

**Port of Skamania County
Board of Port Commissioners
First Monthly Meeting
October 10, 2000**

Attendance: Commissioner Matt Masco, Commissioner Judy Teitzel, Commissioner Brian Adams, Executive Director Anita Gahimer, Port Attorney Ken Woodrich, Facilities Specialist Keith Chamberlain, Administrative Assistant Deana Midland, and Special Project Manager John McSherry. Guests during the meeting were City of North Bonneville Mayor John Kirk, Christina Brittan, Wayne Livdahl of Creative Golf Solutions, Jim and Linda Borup, and Dave Nail.

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

Approval of Minutes: Commissioner Matt Masco made a motion to approve the minutes as read of the meeting held on September 12th, 2000. Commissioner Judy Teitzel stepped down and seconded the motion. The motion passed.

Commissioner Brian Adams made a motion to approve the minutes as read of the meeting held on September 26th, 2000. Commissioner Judy Teitzel stepped down and seconded the motion. The motion carried.

Treasurers Report: Due to the unavailability of the monthly financial report from the County Treasurer's Office, a Treasurer's Report for September will not be presented until the next meeting.

Public Comment: Anita introduced Wayne Livdahl of Creative Golf Solutions. Anita has been working with Wayne regarding obtaining a market evaluation of the Beacon Rock Golf Course, BRGC. Wayne gave a brief presentation on what he has observed to date, and his recommendations on how to move on from this point. He suggested a three-phase approach, which would include a complete evaluation of the BRGC relationship to like courses, establishment of Port goals regarding the BRGC and the options for reaching these goals, and implementation of the preferred goal. Wayne presented his fee, \$3,200 for the work as outlined above. A discussion followed the presentation. Jim Borup made several comments regarding the golf business in general and the BRGC specifically. Jim also read for the record, his written comments regarding the Port's recent audit of the J&L Borup, Inc., books

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Anita asked the Commissioners if she could continue on the BRGC evaluation effort, working with Wayne and implementing his suggested approach. The Commissions agreed by consensus for Anita to hire Wayne for the fee of \$3,200 to complete the effort.

Staff Reports: Keith reported David and he are working at Pebble Beach, they are adding topsoil and will establish a grass area with natural vegetation landscaping. This project will be completed in the spring and the area ready for next year's recreational season.

Keith reported he has winterized the irrigation system and the park grounds; he is working on a draft facilities budget for the year 2001, and is investigating the best way to replace the highbay ceiling insulation in the H&H Building.

Keith and Andrew of KPFF have scheduled the next Waterfront Advisory Committee meeting for Monday, the 23rd of October at 6:30 p.m. in the Port Conference Room. Andrew will present the preliminary sketches of the improvements as a result of the last meeting and working with Port staff. The Commissioners are invited to attend.

At Anita's request, Keith attended a meeting at the City of Stevenson regarding hearing protection for staff that work in an environment of loud and/or continuous noise. The County and the City are considering partnering on conducting an evaluation of all positions that may fall under State mandatory requirements to provide hearing protection. Anita was asked if the Port was interested in participating, and she has given Keith the go ahead to do so.

Executive Directors Report: Anita reported the North Bonneville Hot Springs Resort is now scheduled to open in December 2000.

Anita asked John to give a brief update on the Parcel 2 project, reporting it is time to exercise our option to purchase. John reported on Parcel 2, including the responses we have received in response to our advertisement for parties interested in the parcel re-grading and material removal. Twenty-six packets were sent out and we have had 10 responses so far. The next step cannot be taken until we have title to the property. A survey is underway, and the environmental assessment is being completed. Clear title to the property and completion of the environmental work will complete the requirements of USDA Rural Development for our acquisition grant.

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Anita reported the Feasibility Study for Phase I of the fiber optic project was complete. The Study was done by the EDC under a grant from OTED, and a public presentation of the results will be given on October 24th at 7:00 p.m. at Rock Creek Center.

Anita announced we received the Washington State Auditor's Office Audit Report this afternoon. It will be copied and mailed to the Commissioners.

Anita anticipates a Letter of Intent from a company who packages and distributed nutritional products, currently located on the east coast, but planning on moving to Skamania County. The owner, Greg Arnold, is a native of Skamania County. They are interested in a building on Parcel 2, and anticipating growing to over 100 employees in two years. They need about 10,000 square feet to operate.

Anita has received two inquiries regarding the Old Saloon Building.

Vouchers: Commissioner Matt Masco moved to approve WRN Fund Vouchers Numbered 30001 through 30004 in the amount of \$18,583.19. Commissioner Brian Adams seconded the motion. The motion passed.

Commissioner Matt Masco moved to approve General Fund Vouchers Numbered 12174 through 12206 in the amount of \$15,916.15. Commissioner Brian Adams seconded the motion. The motion passed.

Commissioner Brian Adams made a motion for a correction to approve vouchers numbered 12156 through 12173 in the amount of \$12,891.84. Commissioner Judy Teitzel stepped down and seconded. The motion passed

Executive Session: The Commissioners announced an executive session to discuss lease issues relating to the Beacon Rock Golf Course. The session is expected to last approximately fifteen minutes. Executive Director Anita Gahimer, Port Attorney Ken Woodrich, Facilities Specialist Keith Chamberlain and the Commissioners went into executive session at 6:30 p.m.

The Commissioners came out of Executive Session at 7:10 p.m. with no decisions being made.

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The Commissioners discussed with Anita and Ken the requests made by Jim Borup in his written comments. Anita will work with Port Auditor Dennis Gale to address these questions and report back to the Commissioners at the next meeting.

Next Meeting: The next meeting of the Board of Commissioners will be held on Tuesday, October 24, 2000, at 4:00 p.m.

Adjournment: The meeting adjourned by the Chair at 7:20 p.m.

Commissioner Matt Masco

Commissioner Judy Teitzel

Commissioner Brian Adams

ATTEST:

Administrative Assistant, Deana Midland