

Minutes of the regular meeting of the Port of Whitman County of April 16, 2009.

MEETING CALLED TO ORDER: The meeting was called to order at 10:00 a.m. in the Port office in Colfax, Washington. Present were all Commissioners, the Executive Director, the Properties and Development Manager, and the Port Attorney. Also present was Joe Smillie of the Whitman County Gazette.

APPROVAL OF MINUTES: A **MOTION** was made to approve the Minutes of the regular meeting of April 2, 2009, as mailed and entered in the minute book. The motion carried.

APPROVAL OF CLAIMS: The Commissioners reviewed the claims.

Commissioner Love inquired as to Claim No. 18854 to Strom Electric. The Executive Director explained the claim was for repair and refurbishment of one of the grinder pumps at the sewer plant at Wilma.

Commissioner Boone inquired as to Claim No. 18845 of KPLU. The Executive Director explained the claim was for advertising for the Green Grid IP Zone project with KPLU radio.

A **MOTION** was made to approve Claim Nos. 18838 through 18861 totaling \$41,560.73. The motion carried.

RESOLUTION NO. 09-04: A **MOTION** was made to pass Resolution No. 09-04 pertaining to the sale of Condominium Unit A-3 in the T-hangar at POWBAC. The motion carried.

CENTRAL FERRY DRY FERTILIZER - CONSENT TO ASSIGNMENT OF LEASE: A **MOTION** was made to authorize a Consent to Assignment of Lease for Security Purposes for Central Ferry Dry Fertilizer in favor of Banner Bank. The motion carried.

PBAC COMMUNITY COMMITTEE MEETING: Commissioner Boone reported on attending the PBAC Community Committee meeting of April 9, 2009, and the Valley Vision meeting of April 7, 2009.

BOYER PARK AND MARINA - "FLOATING" CONCESSION STAND: The Properties and Development Manager reported on the Boyer Park and Marina activities. Steve Doty has expressed an interest in operating a "floating" concession stand in the vicinity of the marina this summer. He has discussed the matter with Boyer Park Concessionaire David Peterson. Mr. Peterson has reported he has no objections to the proposal. The Army Corps of Engineers has indicated that Port approval would be required. Discussion ensued. It was decided that clarification was needed from the Corps as to what would be required of the Port.

BOYER PARK AND MARINA - PRUNING PROJECT: The Properties and Development Manager reported that the pruning project was still on hold pending the "budding" of the trees to allow the arborist to determine the scope of the project.

BOYER PARK AND MARINA - DOCK REPAIRS: The Executive Director reported that the owner of the wooden boat that burned in the marina in early March has not yet undertaken repairs to the dock. At the Executive Director's direction, a letter was sent to the boat owner requesting that arrangements be made for the repair of the dock no later than Friday, April 18, 2009, or the Port would undertake the repairs and bill the owner.

RV EXPANSION PROJECT: The Properties and Development Manager reported that the Army Corps of Engineers is now requiring an archeological resource study prior to proceeding with the RV expansion project in the upper day use area at Boyer. Most likely the completion of the study will push the project back to next fall. She also indicated that the Corps had expressed a willingness for the study to encompass the entire park. This would facilitate future projects at the park.

PORT OFFICE - BACK PARKING LOT EXPANSION: The Commissioners considered the plans and cost estimate of Munir Daud & Associates for expansion of the Port office back parking lot. The Executive Director indicated that a kit-type parking canopy has been purchased for the approximate cost of \$11,000 as previously authorized. The engineering cost estimate to expand the parking lot into the hillside would add approximately \$14,000 to the project. The project would require consent of Whitman County as the expansion would encroach upon county property. A **MOTION** was made to authorize the Executive Director to proceed with the project of an expanded parking lot upon obtaining appropriate approval from the county. The motion carried, with Commissioners Love and Boone voting yes, Commissioner Gronholz voting no.

ANNEXATION AND REZONING OF MADER PROPERTY: The Properties and Development Manager reported on meeting on April 1, 2009, with the Mader brothers and City of Pullman officials pertaining to possible annexation and rezoning of 32 acres purchased by the Port from the Maders. The primary topic of discussion was whether to proceed with a request for rezone to light industrial as opposed to heavy industrial. It was indicated that the Maders and the City would prefer a light

industrial rezone. Discussion ensued. The Commissioners indicated that they were inclined to agree that a light industrial zone application would be appropriate, subject to review of the light industrial standard by the Port staff.

PRE-LAND DEVELOPMENT COMMUNITY MEETINGS: The Properties and Development Manager reported that the League of Women Voters of Pullman have proposed that the City of Pullman adopt an ordinance requiring pre-land development community meetings by project developers for projects in Pullman. Discussion ensued. The Commissioners indicated concerns as to whether the ordinance would simply add another layer of costs and expense in an already open and public process. No formal action was taken, but the staff was asked to draft a response to the proposal expressing these concerns.

BUSINESS PLAN COMPETITION: A **MOTION** was made to approve the expenditure of \$15,000 as budgeted for the business plan competition. The motion carried.

WHITMAN CONSERVATION DISTRICT OIL SEED FARM TO MARKET PROJECT: The Executive Director reported on the completion of the Whitman Conservation District oil seed farm to market project. The Port had participated in the project. The Port has been provided a copy of the report on the project.

POWBAC - TIE-DOWN AREA: The Executive Director reported on a letter from the Washington Flying Farmers Association requesting that the transient tie-down area at POWBAC be upgraded from gravel to a hard surface. The Flying Farmers recently held a fly-in at POWBAC. The letter also complimented the improvements to the facility. The Properties and Development Manager noted that resurfacing of the tie-down area was included in the long-range plan on file with the FAA. However, she advised that future development would be dependent upon funding. She said she would discuss with the FAA the possibility of making paving the tie-down area a higher priority.

RESOLUTION NO. 09-06: A **MOTION** was made to adopt a promotional hosting policy for the Port, Resolution No. 09-06. The motion carried.

QUARTERLY COUNTY COMMISSIONER/PORT COMMISSIONER MEETING: It was noted that the quarterly County Commissioner/Port Commissioner meeting was scheduled for May 4, 2009, at 3:00 p.m. at the Port office.

HENLEY COURT BUILDING - MARKETING STRATEGY: The Executive Director reported on meeting with Real Estate Agent Mark McLees of NIA Black. A marketing strategy for the Henley Court Building was explored with Mr. McLees, and a new listing agreement is pending.

REGULAR MEETING RECESSED: At 11:50 a.m. the Port President called for a lunch recess, with the regular meeting to reconvene following lunch at 1:00 p.m.

REGULAR MEETING RECONVENED: At 1:00 p.m., the regular meeting of the Port of Whitman County was reconvened following lunch recess. Present were all Commissioners, the Executive Director, the Properties and Development Manager, and the Port Attorney.

RPTO/SEWEDA MEETINGS: Joining the meeting at 1:10 p.m. was County Commissioner Greg Partch. Mr. Partch reported on the RPTO/SEWEDA meetings of April 14, 2009. The meeting commenced with the RPTO Board, followed by a meeting of the SWEDA Board. Mr. Partch indicated that consensus was reached in three matters: (1) the Asotin County ADO Director should not be the same person as the SEWEDA Director; (2) the RPTO should stay affiliated with SEWEDA; and (3) SWEDA should begin the process of selecting a new Executive Director.

At 1:35 p.m., the Executive Director left the meeting.

MEETING ADJOURNED: At 2:00 p.m., there being no further business to come before the meeting, the meeting was adjourned.

PORT OF WHITMAN COUNTY COMMISSION

JOHN E. LOVE, President

ROBERT F. GRONHOLZ, Vice President

DANIEL W. BOONE, Secretary