

RESCHEDULED COMMISSION MEETING

PORT OF KENNEWICK

FEBRUARY 24, 2009

MEETING MINUTES

CALL TO ORDER

Commission President David Hanson called the Rescheduled Commission meeting to order at 2:00 p.m., at The Sandberg Event Center located at 331 South 41st Avenue in West Richland, Washington.

The following were present:

Board Members: David Hanson, President
Gene Wagner, Vice President
Calvin E. Dudley, Secretary

Staff Members: Tim Arntzen, Executive Director
Dan Cryer, Director of Operations & Airport Manager
Tammy Fine, Director of Finance & Auditor
Larry Peterson, Director of Planning & Development
Tana Bader Ingle, Director of Governmental Relations and Marketing
Sherrie Bowers, Administrative Assistant/Records Manager
Craig Walker, Port Counsel

PLEDGE OF ALLEGIANCE

Commissioner Hanson led the Pledge of Allegiance.

PUBLIC COMMENTS

- Ms. Pat Monteith addressed the Commission stating has lived in Tri-Cities area all of her life. She explained she was best friends with the late Ed Gilbert's daughter. Ms. Monteith had previously spoken with Executive Director Tim Arntzen and Director of Operations Dan Cryer regarding a memorial on Clover Island for Mr. Gilbert who was killed in a boating accident near Clover Island on June 14, 2008. Mr. Arntzen suggested she bring her request to the Commission. Because Mr. Gilbert was such an icon in the community, a member of Clover Island Yacht Club and because Mr. Gilbert was tragically killed near Clover Island, she felt it would be the perfect place to honor his service to this community. Ms. Monteith explained to the Commissioners she would cover all expenses for this memorial and asked that they consider allowing her to place a plaque on or near the proposed Lighthouse/Beacon feature.

After discussion, Mr. Arntzen felt there would be no legal or practical impediments with the Commission granting Ms. Monteith's request and stated

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Port staff and Port Counsel would research current Port policy and protocol and submit the request to the Commission for official approval.

Ms. Monteith thanked the Commission, Mr. Cryer and Mr. Arntzen.

The Commission thanked her for her heartfelt and generous request.

CONSENT AGENDA

The consent agenda consisted of the following:

- ***Approval of Regular Commission Meeting Minutes of February 10, 2009***
- ***Payroll Roster Dated February 13, 2009***
Expense Fund Voucher Nos. 28789-28799 totaling \$22,214.41
- ***Warrant Register Dated February 25, 2009***
Airport Operations Fund Voucher Nos. 40847-40848 totaling \$285.33
Construction Fund Voucher Nos. 2495-2500 totaling \$26,735.52
Expense Fund Voucher Nos. 28800-28835 totaling \$32,049.64
- ❖ ***Commissioner Gene Wagner moved approval of the consent agenda. Commissioner Calvin Dudney seconded and the motion was unanimously carried.***

Executive Director Tim Arntzen asked that an Executive Session be added to discuss a potential litigation matter.

REPORTS, COMMENTS AND DISCUSSION ITEMS

➤ ***Clover Island Update***

Clover Island Yacht Club/Mixed-Use Building Update: Mr. Peterson stated the project was progressing on schedule with roofing material scheduled to be completed within the next two weeks.

Clover Island Gateway Arch and Beacon: Mr. Peterson explained options for the Gateway Arch and Beacon had been reduced to two options and showed the architect's rendering for each option. Once the Commission makes a selection, necessary steps will be taken to begin the project. Mr. Peterson recommended the rendering that best showcased both the Gateway Arch and the Beacon. The Commission agreed with his recommendation.

➤ ***Port Shoreline Management Plan Advisory Committee Update***

Mr. Peterson stated the committee had not met since the initial organizational meeting, but informed the Commission that City of Kennewick (City) had contracted with HDR

Engineering to review and revise the City's Shoreline Master Plan. He stated there had been substantial revisions to the plan which would allow all of the Port's Clover Island Master Plan proposed shoreline development and improvement projects. He stated the revised plan had been submitted to various agencies for approval and he would keep the Commission updated on the process.

➤ ***Vista Field Airport***

Vista Field Airport Appraisal: Mr. Peterson requested approval from the Commission to have property associated with Vista Field Airport appraised. He stated Port staff, citizens and other community leaders have been estimating the value of the property and an appraisal would answer the financial questions being circulated around the community regarding the value of Vista Field Airport property.

Mr. Peterson explained the appraiser would research local market conditions and provide the Port with a realistic dollar amount for the actual property as well as the cost of developing seventy acres in the area should Vista Field Airport close. The estimated amount for the appraisal is \$6,800 and staff felt that was a reasonable fee.

There was discussion regarding environmental issues at the site. Mr. Peterson stated the appraisal would not address environmental issues or cost associated with any environmental issues discovered. Mr. Arntzen added if environmental issues were discovered, chain of title rules would apply which would require several governmental agencies to provide assistance with the any mandatory clean up.

The Commission agreed to move forward with the property appraisal.

Vista Field Airport Development; 30 Year Plan: Mr. Cryer and Mr. Arntzen felt the J-U-B Airport Master Plan could be considered as an additional alternative for Vista Field Airport.

Mr. Cryer explained the *2002 Vista Field Airport Update* addressed developing square footage both inside and outside of the fenced area for airport use, while the primary focus of the *2006 Vista Field Airport Update* was primarily to refine the layout along the north side of the runway. Because the Port changed direction in 2006, development on the north side of the runway was eliminated, construction of a new terminal/office building was also eliminated, and construction of new hangars and tie-downs was significantly reduced as was aviation development. Mr. Cryer further explained the *2006 Vista Field Airport Update* reduced the square footage of the maintenance hangar, aircraft washing area, fuel containment areas and hangar infrastructure development. It included a new Capital Improvement Plan that focused on maintenance and upgrades to paved surfaces and the creation of clearance for B-2 large Aircraft, along with infrastructure for new hangar development that would be ground-leased to private individuals. Mr. Cryer explained the

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first project of the *2006 Vista Field Airport Update* was the runway resurfacing and restriping, which was completed in 2006. He explained the Master Plan on the east side of the runway remained the same, including removal, reconstruction and relocation of Vista Hangars to allow B-2 Large Aircraft clearance along the northeast taxiway.

Mr. Cryer explained the implication of this possible alternative was the need for financial assistance to construct buildings on leased ground and any plan to develop Vista Field Airport would need to be in line with the Port's Master Plan. All of this, together with Dr. Carl Cadwell's plan, could become an additional option for Vista Field Airport.

Mr. Arntzen added this has been, and continues to be, a very lengthy process. With Commission approval, he would like Port staff to research additional alternatives for the airport.

After extensive discussion, it was decided Port staff would develop five, revenue-neutral alternatives for Vista Field Airport for Commission review. The Commission could then narrow the alternatives down to two or three and begin the public process. After public input was obtained, the Commission could make a final decision regarding the future of Vista Field Airport.

The Commission agreed to the alternative process for consideration and instructed Port staff to begin identifying five alternatives for consideration.

➤ ***City of West Richland Update***

Urban Growth Boundary Update: Mr. Peterson stated City of West Richland's request to broaden the Urban Growth Boundary was unanimously approved by Benton County Commissioners during the February 23, 2009 Public Hearing. Mr. Peterson explained the sixty-day appeal process would now begin. Benton County Commissioner Leo Bowman addressed the Commission stating he felt the decision would be appealed and urged the Port to set aside funds for that process. Mr. Arntzen stated the Port had budgeted for the possibility of an appeal.

➤ ***Verizon Land Sale Feasibility Period Update***

Port Counsel Craig Walker explained the deadline for the feasibility period associated with this acquisition was March 1, 2009. Staff has reviewed the title and it is consistent with other uses in the area. Mr. Walker stated the property contained a significant number of easements but the survey and environmental assessment study were sufficient. Mr. Walker suggested the Commission accept the feasibility study and move forward with the property acquisition.

❖ *Commissioner Wagner moved to accept the feasibility with respect to the proposed purchase of the Verizon Northwest Incorporated parcel pursuant to Purchase and Sale Agreement dated December 23, 2008, and further authorize the Port's Executive Director to execute all necessary documentation associated with the land purchase from Verizon Northwest Incorporated and to take all other action necessary to close this transaction and in accordance with the terms of said Purchase and Sale Agreement. Commissioner Dudney seconded and the motion carried unanimously.*

➤ ***Tri-Cities Regional Chamber of Commerce "Trip to Olympia"***

Director of Governmental Relations and Marketing Tana Bader Inglima reviewed issues discussed during the recent Tri-Cities Regional Chamber of Commerce "Trip to Olympia." She explained Community Economic Revitalization Board (CERB) bills discussed were House Bill 1252 which would modify the wage criteria used by CERB in determining project selection. The Bill still requires language revisions that will satisfy legislators that CERB is funding good paying jobs, without eliminating worthy projects.

She stated another CERB Bill, House Bill 2010, was given to the Rules Committee for a second reading. This is a proposal to require that CERB consider whether a port has adopted policies to reduce green house gas emissions, or, if the applicant hasn't adopted policies, CERB must consider whether the project under review is consistent with state goals for greenhouse gas emissions and reduced vehicles miles traveled. Ms. Bader Inglima gave the example of a wine incubator facility where visitors were required to drive to the destination to experience tasting rooms and wines.

Ms. Bader Inglima stated there were several other House Bills being considered that would affect ports and she would following the process closely and report any information back to the Commission.

➤ ***Meeting Reports***

- Commissioner Hanson participated in the "B" Reactor tour.
- Commissioner Wagner reported attending a Local Good Roads and Transportation Association meeting, gave a presentation at the Young Professionals of Tri-Cities banquet and attended the Benton County Public Hearing where City of West Richland's request to expand the Urban Growth Boundary was approved.
- Commissioner Dudney participated in the attended Tri-Cities Regional Chamber of Commerce "Trip to Olympia," and attended the 2008 "Kennewick Man and Woman of the Year".

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- Mr. Arntzen reported meeting with Troy Green of J-U-B Engineers attended a Tri-Ports meeting, a Kennewick Winery Committee meeting, gave a presentation at the Young Professionals of Tri-Cities banquet and attended the 2008 “Kennewick Man and Woman of the Year”.
- Mr. Cryer attended the 2008 “Kennewick Man and Woman of the Year”.
- Mr. Walker met with Bob Ogata in an attempt to get all facts associated with Mr. Ogata’s claims.
- Mr. Peterson met with Troy Green of J-U-B Engineers, attended the Benton County Public Hearing.
- Ms. Bader Inglima attended a West Richland Area Chamber of Commerce luncheon, the 2008 “Kennewick Man and Woman of the Year,” and a TREC meeting.
- Director of Finance/Auditor Tammy Fine met with Washington State Auditors.

➤ *Non-scheduled Items*

- Troy Berglund of Benton REA thanked the Port for participating in the West Richland Area Chamber of Commerce for the last several years, first with Mr. Cryer as the Port representative and more recently, Ms. Bader Inglima.
- Mr. Arntzen stated Washington Public Ports Association former Executive Director Pat Jones complimented the Port on its new website.
- Commissioner Dudney asked for specific financial information on Willows Trailer Court. Ms. Fine stated she would get that information to him.

EXECUTIVE SESSION

Potential Litigation Matter RCW 42.30.110 (i)

Commissioner Hanson called for a ten-minute recess at 3:20 p.m. to sign necessary documents, after which there would be an Executive Session to discuss a potential litigation matter. Executive Session was anticipated to last approximately twenty-five minutes with no action expected.

Ms. Fine excused the Commission Chambers at 3:55 p.m., to announce Executive Session would be extended an additional twenty minutes. No public was waiting.

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Ms. Fine exited the Commission Chambers at 4:15 p.m., to announce Executive Session would be extended an additional fifteen minutes. No public was waiting.

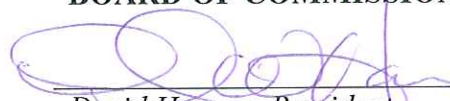
ADJOURNMENT

Regular Session was reconvened at 4:24 p.m., and Commissioner Hanson instructed staff to draft a formal response to Mr. Bob Ogata for his signature.

With no further business to bring before the Board, the meeting was adjourned at 4:25 p.m.

APPROVED:

**PORT OF KENNEWICK
BOARD OF COMMISSIONERS**



David Hanson, President



Gene Wagner, Vice President



Calvin E. Dudney, Secretary