

AGENDA

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

**Tuesday, August 11, 2009
2:00 p.m.**

I. CALL TO ORDER

II. PLEDGE OF ALLEGIANCE

III. PUBLIC COMMENT *(Please state name and address for public record)*

IV. CONSENT AGENDA

1. *Approval of Warrant Register dated July 31, 2009*
2. *Approval of Warrant Registers dated August 1, 2009*
3. *Approval of Warrant Registers dated August 11, 2009*
4. *Approval of Regular Commission Minutes – July 28, 2009*
5. *Resolution 2009–21 Approval of Lease Renewal with Connell Oil, Inc. (fuel dock)*

V. NEW BUSINESS

1. *Resolution 2009–22 Accepting DBI & 2 Pavement Project*
2. *Resolution 2009–23 Approval of Lease Addendum at Oak Street Development Building No. 4 (Stanley Steamer Rent Relief)*
3. *Resolution 2009-24 Accepting and Awarding a Construction Contract on Clover Island for the Lighthouse and Gateway Project*
4. *Resolution 2009-26 Approval of Local Revitalization Financing Interlocal Agreement with City of Kennewick*

VI. REPORTS, COMMENTS AND DISCUSSION ITEMS

1. *Clover Island Update*
 - *Lighthouse & Gateway Update*
 - *Parking Lot Update*
 - *Completion of Ice Harbor Outdoor Seating Enclosure Project*
 - *Port Office Landscape Improvement*
2. *Vista Field Update*
3. *Spaulding Business Park*
 - *Rock Removal and Clean-up*
4. *Columbia Drive Revitalization Plan Recap*
5. *Willows Trailer Park*
 - *Update on Trailer Removal Project, Phase II*
6. *Meeting Reports*
7. *Non-Scheduled Items*

VII. PUBLIC COMMENT *(Please state name and address for public record)*

VIII. EXECUTIVE SESSION *Real Estate Matter: RCW 42.30.110(c)*

IX. ADJOURNMENT

PLEASE SILENCE CELL PHONES

PORT OF KENNEWICK

RESOLUTION NO. 2009-21

**A RESOLUTION OF THE PORT OF KENNEWICK BOARD OF COMMISSIONERS
APPROVING A CERTAIN LEASE AGREEMENT BETWEEN
THE PORT OF KENNEWICK AND CONNELL OIL, INC.**

WHEREAS, The 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 agreement has been negotiated between Port staff and Connell Oil, Inc. for continuing operation of the Clover Island fuel dock facility; 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 Port of Kennewick Board of Commissioners agrees to enter into a new three-year lease with Connell Oil, Inc., effective August 1, 2009, and authorizes the Executive Director to execute the lease agreement.

ADOPTED by the Board of Commissioners of the Port of Kennewick on the 11th day of August, 2009.

**PORT OF KENNEWICK
BOARD OF COMMISSIONERS**

DAVID HANSON, *President*

GENE WAGNER, *Vice President*

CALVIN DUDNEY, *Secretary*

PORT OF KENNEWICK

Resolution No. 2009-22

**A RESOLUTION OF THE BOARD OF COMMISSIONERS OF
THE PORT OF KENNEWICK ACCEPTING THE
DB 1&2 2009 PAVEMENT PROJECT
COMPLETED BY A&B ASPHALT, INC.**

WHEREAS, the Port of Kennewick has been notified by A&B Asphalt, Inc. that the DB 1&2 Pavement 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 and the Port Engineer, each 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 the Port of Kennewick accepts the work of A&B Asphalt, 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 the Port of Kennewick on the 11th day of August, 2009.

**PORT OF KENNEWICK
BOARD OF COMMISSIONERS**

By: _____
DAVID HANSON, *President*

By: _____
GENE WAGNER, *Vice President*

By: _____
CALVIN DUDNEY, *Secretary*

PORT OF KENNEWICK

RESOLUTION No. 2009-23

**A RESOLUTION OF THE PORT OF KENNEWICK BOARD OF
COMMISSIONERS APPROVING A LEASE ADDENDUM
AT OAK STREET DEVELOPMENT BUILDING NO. 4**

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

WHEREAS, Addendum No. 1 to the existing 5-year lease with Stanley Steemer 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 Port of Kennewick Board of Commissioners approves Addendum No. 1 to the existing lease with Stanley Steemer and authorizes the Executive Director to execute these documents.

ADOPTED by the Board of Commissioners of the Port of Kennewick on the 11th day of August, 2009.

**PORT OF KENNEWICK
BOARD OF COMMISSIONERS**

DAVID HANSON, *President*

GENE WAGNER, *Vice President*

CALVIN DUDNEY, *Secretary*

PORT OF KENNEWICK

RESOLUTION 2009-24

**A RESOLUTION OF THE BOARD OF COMMISSIONERS
OF PORT OF KENNEWICK ACCEPTING AND AWARDING
A CONSTRUCTION CONTRACT ON CLOVER ISLAND
FOR THE LIGHTHOUSE AND GATEWAY PROJECT**

WHEREAS, a request for bids for the construction of a lighthouse, gateway feature, plaza and pedestrian pathways known as the Clover Island Lighthouse and Gateway project was properly advertised with the approved plans and specifications being made available to prospective bidders, and

WHEREAS, construction bids have been received and staff the project engineer and the architect have certified that the bids received are in compliance with the plans and specifications; and

WHEREAS, the staff and the project architect have certified that the low bidder for the project is Mountain States Construction Company in the amount of \$1,127,000.00, plus applicable tax and that such bid is in compliance with the plans and specifications; and

NOW THEREFORE, BE IT RESOLVED that the Port of Kennewick Commission does hereby accept the bid of Mountain States Construction Company, Inc. for the construction of the Clover Island Lighthouse and Gateway project as the low bidder in the amount of \$1,127,000.00, plus applicable tax and hereby awards the construction contract to said low bidder.

BE IT HEREBY FURTHER RESOLVED that the Executive Director is authorized to enter into a contract between Port of Kennewick and Mountain States Construction Company for the construction of said building, and that the Executive Director is further authorized to proceed with all necessary procedures required to complete construction of the project.

ADOPTED by the Board of Commissioners of Port of Kennewick on the 11th day of August 2009.

**PORT OF KENNEWICK
BOARD OF COMMISSIONERS**

By: _____
DAVID HANSON, *President*

By: _____
GENE WAGNER, *Vice President*

By: _____
CALVIN DUDNEY, *Secretary*

PORT OF KENNEWICK

Resolution 2009-26

***A RESOLUTION OF THE BOARD OF COMMISSIONERS
OF PORT OF KENNEWICK AUTHORIZING AN INTERLOCAL COOPERATIVE AGREEMENT
WITH CITY OF KENNEWICK TO ENTER INTO THE LOCAL REVITALIZATION FINANCING
OF THE SOUTHRIDGE REVITALIZATION AREA***

WHEREAS, City is authorized by Second Substitute Senate Bill 5045 (Chapter 270, Laws of 2009) (the “Act”) to establish “revitalization areas” and to use “local revitalization financing” therein to finance “public improvements” that are reasonably likely to increase private investment and employment within such revitalization areas and generate increases in state and local property, sales, and use tax revenues;

WHEREAS, the City created on July 28, 2009, pursuant to Ordinance No. 5265 (the “Ordinance”), a revitalization area designated as the “Southridge Revitalization Area” (the “Revitalization Area”); and

WHEREAS, the City and the Port wish to evidence their respective agreements pertaining to the use of “local property tax allocation revenues” for purposes of local revitalization financing of public improvements within the Revitalization Area; and

WHEREAS, the City and the Port recognize that there are various partners that will contribute towards the cost of public infrastructure in the Revitalization Area and the Port’s portion is at a maximum of \$14,000 a year for 25 years as outlined in an Interlocal Cooperative Agreement between the City and Port; and

WHEREAS, the City and the Port recognize that the Port does not have authority to construct parks not in conjunction with Port owned facilities. Furthermore, the City and the Port recognize that the Port has legal and audit implications on a portion of property within the Southridge Revitalization Area that is currently under a developer contract. Therefore, the Port funds must be directed to Hildebrand Boulevard and the Water and Sewer System construction projects only.

WHEREAS, An Interlocal Cooperative Agreement between Port of Kennewick and City of Kennewick establishing financing of the project and terms of agreement have been prepared;

WHEREAS, An Interlocal Cooperative Agreement follows the Revised Codes of Washington Interlocal Cooperation Act 39.34;

NOW, THEREFORE;

BE IT HEREBY RESOLVED that the Board of Commissioners of Port of Kennewick hereby approve Resolution 2009-26 authorizing the Port’s Executive Director to execute all necessary documentation associated with the Interlocal Cooperative Agreement with City of Kennewick to enter into the Local Revitalization Financing of the Southridge Revitalization Area.

ADOPTED by the Board of Commissioners of Port of Kennewick on the 11th day of August 2009.

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

By: _____
DAVID HANSON, *President*

By: _____
GENE WAGNER, *Vice President*

By: _____
CALVIN DUDNEY, *Secretary*