a change order: extensive water was encountered when digging into the northwest portion of the site for road construction, causing a need for an additional drainage plan. It was decided to extend the water line across Coyote Ridge at Cascade Avenue in the City of North Bonneville—this will prevent the city from having to dig up our road in the future to extend their water line.
6. *Teitzel Building*: Plans will soon be ready to go out to bid for the improvements to Suites C/D. The plans from our designer are being reviewed by a structural engineer.
7. *Wind River Business Park*: John and staff will tour the WRBP in Stabler tomorrow as part of the Port's review of the site.

**New Business:**

- **New Truck**. The Port recently purchased a 4x4 Ford F150 to replace the failing white truck. The truck was purchased through the Washington State Purchasing Program (through Federal Surplus Vehicles program) for under budget and under Blue Book pricing.

**Executive Session:** None.

**Adjournment:** The Chairperson adjourned the meeting at 4:41 pm.

**Next Meeting:** The next regularly scheduled meeting of the Board of Port Commissioners is October 12, 2010, 3:00 pm, at the Port office conference room: 212 SW Cascade Avenue, Stevenson, Washington.

**NOTE:** this meeting will begin at **2:30 pm** for budget review.

**APPROVED BY:**

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**Commissioner WD Truitt, President** (District 2)

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**Commissioner Judy Teitzel, Vice-President** (District 3)

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**Commissioner Tony Bolstad, Secretary** (District 1)

**ATTEST:**

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**Julie Mayfield, Administrative Assistant**