

**Port of Skamania County
Minutes of the
Board of Commissioners Regular Meeting
March 11, 2008**

Call to Order: President Teitzel called the meeting to order at 4:03 p.m. with public comment open until 4:33 p.m.

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

Public Comment: None.

Meetings and Seminars:

- **Columbia Gorge Economic Development Association:** John attended the CGEDA meeting in Hood River, OR on February 27, 2008.
- **Rock Creek Community Update:** John, Julie, and Karl attended the community update meeting at Rock Creek on February, 28, 2008; John gave a presentation on the Port.
- **City of North Bonneville:** John and Julie met with Tom Payton on March 5, 2008 to discuss the proposed building to be built in North Bonneville, WA and solicit support for the Port's application to the county's .09 tax fund for economic development.
- **Skamania Chamber of Commerce:** John attended the Chamber meeting on March 6, 2008; the casino was the main topic.
- **Skamania County:** John met with Rick Huelett from the County's Engineering Department regarding the permitting mitigation work on the Port waterfront with spoils from the Rock Creek slide.
- **Chamber Business After Hours:** Commissioner Teitzel informed everyone of the Chamber Business After Hours taking place at Lorang Fine Art in Cascade Locks, OR tonight after the Port meeting from 6:00-8:00 pm.

Minutes Approval:

---MOTION--- Commissioner Truitt moved to approve the minutes of the February 26, 2008 regular scheduled meeting. Commissioner Bolstad seconded. The motion carried.

Voucher Approvals:

---MOTION--- Commissioner Bolstad moved to approve the Pre-Issued General Fund Vouchers numbered 10972 through 10984 in the amount of \$4,150.98 dated March 5, 2008. Commissioner Truitt seconded. The motion carried.

---MOTION--- Commissioner Bolstad moved to approve the General Fund Vouchers numbered 10985 through 11006 in the amount of \$24,086.95 dated March 11, 2008. Commissioner Truitt seconded. The motion carried.

Administrative Approvals: John informed the Commission he was approached by Port tenant Slingshot Sports requesting to temporarily install storage containers in the Tichenor south parking lot in parking spaces currently assigned to Slingshot. John requested permission from the Commission to accommodate Slingshot Sports with their request on a temporary basis until the Port's proposed North Bonneville industrial building can be built. A discussion took place regarding whether the Port should charge Slingshot Sports a monthly fee. Several considerations were discussed regarding Slingshot Sports's participating in the applications/processes for funding from CERB and Skamania County for construction of the new industrial building in North Bonneville including:

1. Slingshot Sports negotiating a contingency agreement to lease space in the new building;
2. Slingshot Sports writing letters of support for the Port's CERB/County funding applications;
3. Slingshot Sports attending the CERB/County funding request meetings in support of the Port's applications.

Other general conditions/concerns were stated by the Commission that there must not be any graffiti on the containers and they must be kept clean, the containers must not take parking from others.

---MOTION--- Commissioner Truitt moved to authorize the Port Manager to negotiate with Port tenant Slingshot Sports regarding temporary storage containers to be installed on a section of the Port's Tichenor parking lot in consideration of Slingshot's cooperation with the Port's CERB/County funding request applications/processes. Commissioner Bolstad seconded. The motion carried.

Julie Mayfield left the meeting at 5:00 p.m.

Staff Reports:

- **Manager's Report:** Presented by Port Manager John McSherry:
 1. The IAC Boat Launch wavebreak is scheduled to be installed this month (March); the engineering of the anchoring system is completed and the Port is out to bid for the installation of the wavebreak through our Small Works Roster.
 2. The Washington Public Ports Association meetings and seminars 2008 schedule was reviewed.
 3. John reminded the Commission that the Commissioners meetings with FCS are scheduled for (tomorrow) Wednesday, March 12, 2008. Commissioner Teitzel and Commissioner Bolstad switched meeting times. Commissioner Bolstad will meet with FCS at 10:00 a.m. and Commissioner Teitzel at 11:00 a.m. Commissioner Truitt's meeting time remained at 12:00 p.m.
 4. The Port will be completing a preliminary site plan application with the City of North Bonneville for the proposed North Bonneville industrial building; a cost estimate from an engineering firm is needed for the CERB application.
 5. A discussion took place regarding the Port's debt capacity limit, as the new building in North Bonneville may put the Port over the \$1,000,000.00 limit previously set by the Commission.
 6. The purchase of the underwater property closed on Friday February 29, 2008.
- **Facilities Report:** Presented by Facilities Specialist Karl Wilkie:
 1. The exterior replacement light fixtures for the Tichenor and Stevenson Industrial Buildings have been received. Bonney Electric was awarded the contract to install them.
 2. Tichenor HVAC maintenance has been performed; the unit for Suite #40 has been rebuilt.
 3. A cherry tree in Teo Park has been removed
 4. The rock at the base of Russell Street engraved "Stevenson" is now level.
 5. Karl met with the Columbia Gorge Kiteboarding Association regarding a clean-up day the Association is planning for March 22, 2008 at East Point.
 6. The flag outside the Tichenor building has been repaired.
 7. A Port picnic table was found in, and removed from, the Columbia River.
 8. There was a small fire in a dumpster inside the Stevenson Industrial Building on March 8, 2008. Heat from the fire set off the automatic fire alarm and sprinkler system. One sprinkler head extinguished the fire; the Stevenson Fire District responded, turned off the sprinkler system and replaced the one sprinkler head. There was no property damage from the fire, smoke or water.

9. An exhaust fan motor was replaced in one of the Tichenor building downstairs restrooms. It was noted some doors do not shut properly in the Tichenor Building.
 10. Karl insulated a corner beam in the Tichenor building in-between Suites #60 and #70 to reduce sound transmission between the two offices.
 11. Karl cleaned the air ducts in Suite 110.
 12. There was a plumbing emergency at Beacon Rock Golf Course; it has been resolved.
 13. An advertisement has been placed in the Skamania Pioneer for a Temporary Seasonal Maintenance position. Karl will be conducting interviews.
 14. The cruise ships will begin docking at Stevenson Landing at the end of this month.
 15. Karl's BAT Certification class begins April 1, 2008.
- **Attorney's Report:** Presented by Port Attorney Ken Woodrich:

See Executive Session for remaining of Attorney's report.

Old Business:

- **Underwater Property Purchase:**

---MOTION--- Commissioner Bolstad moved to ratify the purchase of the Eignor underwater property for \$12,000.00 plus closing costs, on February 29, 2008. Commissioner Truitt seconded. The motion carried.
- **Cascade Locks Proposed Casino:** John has been in communications with Chuck Daughtry, Manager of the Port of Cascade Locks, discussing the proposed casino and the impact to Skamania County. It was decided by the Commission that John will prepare comments for the Commission's approval. If the Commission comments on the Casino's draft EIS, it will be in writing (not in a public forum).
- **Columbia Gorge 2008 Blow Out:** Commissioner Teitzel inquired if the Port was allowing the event full control of both East Point and Bob's Beach, and were they launching from both sites. It was stated that Bob's Beach was an unsafe launch site for Kiteboarders; a brief discussion took place. John will research the Port policy on kites launching from Bob's Beach.
- **Port Boundary Legal Description and Map:** See Executive Session.

New Business: None.

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Karl Wilkie left the meeting at 6:09 p.m.

Executive Session: Commissioner Teitzel called for an Executive Session at 6:10 p.m. for approximately fifteen (15) minutes ending at 6:25 p.m. under RCW 42.30.110 (b) to consider the selection of a site or the acquisition of real estate by lease or purchase when public knowledge regarding such consideration would cause a likelihood of increased price; and (i) to discuss with legal counsel representing the agency matters relating to agency enforcement actions, or to discuss with legal counsel representing the agency.

The Commission came out of Executive Session at 6:25 p.m. with no decisions being made.

Adjournment: The Chairman adjourned the meeting at 6:26 p.m.

Next Meeting: The next regularly scheduled meeting of the Board of Port Commissioners will be Tuesday March 25, 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:

John McSherry, Manager