

**Port of Skamania County
Minutes of the
Board of Commissioners Meeting
June 23, 2008**

Call to Order: President Teitzel called the meeting to order at 4:06 p.m. with public comment open until 4:36 p.m.

Attendance: In attendance from the Port were Commissioner Judy Teitzel, Commissioner W.D. Truitt, Commissioner Tony Bolstad, Port Attorney Ken Woodrich, Port Manager John McSherry, Facilities Specialist Karl Wilkie, Port Auditor Monica Masco, Accounting Tech. Tina Tarani, and Administrative Assistant Julie Mayfield.

Public Comment: none.

President Teitzel closed the Public Comment at 4:36.

Meetings and Seminars:

- **“Business After Hours”** Commissioner Teitzel attended this event in Skamania Landing.
- **Critical Areas Ordinance Update** John attended this meeting with the City of Stevenson.

An upcoming meeting was noted: July 10, 2008—a Community Public Hearing on the Critical Areas Ordinance.

Minutes Approval:

---MOTION--- Commissioner Bolstad moved to approve the minutes of the June 10, 2008 regular meeting as written. Commissioner Truitt seconded. The motion carried.

Voucher Approvals:

---MOTION--- Commissioner Truitt moved to approve the General Fund Vouchers Numbers 11216 through 11240 in the amount of \$39,507.37 dated June 23, 2008. Commissioner Bolstad seconded. The motion carried.

Administrative Approvals:

The Port is currently revising a contingency agreement with Slingshot Sports for leasing space in the planned Discovery II Building in North Bonneville. A resolution is required for the CERB application for funding assistance to construct the building.

---MOTION--- Commissioner Truitt moved to approve Resolution 5-2008, a resolution of the Board of Commissioners of the Port of Skamania County authorizing the Port Manager to seek funding and act on the Board's behalf in the construction of a multi-purpose industrial facility. Commissioner Bolstad seconded. The motion carried.

Staff Reports:

- **Financial Report:** Reported by Port Auditor Monica Masco. The budget review will begin next month.

Cash balance as of May 31, 2008: \$1,280,334.75. Total revenue for May was \$64,901.85 and expenditures were \$48,478.73: netting expenses over income for the month of \$16,423.12 (net loss), year-to-date netting expenses over income \$173,937.63 (net loss).

- **Miscellaneous:** It was noted that Majestic's Empress of the North tour boat may be sold. The WPPA Commissioner Seminar is July 20-22, 2008 in Blaine, Washington. Commissioner Teitzel will attend. Commissioner Bolstad may attend the 21st to 22nd.

In order to accommodate summer schedules, the July 22nd Meeting of the Board of Commissioners of the Port of Skamania County has been rescheduled to July 24, 2008.

Old Business:

- **Update on Discovery II Building, North Bonneville:** DSP Architects has been chosen to perform the conceptual design and engineering of Phase I of the building. The fee for this is \$10,000. A contract with DSP should be completed this week. Bidding for construction is slated for this fall.

---MOTION--- Commissioner Bolstad moved to give authority to John McSherry to contract with DSP Architects for the conceptual design and estimating of the Discovery II Building in North Bonneville. Commissioner Truitt seconded. The motion carried.

- **Waterfront Enhancement Project:** Discussion regarding drawings from Flowing Solutions for the Stevenson Shoreline Enhancement Project took place. The drawings showed details of fill placement, landscaping enhancements, etc. The Port is ready to submit plans to regulators for permitting.
- **City of Stevenson's Critical Areas Ordinance:** Waterfront development issues discussed include: trade-offs for setbacks or mitigation, "water dependent uses" status, a declaration of a "conservation easement" (Slaughterhouse Point), and that the Port properties affected are unique to the area. It was concluded that an *overlay* built into the ordinance would be the best option (rather than seeking conditional uses or variances later on).

- **Port District Boundary:** The Commission reviewed a draft letter to the County Auditor and Assessor, presented by Ken Woodrich. The letter will be sent with the newly proposed map of the Port District Boundaries and the report findings by Klein & Associates. The letter requested direction from the County on how to proceed with the findings.
- **Kent Vaughters/Crab Shack (Old Saloon Building)** To date, although Kent signed the lease today, the expected lease arrears payment has not been received from The Crab Shack; the Commission directed a compliance letter to be sent.

New Business: none.

Executive Session: Commissioner Teitzel called for an Executive Session at 5:48 pm for approximately 10 minutes per RCW 42.30.110 (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.

The Executive Session ended at 5:58 pm; no decisions were made

Adjournment: The Chairperson adjourned the meeting at 5:58 pm.

Next Meeting: The next regularly scheduled meeting of the Board of Port Commissioners will be Tuesday July 8, 2008 at 4:00 p.m. at the Port office conference room 40 SW Cascade Avenue, Suite 70, Stevenson, WA.

APPROVED BY:

Commissioner Judy Teitzel, President

Commissioner Tony Bolstad, Vice-President

Commissioner W.D. Truitt, Secretary

ATTEST:

Julie Mayfield, Admin. Assistant