

Port of Skamania County

Minutes of Board of Commissioners November 19th, 2024 Regular Meeting

In Attendance: Commissioner Taylor, Commissioner Broughton, Commissioner Kingston, Director – Pat Albaugh, Finance Manager – Cindy Bradley, Facilities Manager – Doug Bill, Auditor – Monica Masco, Port Attorney- Seth Woolson (via Zoom)

Guests: Scott Anderson, Ben Shumaker, Carolyn Sourek, Jim Borup

Call to Order: Commissioner Kingston called the meeting to order at 5 pm.

2025 BUDGET HEARING 5:00 p.m.

Hearing Called to Order 5pm

Public Comment No comment

Hearing Closed 5:01pm

Public Comment: Jim Borup addressed the Commission regarding the Beacon Rock Golf Course. He spoke about his vision and desire to replace the course with an arboretum/botanical garden.

Local City of Stevenson representatives, Ben Shumaker, Scott Anderson and Carolyn Sourek were present to discuss an issue with the City's Kanaka Creek pump station upgrade project. The project included plans to install items on Port property without the Port's permission. Port Commissioners reiterated the Port's position of not giving the City permission to install anything on Port property. Carolyn agreed to keep the Port updated on the City's next project impacting Port tenants, Cascade Ave. sewer line replacement project.

Public Comment ended at 5:47pm

Changes to the Agenda: None

Consent Agenda: The following items were presented for Commissioners' approval. *(Consent agenda are intended to be passed by a single motion to approve all listed actions.)*

1. Approval of the Minutes
 - October 15th, 2024 Minutes

2. Approval of Pre-Issued General Fund Vouchers

22342-22346 (Checking)

Electronic Fund Transfers (EFT) 10/18/2024-01 thru 10/18/2024-04

\$16,829.83

22347-22360 \$21,890.04
10/28/2024

22361-22362 \$18,387.00
(EFT) 11/05/2024-01 thru 11/05/2024-04

22363-22377 \$29,181.12

Approval of General Fund Vouchers \$22,806.21
22378-22390 (Checking)
Electronic Fund Transfers (EFT) 11/20/2024-01 thru 11/20/2024-04

--MOTION—Commissioner Taylor made a motion; Commissioner Broughton seconded the motion to approve consent agenda items 1 through 2 as presented. The motion passed unanimously.

Commissioner & Staff Reports

Attorney's Report: Nothing to report.

Finance Manager's Report: Cindy presented the financials. There were no questions.

Facilities Update: Facilities manager provided an update on ongoing building maintenance. A Knox box has been ordered to provide the fire department with access to Port buildings in Stevenson. He informed the Commission that the streetlights in North Bonneville have been installed and turned on as of 4:06pm today.

Commission Update: Commissioner Broughton updated the Commission on the Stakeholder group and what an asset it will be for all of Skamania County.

Manager's Report: Executive Director, Pat Albaugh, spoke about the possibility of having a finalized proposal from American Cruise Lines (ACL) soon. There will be a meeting between the Port and ACL (including attorneys) to go over some of the outstanding issues. The closing date of the Evergreen building has been extended from 11/11 to 11/25. The Director also updated the Commission on Cascades Business Park projects including the EPA grant and anticipated 90% infrastructure expansion plans from the engineer.

Discussion / Action – Resolution 9-2024 Adopting 2025 Tax Levy

--MOTION—Commissioner Taylor made the motion to adopt Resolution 9 -2024 accepting and approving the 2025 Port ad valorem Tax Levy with a regular property tax levy for 2025 of \$368,499.51, which is an increase of \$3,648.05 and a 1 percent over the \$358,832.80, collected in 2024, plus an increase amount resulting from the addition of new construction and improvements to property, of \$6,024.97 and an increase amount in

the value of state assessed property of \$338.54. Commissioner Broughton second the motion. Motion passes unanimously.

- Discussion / Action Resolution 10-2024 Adopting 2025 Budget

Commissioner Broughton made the motion to adopt Resolution 10-2024 accepting and approving the 2025 Budget in the amount of \$3,898,343. Commissioner Taylor seconded the motion. Motion passed unanimously.

- Discussion / Action – Approval for Executive Director to sign documents related to termination of AMC Venture LLC lease and a new Beacon Rock Golf Course Lease to be ratified at next commission meeting if executed by then

The Executive Director updated the Commission as to the current situation with the Beacon Rock Golf Course. A discussion ensued.

Commissioner Broughton made the motion to approve the Executive Director signing documents related to the termination of AMC Venture LLC Lease and approval of a new lease for Beacon Rock Golf Course to be ratified at the next Commission meeting if executed before then. Commissioner Taylor seconded the motion. Motion passes unanimously.

Adjournment: Commissioner Kingston adjourned the meeting at 6:19pm

APPROVED BY:

Commissioner Ray Broughton, Secretary (District 1)

Commissioner Jennifer Taylor, Vice-President (District 2)

Commissioner Todd Kingston, President (District 3)

ATTEST:

Annette Sabourin, Minute Taker