

## PRELIMINARY AGENDA

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

**Tuesday, January 13, 2008**

**2:00 p.m.**

- I. CALL TO ORDER**
- II. PLEDGE OF ALLEGIANCE**
- III. PUBLIC COMMENT**
- IV. PRESENTATION OF NOSTALGIC, HANDMADE CLOVER ISLAND ART PIECES DONATED BY JOHN TUCKER TO PORT OF KENNEWICK AND CLOVER ISLAND YACHT CLUB**
- V. PRESENTATION TO CLOVER ISLAND INN GENERAL MANAGER MARK BLOTZ**
- VI. LOBBY PHOTOGRAPH DISPLAY PROJECT PRESENTATION BY GARY WHITE AND TANA BADER INGLIMA**
- VII. CONSENT AGENDA**
  - A. Approval of Regular Commission Meeting Minutes of December 9, 2008*
  - B. Approval of Payroll Rosters of December 15, 2008*
  - C. Approval of Payroll Roster of December 31, 2008*
  - D. Approval of Warrant Register dated December 31, 2008*
  - E. Approval of Warrant Register dated January 14, 2009*
  - F. Approval of Resolution 2009-01 Authorizing the Port Executive Director to Sell and Convey Surplus Property With Less Than \$10,000 Value*
  - G. Approval of Washington Coalition for Open Government Training for Director of Governmental Relations and Marketing*
  - H. Approval of Thank You Letter Signed by Commission President to Confederated Tribes of the Umatilla Indian Reservation Supporting Clover Island Master Plan*
  - I. Approval of Standard Termination Agreement for Travel Trailers at Willows Trailer Court*

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### **VIII. NEW BUSINESS**

A. *Resolution 2009-02 Approving Shoreline Restoration Project Change Order (Larry)*

### **IX. UNFINISHED BUSINESS**

A. *Resolution 2009-03 Approving Three-year Lease with One World Telecommunications at Vista Field Development Facility (Dan)*

B. *Resolution 2009-04 Accepting Vista Field Development Facility Building "A" Roof Project (Dan)*

### **X. REPORTS, COMMENTS AND DISCUSSION ITEMS**

A. *Clover Island Update*

1. *Clover Island Yacht Club/Mixed-Use Building Update (Larry)*
2. *Support from Confederated Tribes of the Umatilla Indian Reservation for Clover Island Master Plan (Tana)*

B. *Port Shoreline Management Plan Advisory Committee Update (Larry)*

C. *Vista Field Airport Update (Tim)*

D. *Letter of Support Extending Urban Growth Boundary in West Richland*

E. *Inland Ports and Navigation Group Request for Financial Participation in Columbia-Snake River System Legal Issues (Tim)*

F. *Discussion of Executive Director's Delegation of Authority (Tim)*

G. *2009 Comprehensive Scheme Update*

1. *2009 Work Plan Amendments and Plans of Engagement (Tim)*

H. *2009 Commission Organization List Discussion (Tim)*

I. *Snow Report (Dan)*

J. *Discussion of January 27, 2009 Regular Commission Meeting (Tim)*

K. *Meeting Reports*

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*L. Non-Scheduled Items*

**XI. PUBLIC COMMENT**

**XII. EXECUTIVE SESSION**

*Potential Litigation Matter: RCW 42.30.110(i)*

**XIII. ADJOURNMENT**

**PORT OF KENNEWICK**

**RESOLUTION 2009-01**

***A RESOLUTION OF THE BOARD OF COMMISSIONERS OF  
PORT OF KENNEWICK AUTHORIZING THE PORT EXECUTIVE DIRECTOR  
TO SELL AND CONVEY SURPLUS PROPERTY WITH LESS THAN \$10,000 VALUE***

**WHEREAS**, the Board of Commissioners of Port of Kennewick met this 13th day of January, 2009, a quorum of the Commissioners being present; and

**WHEREAS**, from time to time it is necessary to surplus items no longer needed for Port District purposes; and

**WHEREAS**, RCW 53.08.090 provides that the Port Commissioners may authorize the Port Executive Director to sell and convey property of less than \$10,000 in value;

**NOW, THEREFORE,**

**BE IT HEREBY RESOLVED** by the Board of Commissioners of Port of Kennewick to authorize the Port Executive Director to surplus Port property no longer needed for Port purposes that has a value of \$10,000 or less; and

**BE IT FURTHER RESOLVED** that prior to each such disposition of Port property, the Port Executive Director is directed to present to the Commission an itemized list of the property and to make written certification that the listed property is no longer needed for Port District purposes; and

**BE IT FURTHER RESOLVED** that this resolution shall be in force for one calendar year and shall expire on January 13, 2010.

**ADOPTED** by the Board of Commissioners of Port of Kennewick this 13th day of January 2009.

**PORT OF KENNEWICK  
BOARD OF COMMISSIONERS**

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DAVID HANSON, *President*

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GENE WAGNER, *Vice President*

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CALVIN E. DUDNEY, *Secretary*

I, **Tim Arntzen**, hereby certify that the attached itemized list of property is no longer needed for Port purposes.

**DATED** this 13<sup>th</sup> day of January 2009.

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Tim Arntzen  
Executive Director

# ***PORT OF KENNEWICK***

## **RESOLUTION 2009-02**

### ***A RESOLUTION OF THE BOARD OF COMMISSIONERS OF PORT OF KENNEWICK APPROVING A PROPOSAL TO PERFORM ADDITIONAL ENGINEERING DESIGN WORK FOR THE RESTORATION AND ENHANCEMENT OF THE CLOVER ISLAND SHORELINE***

**WHEREAS**, the accepted Clover Island Master Plan identifies shoreline restoration and pathway improvements as activities crucial to the redevelopment of Clover Island; and

**WHEREAS**, shoreline restoration and bank stabilization activities should proceed upland development projects to realize cost and construction efficiencies; and,

**WHEREAS**, on July 24, 2007, the Port Commission passed Resolution 2007-17 authorizing Hopper Dennis Jellison Design Group PLLC (HDJ) to perform the desired engineering work for the shoreline restoration and bank stabilization project; and

**WHEREAS**, award of City of Kennewick Block Grant monies is dependent upon establishing a pedestrian linkage between the island and the adjacent neighborhood; and

**WHEREAS**, the process to develop Shoreline Restoration plans has increased in scope to include the North/South plaza adjacent the Notch, an eastern trail terminus viewing platform/stage and additional design work on the entry portal feature; and

**WHEREAS**, the proposal submitted by HDJ indicates the cost of services will be on a time and expense basis not to exceed \$68,025.00 without further authorization;

#### **NOW, THEREFORE:**

**BE IT RESOLVED** that the Board of Commissioners of Port of Kennewick does hereby approve the proposal by HDJ to perform additional engineering design work for the Clover Island shoreline restoration and bank stabilization activities for an amount not to exceed \$68,025.00; and

**BE IT FURTHER RESOLVED** that the Executive Director is authorized to sign any contract documents necessary to implement the work of HDJ.

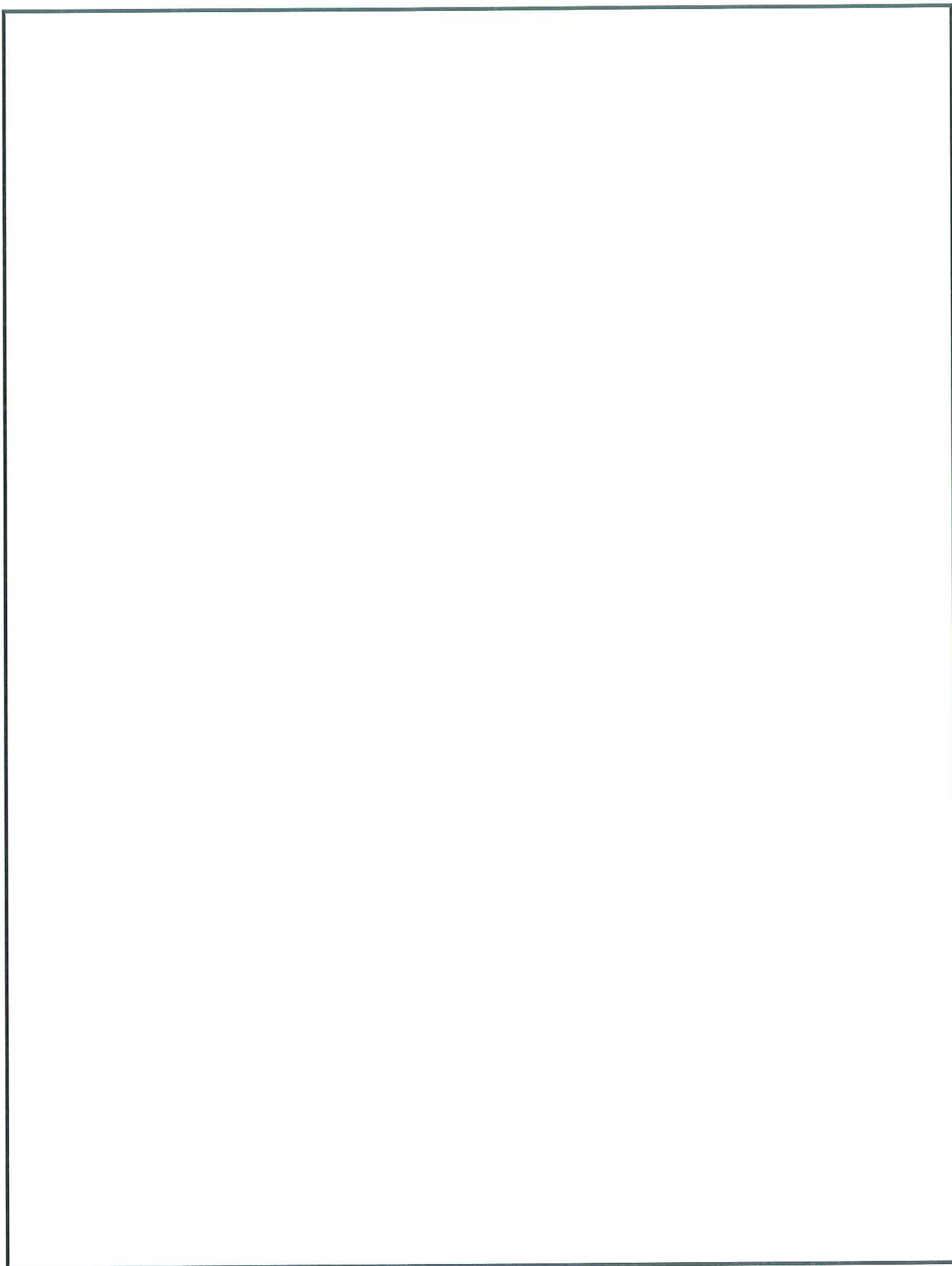
**ADOPTED** by the Board of Commissioners of Port of Kennewick this 13th day of January, 2009.

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

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DAVID HANSON, *President*

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GENE WAGNER, *Vice President*

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CALVIN E. DUDNEY, *Secretary*



***PORT OF KENNEWICK***

**RESOLUTION 2009-03**

***A RESOLUTION OF THE BOARD OF COMMISSIONERS OF  
PORT OF KENNEWICK APPROVING A LEASE AT  
VISTA FIELD DEVELOPMENT FACILITY***

**WHEREAS**, Port of Kennewick (Port) is authorized to enter into certain leases upon such terms as the Port Commission deems proper; and

**WHEREAS**, a new three-year lease with One World Telecommunications, Inc., effective January 1, 2009, has been negotiated by Port staff; and,

**WHEREAS**, the Port Commission has called a regularly scheduled public meeting with notice of such meeting given as provided by law and such public meeting was held at such time and on said date;

**NOW, THEREFORE,**

**BE IT RESOLVED** that the Board of Commissioners of Port of Kennewick approves a new three-year lease with One World Telecommunications, Inc. and authorizes the Executive Director to execute this document.

**ADOPTED** by the Board of Commissioners of Port of Kennewick this 13<sup>th</sup> day of January, 2009.

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

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DAVID HANSON, *President*

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GENE WAGNER, *Vice President*

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CALVIN E. DUDNEY, *Secretary*

***PORT OF KENNEWICK***

**RESOLUTION 2009-04**

***A RESOLUTION OF THE BOARD OF COMMISSIONERS OF  
PORT OF KENNEWICK ACCEPTING VISTA FIELD DEVELOPMENT  
FACILITY BUILDING "A" RE-ROOF PROJECT***

**WHEREAS**, Port of Kennewick has been notified by J R Swigart Company, Inc., that the Vista Field Development Facility, Building "A" Re-Roof project has been fully completed in accordance with the Port Engineer's plans and specifications; and

**WHEREAS**, the work has been inspected by Port staff, the Port Engineer and the roofing material manufacturer, all of whom have determined that it has been satisfactorily completed, with no remaining punch list items;

**NOW, THEREFORE;**

**BE IT HEREBY RESOLVED** that the Board of Commissioners of Port of Kennewick hereby accepts the work of J R Swigart Company, Inc., as being completed in accordance with the contract documents; and

**BE IT FURTHER RESOLVED** that the Executive Director is authorized to proceed with the necessary requirements to finalize the financial terms of the contract.

**ADOPTED** by the Board of Commissioners of Port of Kennewick on this 13th day of January, 2009.

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

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DAVID HANSON, *President*

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GENE WAGNER, *Vice President*

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CALVIN E. DUDNEY, *Secretary*