**Port of Skamania County**
**Minutes of the Board of Commissioners**
**Regular Meeting**
**March 22, 2010, 3:00 pm**
(rescheduled from March 23, 2010)

**Call to Order:** Commissioner Truitt called the regular meeting to order at 3:02 pm with public comment open until 3:32 pm.

**Attendance:** Commissioners Tony Bolstad, WD Truitt and Judy Teitzel; Manager John McSherry, Auditor Monica Masco, Attorney Ken Woodrich, Administrative Assistant Julie Mayfield, Facilities Specialist Karl Wilkie, and Accounting Technician Tina Tarani. Guest Derek Ostergard attended from at 3:08 to 3:20 pm; Teresa and Keith Castro attended from 4:08 to 5:17 pm.

**Public Comment:** Derek Ostergard reported he and his business partner are potentially interested in leasing the Old Saloon in the event the Port has no others interested (he noted the timing of the ad gave him little time to put anything more together at this time). Public comment closed at 3:32 pm.

**Meetings and Seminars:**

Tina attended a SW Washington Ports Finance Meeting in Olympia.

Commissioner Truitt attended the EDC Board Meeting; he reported on planning for the Wind Energy Conference in Texas this May. This led to discussion about who should attend this event.

John, Julie, and Commissioners Teitzel and Truitt attended the Walking Man Pub's Business After Hours March 16, 2010.

**Minutes Approval:**

> ***---MOTION--- Commissioner Teitzel moved to approve the March 9, 2010 Regular Meeting Minutes. Commissioner Bolstad seconded; the motion carried.***

**Vouchers Approval:**

> ***---MOTION--- Commissioner Bolstad moved to approve the Pre-issued General Fund Vouchers numbered 12611 through 12618 in the amount of $5,276.04, dated March 17, 2010. Commissioner Teitzel seconded; the motion carried.***

> ***---MOTION--- Commissioner Teitzel moved to approve the General Fund Vouchers numbered 12619 through 12637 in the amount of $102,032.51, dated March 22, 2010. Commissioner Bolstad seconded; the motion carried.***

**Administrative Approvals:**

After further negotiation with Crestline Construction regarding: costs to repair fabrication errors in the Varco Pruden building purchased through Schlecht Construction (COP #6); project delay costs resulting from these fabrication errors (COP #2); and delay costs resulting from timely delivery of building steel, John was able to reduce the liability on Schlecht Construction's Change Order #1 from $19,848.05 to $5,319.00. The Commissioners directed John to send Schlecht Construction the remaining due after necessary adjustments (as final payment).

**Staff Reports:**

- **Auditor's Report**: presented by Monica Masco

  February 28, 2010 Cash Balance was $547,440.92.

  Total revenue for February was $348,542.41 and expenditures were $368,973.26: netting expenses over income in the amount of $20,430.85.

**Unfinished Business:**

1. *Tenants Update:*

   *Galaxy*—Glen Strutz, Manager of Galaxy Manufacturing, died approximately March 15, 2010. Ken reported that there is no legal change needed since Galaxy is a corporation, except to verify the billing/contact address in the lease.

   *Crab Shack*—Kent Vaughters and John worked out a voluntary early surrender agreement with no eviction process and agreement to allow Kent to store his equipment at the facility at no charge until April 15, 2010.

   ***---MOTION--- Commissioner Bolstad moved to authorize John McSherry to sign the Settlement Agreement/Voluntary Early Surrender with Kent Vaughters of The Crab Shack. Commissioner Teitzel seconded; the motion carried.***

2. *Old Saloon:* John reported the initial cost estimates to cover the deck are between $25,000 to $30,000 for a pre-engineered timber frame package including installation.

**New Business:** None

**Executive Session:** Commissioner Truitt called for an Executive Session at 3:32 pm to 3:47 pm for 15 minutes and again from 3:48 pm to 4:00 pm for 12 minutes; and again from 4:25 pm to 4:55 pm for 30 minutes and 4:56 pm to 5:10 pm for 14 minutes; and again from 6:35 pm to 6:50 pm for 15 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 in lease negotiations for the Old Saloon building.

**Adjournment:** The Chairperson adjourned the meeting at 6:50 pm. Monica left around 4:00 pm; Julie left at 5:45 pm; Ken left at 6:04 pm.

**Next Meeting:** The next regularly scheduled meeting of the Board of Port Commissioners is April 13, 2010, 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)**

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**Commissioner Judy Teitzel, Vice-President (District 3)**

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**Commissioner Tony Bolstad, Secretary (District 1)**

**ATTEST:**

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**Julie Mayfield, Administrative Assistant**