

PRELIMINARY AGENDA

Port of Kennewick

*2009 Planning Workshop,
Commissioner Candidate Interviews
and
Rescheduled Commission Meeting*

*Port of Kennewick Commission Chambers
350 Clover Island Drive, Suite 200
Kennewick, Washington*

Tuesday, October 14, 2008

2009 Planning Workshop 9:00 a.m.
Commissioner Candidate Interviews 10:30 a.m.
Commission Meeting 2:00 p.m.

- I. CALL TO ORDER**
- II. PLEDGE OF ALLEGIANCE**
- III. PUBLIC COMMENTS**
- IV. 2009 PLANNING WORKSHOP (9:00 a.m. to 10:30 a.m.)**
- V. COMMISSIONER CANDIDATE INTERVIEWS (10:30 a.m. to 12:00 p.m.)**
 - 10:30: Calvin Dudney*
 - 11:00: Dave Thompson*
 - 11:30: Skip Novakovich*
- VI. APPOINTMENT OF COMMISSIONER**
 - A. Resolution 2008-50 Appointing a Commissioner to Represent District 3*
- VII. RECESS UNTIL 2:00 p.m.**
- VIII. RECONVENE**
- IX. PUBLIC COMMENT**
- X. CONSENT AGENDA**
 - A. Approval of Regular Commission Meeting Minutes of September 23, 2008*
 - B. Approval of Payroll Roster of September 30, 2008*
 - C. Approval of Special Commission Meeting Minutes of October 1, 2008*

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- D. Approval of Warrant Register dated October 7, 2008*
- E. Approval of Warrant Register dated October 16, 2008*
- F. Resolution 2008-51 Approving Purchase of Mobile Home in Willows Trailer Court*

XI. NEW BUSINESS

- A. Resolution 2008-52 Approving an Interlocal Agreement Not to Exceed \$45,000 with City of Kennewick for Undergrounding Power Lines on Levee*
- B. Resolution 2008-53 Authorizing Purchase of Certain Property Within the Vista Field Area*

XII. REPORTS, COMMENTS AND DISCUSSION ITEMS

- A. Clover Island Update*
 - 1. Clover Island Yacht Club/Mixed-Use Building Update
- B. Vista Field Airport Update*
 - 1. Airport Alternatives
- C. Preliminary Budget Discussion*
- D. Commissioner Reports*
- E. Executive Director Report*

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F. Commissioner Calendar Review

1. Pacific Northwest Waterways Association Annual Meeting, October 15-17, 2008, The Governor Hotel, Portland, Oregon (Commissioner Wagner)
2. Kennewick General Hospital Foundation *Gala D'Vine*, Saturday, October 18, 2008 from 6:00 to 11:00 at Three Rivers Convention Center (Commissioner Wagner)
3. TRIDEC Full Board Meeting, Thursday, October 23, 2008 at 4:00pm at Three Rivers Convention Center (Commissioner Hanson)

G. Meeting Reports

H. Non-Scheduled Items

XIII. PUBLIC COMMENTS

XIV. EXECUTIVE SESSION

Real Estate Matters RCW 42.30.110 (i)

XV. ADJOURNMENT

PORT OF KENNEWICK

RESOLUTION 2008-50

***A RESOLUTION OF THE BOARD OF COMMISSIONERS
OF PORT OF KENNEWICK APPOINTING A
COMMISSIONER TO REPRESENT DISTRICT 3***

WHEREAS, On September 9, 2008, at the Regular Port Commission meeting, Commissioner Linda Boomer tendered her resignation for her District 3 seat, effective December 31, 2008; and

WHEREAS, Port staff advertised for candidates to be selected to fill the District 3 position, with the successful applicant to serve until the first regular election occurring in November, 2009; and

WHEREAS, three applicants submitted valid applications for appointment to the District 3 seat, and the three applicants have been invited for personal interviews during the Rescheduled Port Commission meeting of October 14, 2008; and

WHEREAS, Port Commissioners David Hanson and Gene Wagner have interviewed the three candidates and the public has had an opportunity to comment; and

NOW, THEREFORE; Port Commissioners Hanson and Wagner, hereby appoint _____ to serve as Port Commissioner representing District 3 and to serve until the first regular election in November, 2009.

BE IT HEREBY RESOLVED.

ADOPTED by the Board of Commissioners of Port of Kennewick on the 14th day of October, 2008.

***PORT OF KENNEWICK
BOARD OF COMMISSIONERS***

By: _____
DAVID HANSON, *Vice President*

By: _____
GENE WAGNER, *Secretary*

PORT OF KENNEWICK

RESOLUTION 2008-51

A RESOLUTION OF THE BOARD OF COMMISSIONERS OF PORT OF KENNEWICK AUTHORIZING PURCHASE OF A MOBILE HOME IN WILLOWS TRAILER COURT

WHEREAS, Port staff negotiated with a tenant in Willows Trailer Court to purchase their mobile home in the amount of \$5,500; and

WHEREAS, Terms at time of signing of an Amendment to Bill of Sale For Mobile Home is consistent with previous purchases and purchase price has been deemed proper and reasonable; and

WHEREAS, under Resolution 2008-24, *Willows Trailer Court Revised Closure Management Policy* the Port's Executive Director has authority to purchase mobile home up to \$5,000.00; and

WHEREAS, under Resolution 2008-22, *Willows Trailer Court Revised Closure Management Policy*, authorizes the Port's Executive Director to purchase mobile homes up to a combined limit of \$90,000;

NOW, THEREFORE,

BE IT RESOLVED that Board of Commissioners of Port of Kennewick hereby approve authorizing the Executive Director to purchase a mobile home in Willows Trailer Court from owner, Richard Lee Wilson, Lot F-10, for the sum of \$5,500; and further authorizes the Port's Executive Director to execute all documents necessary to complete the purchases as specified above.

ADOPTED by the Board of Commissioners of Port of Kennewick on the 14th day of October, 2008.

***PORT OF KENNEWICK
BOARD OF COMMISSIONERS***

LINDA BOOMER, *President*

DAVID HANSON, *Vice President*

GENE WAGNER, *Secretary*

PORT OF KENNEWICK

Resolution 2008-52

**A RESOLUTION OF THE BOARD OF COMMISSIONERS
OF PORT OF KENNEWICK AUTHORIZING AN INTERLOCAL AGREEMENT
WITH CITY OF KENNEWICK TO UNDERGROUND POWER LINES
ON CLOVER ISLAND LEVEE**

WHEREAS, City of Kennewick has undertaken design and permit efforts to install pathways abutting Duffy's Pond and construct park improvements on the US Army Corps of Engineers pump station and laydown yard adjacent Levee 5D; and

WHEREAS, Existing overhead electrical power lines serving the Corp's pumping station create a visual obstruction of the Columbia River from the Port's landholding south of Duffy's Pond; and

WHEREAS, City of Kennewick obtain approval and cost estimates to underground these power lines in conjunction with their pending park construction project; and

WHEREAS, An Interlocal Agreement between Port of Kennewick and City of Kennewick establishing project reimbursement cost not to exceed \$45,000 has been prepared;

NOW, THEREFORE;

BE IT HEREBY RESOLVED that the Board of Commissioners of Port of Kennewick hereby approve Resolution 2008-52 authorizing the Port's Executive Director to execute all necessary documentation associated with the Interlocal Agreement with City of Kennewick to place electrical power lines underground on the Clover Island Levee 5D in an amount not to exceed \$45,000.

ADOPTED by the Board of Commissioners of Port of Kennewick on the 14th day of October 2008.

**PORT OF KENNEWICK
BOARD OF COMMISSIONERS**

By: _____
LINDA BOOMER, *President*

By: _____
DAVID HANSON, *Vice President*

By: _____
GENE WAGNER, *Secretary*

PORT OF KENNEWICK

RESOLUTION 2008-53

A RESOLUTION OF THE BOARD OF COMMISSIONERS OF PORT OF KENNEWICK AUTHORIZING THE PURCHASE OF CERTAIN PROPERTY IN THE VISTA FIELD INDUSTRIAL PARK AREA

WHEREAS, the growth of the economic base within the region and the demand for suitable locations for business opportunities have made it necessary that property should be acquire within Vista Field Industrial Park, and;

WHEREAS, recent developments in Vista Field Industrial Park, aided by previous Port efforts have led to the continued and enhanced viability of the area as an Industrial Park; and

WHEREAS, acquisition of this parcel will yield additional development opportunities under the direction of Port of Kennewick within the western portion of City of Kennewick, and;

WHEREAS, the proposed purchase, development and/or sale of this parcel are consistent with all previous Port policies, including its comprehensive scheme of development.

BE IT HEREBY RESOLVED that the Board of Commissioners of Port of Kennewick hereby approve Resolution 2008-53 authorizing the Port's Executive Director to execute a Purchase and Sale Agreement with Verizon Northwest Incorporated in the sum of \$1,300,000.00, plus customary closing costs for the acquisition of the 9.9± acres at 416-420 North Quay Street, and;

BE IT FURTHER RESOLVED that the Port Executive Director is hereby authorized to execute all documents and agreements on behalf of the Port to complete the transaction as specified above.

ADOPTED by the Board of Commissioners of Port of Kennewick on the 14th day of October, 2008.

PORT OF KENNEWICK BOARD OF COMMISSIONERS

By: _____
LINDA BOOMER, *President*

By: _____
DAVID HANSON, *Vice President*

By: _____
GENE WAGNER, *Secretary*