

**Port of Skamania County
Minutes of the Board of Commissioners
February 25, 2014, 3:00 pm**

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

Attendance: Commissioners Gail Collins, Tony Bolstad and at 4:10 pm Kevin Waters; Executive Director John McSherry, Attorney Ken Woodrich via Skype, Auditor Monica Masco, Executive Assistant Julie Mayfield, Facilities Manager Doug Bill, Finance Manager Randy Payne.

Public Comment: None.

Meetings and Seminars:

John and Julie attended the EDC Annual Luncheon at Skamania Lodge. A panel of local business owners, who have received loans from the EDC, spoke about their experiences of doing business in Skamania County and the Gorge Region. Commissioner Kevin Waters was one of the panelists as an owner of Backwoods Brewing.

John and Ken met with an insurance adjuster at Enduris, the Port's insurance company, to discuss the vehicle accident Karl Wilkie was involved in on February 13, 2014. Commissioner Collins inquired about the Port's policy of drug testing; Ken explained the difference between "random" and "for cause" testing and that the Port does not test randomly. John noted the Washington State Patrol performed a drug and alcohol test on Karl as part of their investigation into the accident.

Minutes Approval:

*---MOTION--- Commissioner Collins moved to approve the **February 11, 2014 Regular Meeting Minutes**. Commissioner Bolstad stepped down and seconded; the motion carried.*

Vouchers Approval:

*---MOTION--- Commissioner Collins moved to approve the **General Fund Voucher numbered 15516 through 15537 in the amount of \$30,085.37 dated February 25, 2014**. Commissioner Bolstad stepped down and seconded; the motion carried.*

Administrative Approvals:

*---MOTION--- Commissioner Collins moved to approve the **Dockage Agreement with American Queen Steamboat Operating Company for \$150 per docking at Stevenson Landing and authorize John McSherry to sign it**. Commissioner Bolstad stepped down and seconded; the motion carried.*

Staff Reports:

Auditor's Report: presented by Monica Masco.

January 31, 2014 Cash Balance was \$1,178,428.95.

Total revenue for January was \$31,511.22 and expenditures were \$173,831.86: netting expenses over income in the amount of \$142,320.64.

Unfinished Business/Director's Report: Presented by John McSherry

1. *Tenants update:* The Skunk Brothers continues to work on permitting—Doug completed drywall taping—they don't require interior painting; they've been working with the City of Stevenson for permitting their sign, which they want to place on the west end of the Tichenor Building. Cascade Acupuncture is ready to move in on March 1, 2014. A tenant is considering reducing leased space. A tenant is dealing with extensive fees for power; John will meet with the PUD to discuss.
2. *Wind River Business Park (WRBP):* The **Biomass Facility Feasibility Study** draft is still not ready. John discussed the **water system special use permit** and a meeting he had with Skamania County Commissioner Chris Brong, who called for the meeting with Mose Yellin of the Forest Service (FS), Scott Pineo of Skamania County, and others, to discuss the status at WRBP. Ken warned again of the possibility of losing water rights if we take no action and noted between the FS well and the new well there is enough to be considered a "well field." John said DOE has scheduled this summer to review the FS's water rights.

John explained the ideas of a legislative action to resolve the water issues or just following the process that the FS has within its power to resolve. John noted legislative action is viewed by the US House of Representatives as "an earmark," but it could be pursued with the Senate. Ken reminded that the County cannot gift property to a private entity—by leasing below market rates—and that port districts under RCW 53.08.080 have significantly more flexible options for leasing property than counties. John explained the Purchase and Sale Agreement between the Port and the County was extended for two years last May, which leaves one year left.

3. *Stevenson Landing Passenger Vessels:* There was discussion about the docking schedule; two passenger vessels will dock this season, beginning in late March: American Queen Steamboat Operating Company's **American Empress** and returning American Cruise Lines' **Queen of the West**.

New Business: Ken explained the Port may consider a policy for excusing missed meetings by Commissioners. [RCW 53.12.140 Vacancies. A vacancy in the office of port commissioner shall occur as provided in chapter 42.12 RCW or by nonattendance at meetings of the port commission for a period of sixty days unless excused by the port commission. A vacancy on a port commission shall be filled as provided in chapter 42.12 RCW.]

Executive Session: Commissioner Bolstad called for an Executive Session from 4:05 pm to 4:20 pm for 15 minutes and again from 4:30 pm to 4:40 pm for 10 minutes, and again from 4:45 pm to 4:50 pm for 5 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.

The Commission directed John to continue lease negotiations.

Adjournment: The Chairperson adjourned the meeting at 5:04 pm.

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Board of Commissioners
February 25, 2014

Next Meeting: The next regularly scheduled meeting of the Board of Port Commissioners is March 11, 2014 at the Port office conference room: 212 SW Cascade Avenue, Stevenson, Washington.

APPROVED BY:

Commissioner Tony Bolstad, President (District 1)



Commissioner Kevin Waters, Vice-President (District 3)



Commissioner Gail Collins, Secretary (District 2)

ATTEST:



Julie Mayfield, Executive Assistant