

**Port of Skamania County  
Minutes of the Board of Commissioners  
December 10, 2013  
Regular Meeting 3:00 pm**

**Call to Order:** Commissioner Truitt called the meeting to order at 3:00 pm.

**Attendance:** Commissioners WD Truitt, Kevin Waters, and Tony Bolstad and Commissioner Elect Gail Collins; Attorney Ken Woodrich, Executive Director John McSherry, Executive Assistant Julie Mayfield, Finance Manager Randy Payne, Facilities Manager Doug Bill. Guest Phillip Watness (*Pioneer*).

**Public Comment:** none.

**Agora Investment Platform Presentation:** by Maggie Hanna. Maggie is participating on behalf of Americorps in this capacity.

**Meetings and Seminars:**

John attended a joint meeting of Gorge ports and the Gorge Commission to discuss future opportunities of working together on regional issues.

**Minutes Approval:**

*---MOTION--- Commissioner Bolstad moved to approve the November 26, 2013 Regular Meeting Minutes. Commissioner Waters seconded; the motion carried.*

**Vouchers Approval:**

*---MOTION--- Commissioner Bolstad moved to approve the Pre-issued General Fund Vouchers numbered 15356 through 15364 in the amount of \$10,636.59 dated December 4, 2013. Commissioner Waters seconded; the motion carried.*

*---MOTION--- Commissioner Bolstad moved to approve the Pre-issued General Fund Vouchers numbered 15365 through 15393 in the amount of \$40,534.40 dated December 10, 2013. Commissioner Waters seconded; the motion carried.*

**Administrative Approvals:**

*---MOTION--- Commissioner Bolstad moved to authorize John McSherry to sign the 2014 HRA VEBA Trust Agreement (health reimbursement arrangement voluntary employees' beneficiary association). Commissioner Waters seconded; the motion carried.*

John gave an update on the WRIA process; the Port has been requested to join as a member. The Port is not an Initiating Government, so we will not have a vote.

*---MOTION--- Commissioner Waters moved to authorize John McSherry to represent the Port as a WRIA29A member (Water Resource Inventory Area). Commissioner Bolstad seconded; the motion carried.*

### Staff Reports:

- **Facilities Report:** Doug reported the mop sink at Beacon Rock Golf Course (BRGC) has been installed; repairs were made to a furnace at the Discovery building in North Bonneville (7 deceased birds were found and were removed from the unit); there were a lot of calls from tenants with heating issues because of the cold weather; the tractor (which needs new tires) is now at Wind River Business Park (WRBP), ready for any snow issues.
- **Attorney's Report.** Ken has worked on a few new leases.

### Director's Report/Unfinished Business:

1. *Tenants Update:* Apparently Boeing has a new property management company—it's not clear yet how this will affect **Insitu's** leases. Tenant Kellogg Group at the **Old Saloon** has released the name of the restaurant: Clark Lewie's; they will be using 126 SW Cascade for a temporary staging area of equipment while they remodel the interior; they hope to open in February 2014. John attended the City of Stevenson Planning Commission meeting to request a conditional use for tenant Skunk Brothers to have a tasting room in the industrial zoned area where the Tichenor Building is; the Planning Commission granted the use.

There was discussion on Washington State's newly passed **I-502 law** regarding marijuana—the Commission concluded they prefer not to lease Port properties/buildings for this use at this time.

2. *Wind River Business Park (WRBP):*

John report a draft of the **Biomass Facility Feasibility Study** raised many questions—it appears that generating revenue from the waste heat is the key to making this project feasible. Mathany Construction has completed work on the partial roofing project for the **172 Chapman Avenue** residence.

### New Business:

1. Commissioner Waters requested a special meeting, which was set for **January 13, 2014**, to review the Port's plans for the future with new Commissioner Gail Collins.
2. The recent repair issues with the Bridge of the Gods have made it clear that the Gorge is a *regional economy* dependent on regional "clusters" of businesses in related fields that are dependent on each other for success. As such the continued functional transportation infrastructure, including roads and bridges, is essential to the continued retention and expansion of the regional clusters. The Gorge ports need to plan to that end. The ports will have a joint meeting on January 9, 2014, in Hood River.

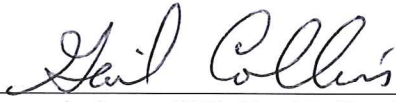
**Executive Session:** Commissioner Truitt called for an Executive Session from 4:16 pm to 4:26 pm for 10 minutes per RCW 42.30.110 c) To consider the minimum price at which real estate will be offered for sale or lease when public knowledge regarding such consideration would cause a likelihood of decreased price. However, final action selling or leasing public property shall be taken in a meeting open to the public.

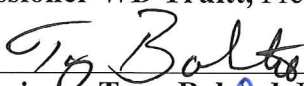
No decisions were made. The Commission directed John to continue lease negotiation.

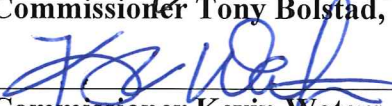
**Adjournment:** The Chairperson adjourned the meeting at 4:36 pm.

**Next Meeting:** The next meeting will be **January 13, 3:00 pm**, for a **Special Meeting**, and the next regularly scheduled meeting of the Board of Port Commissioners is January 14, 2014 at 3:00 pm at the Port office conference room: 212 SW Cascade Avenue, Stevenson, Washington.

**APPROVED BY:**

  
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~~Commissioner WD Truitt, President (District 2)~~ *Gail Collins*

  
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Commissioner Tony Bolstad, Vice-President (District 1)

  
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Commissioner Kevin Waters, Secretary (District 3)

**ATTEST:**

  
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Julie Mayfield, Executive Assistant