

**Port of Skamania County
Minutes of the Board of Commissioners
August 13, 2013
Regular Meeting 9:00 am**

Call to Order: Commissioner Truitt called the meeting to order at 9:00 am.

Attendance: Commissioners WD Truitt, Tony Bolstad, and Kevin Waters; Attorney Ken Woodrich, Executive Director John McSherry, Executive Assistant Julie Mayfield, Facilities Specialist Karl Wilkie, Auditor Monica Masco. Guest Phillip Watness (*Skamania County Pioneer*).

Public Comment: None

PUBLIC HEARING: Regulating Conduct on Port Property Ordinance (No Jumping/Diving from Pier, Vehicle Camping, etc.) Opened at 9:43 am; closed 9:44 am, with no public comment.

The Commission reviewed the draft ordinance, which was loosely modeled after the Port of Hood River's Ordinance 22. The Commissioners will review the draft and provide comment to staff for further refining—they agreed that minimal rules are the goal.

Meetings and Seminars:

Commissioner Truitt and John attended the Multi-Agency Command Group (MAC G) meeting on July 29.

John attended the City of Stevenson Planning Commission meeting regarding rezoning, including property on the waterfront, and the City of Cascade Locks meeting for adding the Bridge of the Gods repairs to their strategic transportation improvements plan.

John met with Shari Hildreth and Ryan Hart (US Rep. Jaime Herrera-Beutler).

Minutes Approval:

*---MOTION--- Commissioner Bolstad moved to approve the **July 23, 2013 Regular Meeting Minutes**. Commissioner Waters seconded; the motion carried.*

Vouchers Approval:

*---MOTION--- Commissioner Waters moved to approve the **Pre-issued General Fund Vouchers numbered 15090 through 15099 in the amount of \$11,318.30 dated July 31, 2013**. Commissioner Bolstad seconded; the motion carried.*

*---MOTION--- Commissioner Bolstad moved to approve the **General Fund Vouchers numbered 15100 through 15134 in the amount of \$89,429 dated August 13, 2013**. Commissioner Waters seconded; the motion carried.*

Administrative Approvals:

The Port received three bids to repair the fire-damaged home at 212 Chapman Avenue, Wind River Business Park (WRBP).

---MOTION--- Commissioner Bolstad moved to Award the bid to the low bidder for the 212 Chapman Avenue House Repair Small Works Roster Project at Wind River Business Park to Mathany General Contracting, for \$83,300, which includes Bid Alternates 1 and 2; this award is subject to verification of contractor's L&I and DOR accounts as "current" and obtaining the required performance and payment bonds. The Port will award the project to the next lowest responsible bidder if Mathany General Contracting fails to meet these conditions. Commissioner Waters seconded; the motion carried.

Staff Reports:

- **Facilities Report:** Karl reported working on sprinkler repair—Teo Park needs more work on sprinkler system; noxious weeds at Slaughterhouse Point and Cascades Business Park are under control; cleanup is finished after a very successful Bridge of the Gods Kitefest at East Point; two HVAC units were repaired at the Discovery building; roots were removed from the septic line at the 172 Chapman Ave. residence at WRBP.
- **Attorney's Report.** Ken has reviewed comments on the lease from the attorney of potential tenant for the Old Saloon building; negotiations on the lease continue.

Director's Report/Unfinished Business:

1. *Tenants Update:* John has been working with **Beacon Rock Golf Course (BRGC)** to resolve drainage issues—he reported the consultant says the course is in better shape than ever, but that the irrigation system needs improvement; Doug will install the hand-wash sink in the Clubhouse. The Port dug a trench for the PUD electrical conduit to upgrade the Evergreen building three-phase power where tenant **Silver Star Cabinets** leases; a roll-up door will have to be replaced on the north side of the Evergreen building—John noted there is space to expand the building.
2. *Wind River Business Park (WRBP):* John met with Willowa Resources, Wind River Biomass LLC, and representatives from WKO and SDS mills as well as the Forest Service, PUD, and Skamania County regarding the **Biomass Facility Feasibility Study**. The target completion date for the study is October 15, 2013. John learned that mills don't like processing small diameter logs but are required to handle them as part of a public timber sale. The biomass facility would create another market for small diameter logs. New forest stewardship sales for removing small diameter logs are in the works and new mitigation laws for owl habitat will require thinning. The PUD reported it has the infrastructure to handle power generation from the proposed biomass facility.

A contract for designing the pipe system that will come from the **newly drilled water well** is being developed; we're working with the PUD on the scope of work on the Feasibility Study for the WRBP water system.

3. *Wavebreak*: No update.
4. *Cascades Business Park*: We received the final invoice from Crestline; John will review and prepare a resolution for next meeting that can be submitted to the state L&I and DOR; John spoke with Shari Hildreth about helping to expedite the easement from the Corps of Engineers for the road access.
5. *Waterfront Access*: John is working on getting the boulders from the North Bonneville private party staged at the waterfront in Stevenson.

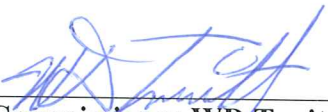
Executive Session: Commissioner Truitt called for an Executive Session from 10:35 am to 10:50 am for 15 minutes per RCW 42.30.110 (c) To consider the minimum price at which real estate will be offered for sale or lease when public knowledge regarding such consideration would cause a likelihood of decreased price. However, final action selling or leasing public property shall be taken in a meeting open to the public.

No decisions were made; the Commission directed John to continue negotiation.


Adjournment: The Chairperson adjourned the meeting at 10:55 am.

Next Meeting: The next regularly scheduled meeting of the Board of Port Commissioners is August 27, 2013 at the Port office conference room: 212 SW Cascade Avenue, Stevenson, Washington, at **9:00 am**.

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