Port of Skamania County
Board of Commissioners
Regular Second Monthly Meeting
July 23, 2002

Call to Order: Commissioner Judy Teitzel called the meeting to order at 4:05 p.m.

Attendance: Commissioner Judy Teitzel, Commissioner Doug McKenzie, Executive Director Anita Gahimer, Port Attorney Ken Woodrich, Facilities Specialist Keith Chamberlain, and Business and Project Development Manager John McSherry. Please see attached sign in sheet for members of the public in attendance.

Approval of Minutes: Approval of the minutes for the July 9, 2002 meeting minutes were postponed until the next meeting.

Public Comment: Rich Curran, John Broughten and several others came and spoke on behalf of Jim and Linda Borup, Lessee of the Port's Beacon Rock Golf Course. John Broughten asked the Commissioners when they might be making a decision on the golf course.

Anita reported to the Public and to the Commissioners the Port received four proposals in response to our Request for Proposals for Lease, Management or Purchase of our Beacon Rock Golf Course, and a list would be posted by Deana's desk in the Port's main office. Anita handed out a copy of this list of the respondents to everyone present. She asked if the Commissioners wanted to hold a workshop to discuss the responses, or if one of them would like to work with her as she proceeds with the evaluation process. The Commissioners decided they wanted a workshop to review the proposals. A date of August 6, 2002 at 10:00 am to 1:00 pm. was established. Anita will put together a structured presentation and agenda. Ken will determine if an Executive Session would be appropriate.

Jim Borup asked when they (the responders) are allowed to speak to the Commissioners regarding the respondent packets. Ken let Jim know that none of the respondents have any information any different from anyone else. Anita reported she has appointments with each of the respondents and will be meeting with all of them before the workshop on August 6th.

George Ward from Camas spoke on behalf of Jim and Linda Borup. Frank Cox of Stevenson spoke on behalf of Jim and Linda Borup. Mark Bass, BRGC member for two years, commented if he had to golf somewhere else he would not golf.

Anita presented a revised resolution for the closure of the Wind River Nursery Site Fund for the commissioner's approval. Commissioner Doug McKenzie made a motion to approve Revised Resolution #06-2002 authorizing the closure of the Wind River Nursery Site Fund. Commissioner Judy Teitzel stepped down and seconded the motion. The motion passed.

Anita presented a resolution to adopt the 2001 Skamania County Parks and Recreation Master Plan which includes all the port recreational lands and identified projects. Commissioner Doug McKenzie made a motion to accept Resolution #07-2002 adopting the Skamania County 2001 Parks and Recreation Master Plan. Commissioner Judy Teitzel stepped down and seconded. The motion passed.

Vouchers: Commissioner Doug McKenzie made a motion to approve Pre Issued General Fund Vouchers Numbered 13603 through13607in the amount of $3,347.77. Commissioner Judy Teitzel stepped down and seconded the motion. The motion passed.

Commissioner Judy Teitzel stepped down and made a motion to approve General Fund Vouchers Numbered 13608 through 13633 in the amount of $33,557.22. Commissioner Doug McKenzie seconded the motion. The motion passed.

Commissioner Doug McKenzie expressed some concerns regarding the Grady, Harper & Carlson Voucher. He wanted to know why there was such a significant difference from the last bill to this current one. Commissioner Doug McKenzie asked Anita what it would take to have our Auditor review the bills so we can figure out why the difference. Anita responded she would have Jan review the billings and only issue the warrant if Jan's review confirmed the final payment amount to that of the voucher. Commissioner Doug McKenzie will approve the vouchers as long as Jan goes through the billing.

Commissioner Doug McKenzie made a motion to approve the Capital Development Fund Vouchers Numbered 20072 through 20074 in the amount of $100,086.95 subject to our Auditors review of invoice #20074 in the amount of $63,159.82 with that action to be done by Friday this week. Commissioner Judy Teitzel stepped down and seconded the motion. The motion passed.

Other: Anita reported on a couple of standard contracts she wanted to inform the Commissioners about prior to her signing them. One is with the Washington State Health Care Authority who provides our employee health benefits package. Commissioner McKenzie asked if the employees were happy with it. Anita and the staff present responded yes. The other is with the Washington Government Entity Pool through whom the Port has their insurance coverage. Anita wanted to make sure the commissioners had no objections about her signing and sending them in. The commissioners commented they had no problem with Anita signing these contracts.

Anita reported on her presentation to the Washington State DNR IAC Boating Facilities Grant Fund Board as part of our application for grant funds to complete our Cascade

Avenue Boat Launch Site Improvements. She will be giving her final grant application presentation the first or second week in October. Anita asked for approval to have our engineer on the project, Andrew Jansky, to help out with simplified sketches of the

construction which will show the needed information in a simplified manner for her Power Point presentation. The Commissioners did not have a problem with her getting these sketches or anything else she needs to do a presentation that will have the best change of getting the grant funds.

Anita reported the Port camera is not working well and let the Commissioners know she would be purchasing a new camera.

Executive Session: The Commissioners announced they will adjourn into an Executive Session with Pattie and Greg Arnold for approximately 20 minutes for the purpose of discussion of possible lease litigation.

The Commissioners came out of Executive Session at 5:40 pm with no decisions being made.

Other, continued:

John reported on a company that manufactures small homes and cabins. He has sent them a packet on the Discovery Building and followed up with a telephone call.

Anita and John have been working with a research and manufacturing firm from California. Anita has received an offer from them to lease one third of the Discovery Building (one high bay space and 1/3 of the office area). They have committed to paying a deposit equal to three months rent, the advertised lease rate with yearly increases, and to grow from 6 full time permanent jobs in year one to 19 in year five. . Commissioner Doug McKenzie expressed concerned about splitting the Discovery Building up. He would like to see them go to the Carson Building instead. Anita reported she was not sure we could have the Carson Building ready in time for them as Wind River Mines has an enormous amount of equipment to move out yet

Anita went on to report Wind River Mines is in default of their lease as they are behind in their lease payments. Anita said she will be sending them a letter the 1st of August, which is the date they become three months behind. She spoke to Ron Delano who told her he is very disappointed in the way things are being handled by Delano Wind River Mines main office in California. Ron told Anita the settling pond sludge is going to be moved out to the disposal site at Roosevelt and they are working very hard to get all of their stuff out of the building.

Following further discussion the commissioners directed Anita not to send a default letter to Delano Wind River Mines at this time, but to continue to work with them to get moved out.

Anita is waiting on a business plan from Gorge Delights whom has also expressed an interest in leasing the Discovery Building, the entire facility. She reported on last Wednesday she sent them recommendations on a business plan structure, and the basic terms of a potential lease with the port for the building. She will continue to work with them after she receives and reviews their business plan.

Anita said she is still on hold per the Commissioners direction regarding Keith Leggett's request to provide sailboat parking on one or more vacant land sites near the waterfront to support the sanctioned sail boat racing events scheduled here this summer, and his desire to lease in-water moorage sites. Anita was given direction not to pursue this request at this time.

Anita wanted to know if the Commissioners had any comments or revisions to the new Personnel Section #106 Problem Resolution document she prepared to address concerns they expressed several meetings ago and provided to them for review at the last meeting. They see no problem with the Resolution. Commissioner Judy Teitzel stepped down and made a motion to approve Personnel Section #106 Problem Resolution to be added to our current Management Guide. Commissioner Doug McKenzie seconded the motion. The motion passed.

Anita asked if the Commissioners if they had any comments on her revisions to our current Personnel Section 401 Timekeeping document which she revised and provided for their review at the last port meeting in response to their discussions during the Executive Director's authority workshop. Personnel Section #401 Timekeeping; revision of 7-23-02 presented by Anita was modified with hand written changes and approved by the commissioners.

Anita asked if the Commissioners had seen the new marketing folder which was designed under our US FS Marketing Grant. She passed out a folder to each of the commissioners.

Anita handed out a copy of a second draft public-private partnership contract with Saw Net for a fiber optic cable run from the NoaNet POP to the Port-owned Tichenor Building. This is the second version of such an agreement, restructured so the port would do the construction work and SawNet would be a financial partner only. Anita reported we did not receive our grant so the Port is limited to doing only a portion of this current phase of the fiber project. Anita has been working with a call center that may be interested in coming here if we have this fiber cable in place. We have received our State grant funds for design and engineering of this phase. Anita asked for approval to continue with negotiations with SawNet. Commissioner McKenzie commented he is not interested in pursuing a public-private partnership on the fiber project at this time. He said his current feelings have nothing to do with Brian Adams or SawNet, but feels this is not the right time to move forward. He would like to see a commitment from a potential Tichenor Building tenant first.

Next Meeting: The Board of Commissioners will hold a workshop to review the responses from our BRGC RFP on Tuesday, August 6, 2002, beginning at 10:00 am.

The next regular monthly meeting of the Board of Commissioners will be our first regular monthly meeting, Tuesday, August 13, 2002, at 4:00 pm.

Adjournment: The meeting was adjourned at 6:30 pm.

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Commissioner Doug McKenzie

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Commissioner Judy Teitzel

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Commissioner Vacant

ATTEST:

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Deana Midland, Administrative Assistant