Port of Skamania County
Board of Port Commissioners
Monthly Meeting
January 23, 2001

Attendance: Commissioner Matt Masco, Commissioner Brian Adams, Commissioner Judy Teitzel, Executive Director Anita Gahimer, Port Attorney Ken Woodrich, Facilities Specialist Keith Chamberlain, Manager Special Projects John McSherry, Port Auditor Dennis Gale and Acting Administrative Assistant Lynee Sapere. Public in attendance were Christina Brittain, of Beyond the Bounds, Marcus Bass, Leonard Ferguson, Carlean Ward, George Ward, Tony Loy, John Broughton, Jim Borup, Linda Borup, B. Singiten, Larry Mills, and Marc Medlin.

Call to Order: Commissioner Judy Teitzel called the meeting to order at 4:10 pm.

Approval of Minutes: Commissioner Matt Masco made a motion to approve the minutes with correction of the date on pages 2 and 3 to "December 12 Continuation". Commissioner Brian Adams seconded the motion. The motion passed.

Commissioner Matt Masco made a motion to elect Commissioner Judy Teitzel Vice Chair. Commissioner Brian Adams seconded the motion. The motion passed. It was noted that the bylaws state that the commissioner who serves as Chair is also the President.

Public Comment: Anita introduced Christina Brittain of Beyond Bounds. Christina will be assisting Anita with strategic planning, marketing, and resource evaluation. Christina presented a brief Scope-of-Work which outlines the plan to be completed within one month. The plan will be used as a basis for decisions on projects as well as evaluating impact after implementation. The plan will be presented at the March 13, 2001 meeting.

Anita introduced Lynee Sapere as the Acting Administrative Assistant.

Anita presented copies of five letters from the public to the commissioners presenting concerns over potential changes at the Beacon Rock Golf Course. The commissioners reviewed these letters from: James W. Herman, George E. Ward, Roger Smith, Jim Borup, and Mike Cleaver.

Marc Medlin, President of the Beacon Rock Men's Club, spoke to show support for Jim & Linda Borup and the volunteers that built and enhanced the course he has played for over 20 years. He remarked that over the past eleven years these improvements included: drainage, tee box improvement, ponds, changing the snack bar into a restaurant, charitable contributions, and various tournaments (e.g. high school, Holly House, Parks & Recreation). Marc commented the Borups provide an excellent product at reasonable rates and he is disturbed that the contract may be put out to bid at this time.

George Ward commented that if prices were raised very much he would have to consider going elsewhere since he is already driving so far to play at Beacon Rock.

Carlean Ward, President of the Beacon Rock Women's Club, indicated the golf fees are the same as Colwood, Broadmoor and similar courses, and that higher prices would drive them to Portland.

Leonard Ferguson of Washougal quit his (private)member golf course and chose Beacon Rock and also feels the needs of the volunteers should be considered.

Tony Loy has been a member at Beacon Rock for 25 years and he feels that due to the weather in this area we have a 6-month season, and Beacon Rock cannot be compared to Portland area courses.

Marcus Bass of Vancouver says he loves Beacon Rock and makes a 73-mile round trip to play golf there.

John Broughton wants a resolution soon. He feels the course is well cared for and the current lease should continue as breaking the lease would incur more legal bills and require machinery purchases.

Jim Borup commented that Beacon Rock cannot be compared to resort and high-end courses. He noted that seven new 18-hole courses have been opened in the area within the past eleven years. He said improvements have helped to keep the course going and that they put in many work hours. He feels the (Creative Golf Solutions) survey was "worthless".

Leonard Ferguson asked whether the non-compliance from the state auditor had been resolved. Port Attorney Ken Woodrich commented non-compliance necessitates a change in the Port lease relationship with J & L Borup Inc.

Treasurer's Report: Port Auditor Dennis Gale gave the treasurer's report for the month of December 2000.

Anita announced that as of January31st, 2001 Dennis Gale will be leaving to take a new position as Interim Manager of Skamania County PUD.

Vouchers: Commissioner Matt Masco made a motion to approve the Wind River Nursery Fund Vouchers Numbered 30011 through 30012 in the amount of $41,973.24. Commissioner Judy Teitzel stepped down to second the motion. The motion passed.

Commissioner Matt Masco made a motion to approve the pre-issued General Fund Vouchers Numbered 12359 through 12378 in the amount of $16,484.86. Commissioner Judy Teitzel stepped down to second the motion. The motion passed.

Commissioner Matt Masco made a motion to approve the pre-issued General Fund Vouchers Numbered 12379 through 12399 in the amount of $18,974.14. Commissioner Judy Teitzel stepped down to second the motion. The motion passed.

Commissioner Matt Masco made a motion to approve the pre-issued General Fund Vouchers Numbered 12379 through 12399 in the amount of $18,974.14. Commissioner Judy Teitzel stepped down to second the motion. The motion passed.

Commissioner Matt Masco made a motion to approve Wind River Nursery Fund Voucher Number 30013 in the amount of $30.00. Commissioner Judy Teitzel stepped down to second the motion. The motion passed.

Commissioner Brian Adams made a motion to approve the General Fund Vouchers Numbered 12403 through 12428 in the amount of $22,253.55. Commissioner Matt Masco seconded the motion. The motion passed.

Staff Reports: John McSherry reported that the preliminary master plan for Parcel 2 is being finalized and a package is being put together for the North Bonneville Planning Commission. North Bonneville City Council will have review and approval. Several soil samples were taken for sieve analysis. John is also working on: a Joint Aquatics Resource application for a temporary barge loading facility on the Columbia River, NEPA paperwork, and a grant from the Forest Highway Program which will have a call for projects in the spring. The schedule of development of Parcel 2 is contingent on the grading contract for the site.

John also reported on the status of the Evergreen Drive/ LifeTek development including funding proposals for USDA FS RCAP for design and engineering, and CERB and NSA grant/ loan for construction. The goal for completion of construction is October 1, 2001.

Anita added the expected base rental income will be $54,000 per year, and the expected total project cost is $1,000,000.

Keith Chamberlain reported that Windwing is now moving in to the rigging loft. He plans to do additional landscaping and improve parking lot access in the spring.

Keith reported that contractors have completed the ceiling insulation in the Evergreen building.

Keith is also getting the dock up and ready for next season in anticipation of arrival of "the Queen" February 18.

Ken Woodrich presented the original deed of trust for Parcel 2.

Executive Directors Report: Anita led a brief discussion on the Personnel Manual. The board agreed to two minor changes: Item 103 shall include a reference to "see Section 114" and Item 108 shall include "except as permitted by law".

Anita reported that we need to do a resolution to the Budget Amendment.

Anita presented the final draft sketches of the Interpretive Sign to the board.

Anita announced that she has made an offer to Stevenson High School student Marty Nielsen to work as an intern on designated computer projects including updating the Port web site.

Anita presented a letter from Terry Horn, H & H Ecosystems requesting to maintain the lease rate as is, rather than the percentage increase based on the CPI due. The board did not approve this request.

Anita announced that she is considering Jan T. Fancher as temporary Auditor when Dennis leaves. She gave draft copies of a Professional Services Agreement to the commissioners. After a brief discussion, the board agreed to Anita's request for Jan to work 20 hours per month for a two-month period.

Anita distributed copies of the approved General Fund Budget for Year 2001.

Executive Session: At 6:55pm the board and staff adjourned into Executive Session.

At 7:15 the board came out of executive session with no decisions being made.

The commissioners discussed and directed Anita and attorney Ken Woodrich to work on amending our existing lease with J & L Borup, Inc., addressing the terms discussed in executive session.

The board directed Anita to proceed with property acquisition efforts as discussed in executive session.

Next Meeting: The next meeting of the Board of Commissioners will be held on Tuesday, February 13, at 4:00 p.m. Commissioner Matt Masco announced that he would be unable to attend the next board meeting.

Adjournment: The meeting was adjourned at 7:22 p.m. by consensus.

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Commissioner Matt Masco

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Commissioner Judy Teitzel

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Commissioner Brian Adams

ATTEST:

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Acting Administrative Assistant, Lynee Sapere