



REGULAR COMMISSION MEETING

PORT OF KENNEWICK

MARCH 24, 2015 MINUTES

CALL TO ORDER

Commission President Don Barnes called the Regular Commission meeting to order at 2:00 p.m. in the Port of Kennewick Commission Chambers located at 350 Clover Island Drive, Suite 200, Kennewick, Washington 99336.

The following were present:

Board Members: Don Barnes, President
Skip Novakovich, Vice-President
Thomas Moak, Secretary

Staff Members: Tim Arntzen, Executive Director
Tana Bader Inglima, Director of Governmental Relations & Marketing
Tammy Fine, Director of Finance/Auditor
Amber Hanchette, Director of Real Estate and Operations
Larry Peterson, Director of Planning and Development
Lisa Schumacher, Special Projects Coordinator
Bridgette Scott, Executive Assistant
Lucinda Luke, Port Counsel

PLEDGE OF ALLEGIANCE

Mr. Peterson led the Pledge of Allegiance.

PUBLIC COMMENT

Boyce Burdick, 414 Snyder Street, Richland. Mr. Burdick was disheartened to hear at the March Vista Vision Task Force meeting that the City of Kennewick Building codes would rule against overhead utilities. Mr. Burdick stated, such a ruling will lead to increased up-front costs up in developing Vista Field. As a prospective lot buyer, Mr. Burdick is against any decision that leads to unnecessary increased development costs. As stated at the November Charrette, the Benton PUD preferred above ground utilities as they are less expensive and easier to maintain and expand. Mr. Burdick stated the high voltage supply lines would be above ground as well. He further stated, there are aesthetically pleasing art deco designs for utility poles and equipment bridges available. Mr. Burdick suggested the concept of pink tape could be investigated.

No further comments were made.

CONSENT AGENDA

The consent agenda consisted of the following:

- A. *Approval of Direct Deposit and E-Payments Dated March 17, 2015***
Direct Deposit totaling \$42,399.59
- B. *Approval of Warrant Registers Dated March 24, 2015***
Expense Fund Voucher Numbers 36674 through 36729 for a grand total of \$227,008.39
- C. *Approval of Regular Commission Meeting Minutes dated March 10, 2015***
- D. *Approval of Special Commission Meeting Minutes dated March 16, 2015***



REGULAR COMMISSION MEETING

PORT OF KENNEWICK

MARCH 24, 2015 MINUTES

E. Public Comments – Increase the time limit to three minutes for the Special Meeting April 7, 2015.

MOTION: *Commissioner Novakovich moved for approval of the Consent Agenda, as presented; Commissioner Moak seconded. With no further discussion, All in favor 3:0. Motion carried unanimously.*

REPORTS, COMMENTS AND DISCUSSION ITEMS

A. Vista Field Update

Mr. Peterson reported that the Vista Vision Task Force (V. V. T. F.) met on March 20, 2015, and approximately fifty-five people were in attendance. Mr. Dave Andersen, Eastern Regional Manager, Growth Management Services Office, for the Washington Department of Commerce, presented tools for economic development and why, when creating an urban place, you need to offer more than one activity and experience to generate synergy.

Mr. Peterson stated during the Charrette, there was discussion regarding overhead utilities and Benton PUD performed a quick investigation. After further discussion and additional questions, it was determined that forty years of codes that need to be changed. Mr. Peterson reported that overhead utilities may be worthy of pursuing and we are analyzing the details to obtain the true cost. Benton PUD has stated, large transformers have a tendency to leak, which would entail a need for a small series of transformers to be utilized.

The V. V. T. F. previously discussed forming sub-committees for; connectivity, utilities, finance and a Performing Arts Center (P.A.C.) issues; however, the V. V. T. F. felt connectivity was too important, and needed to be discussed by the entire group. Mr. Peterson stated the Mid-Columbia Performing Arts Task Force are informally meeting and have already had discussions with the Port, the City, Kennewick Public Facilities District and surrounding property owners. Mr. Peterson indicated the V. V. T. F. decided not to establish formal committees, but rather discuss the topics as one large group.

The V. V. T. F. is hoping to conclude their business by May 18, 2015 and make a formal recommendation to the Commission. Their recommendation will include various elements from the Draft Charrette Report and suggestions for what should be included in the Final Master Plan. The V. V. T. F. indicated they will include the rationale behind the recommendations, exclusions, and modifications. Chairman Rich Cummins proposed including a minority report items without a consensus.

Mr. Peterson reported an engineering firm is currently assessing the runway to determine if it can be reused, as envisioned during the Charrette.

Mr. Moak stated Vista Field is like no other place in the Tri-Cities, and believes there should be discussion on incorporating a pink zone, in terms of codes and zoning for the area. Mr. Moak inquired if there have been any formal discussions with the City of Kennewick, to look differently at the codes for Vista Field.



REGULAR COMMISSION MEETING

PORT OF KENNEWICK

MARCH 24, 2015 MINUTES

Mr. Peterson stated Mr. Andres Duany had informal discussions with the City Planner and City Manager during the Charrette. Mr. Peterson stated a pink zone has not formally been addressed with the City and would need to be adopted by the Kennewick City Council. Mr. Peterson indicated the City is currently reviewing the Draft Charrette Report and will report back with any comments or potential issues. Mr. Peterson stated there will be a cost analysis and additional research on overhead utilities, which will be provided to the Commission to make an informed decision.

Mr. Moak appreciates the due diligence and agrees it is important to provide a cost analysis for the entities and future property owners. Mr. Moak appreciates Mr. Peterson's work on this issue.

Mr. Novakovich inquired when the utility cost information will be available.

Mr. Peterson stated the preliminary report has been received, however, we need further clarification on various factors and he has requested a simplified document for the public. Mr. Peterson reported he has several engineers checking variables of the report and hopes to have the answers within the next two weeks.

Mr. Novakovich thanked Mr. Peterson and stated the utility information is critical to make an informed decision.

Mr. Peterson stated the Port will ask for specific zoning ordinances for development and permitting for Vista Field. As an example, Downtown Kennewick and Clover Island have their own set of zoning ordinances for development and permitting.

B. Commissioner Meetings (formal and informal meetings with groups or individuals)

Commissioners reported on their respective committee meetings.

C. Non-Scheduled Items

1. Mr. Novakovich stated the *Tri-City Herald* reported the Seattle City Council was set to vote on a \$34,000,000 expansion that would fund expansion of Pike Place Market, construct a public plaza and design a walkway that would connect the Market with the central waterfront.
2. Ms. Scott reminded the Commission there is a Special Joint Commission Meeting scheduled with the Confederated Tribes of the Umatilla Indian Reservation on Friday, March 27, 2015 at 10:00 a.m. at the Clover Island Inn.
3. Ms. Bader Inglima reported the Tri-City Regional Chamber of Commerce Luncheon is being held tomorrow, March 25, 2015. The Port will have an information booth available and will be sharing information on our 100 year anniversary reception and current projects.

Ms. Bader Inglima stated the Port will be displaying the time-line in the community libraries, beginning in April. She further stated, the Columbia Gorge Sternwheeler will be docking at the Clover Island Inn from April 17-26, 2015, and we will have a time-line in the lobby, which demonstrates the Port's history with the steam ship.

Ms. Bader Inglima shared a YouTube video, from March 23, 2015, from Washington D.C., where Representative Dan Newhouse recognized the Port's 100 year anniversary from the floor of the House of Representatives.



REGULAR COMMISSION MEETING

PORT OF KENNEWICK

MARCH 24, 2015 MINUTES

Ms. Bader Inglima has been in communication with the deputy scheduler from Governor Jay Inslee's office, and regional representative Melissa Carpenter. The Governor's schedule is open, and he is interested in engaging with the Port at our anniversary event on April 14th, 2015.

Ms. Bader Inglima reported that Representative Newhouse will be holding an open house at his Richland office next week to introduce his local staff. Ms. Bader Inglima will be attending the event and will thank him personally, for acknowledging the Port's anniversary on the floor.

4. Mr. Arntzen stated he received a phone call from Port of Benton Commissioner, Bob Larson, who relayed information that former Port Commissioner John Olson is having health issues. Mr. Larson conveyed it would be very meaningful to the Olson family if Mr. Olson was recognized at the 100th Anniversary Celebration. Mr. Arntzen stated, a Resolution has been prepared which honors and recognizes former Commissioner Olson.

Mr. Novakovich added this would be very meaningful to former Commissioner Olson, who has been very supportive of the Port of Kennewick and the City of Kennewick.

PUBLIC COMMENTS

No comments were made.

Motion: Commissioner Novakovich moved for approval of the Resolution 2015-09, encouraging and supporting former Commissioner John Olson; Commissioner Moak seconded.

Discussion:

Mr. Moak stated all of our Commissioners have made tough decisions while serving the Port of Kennewick and we understand the role they have played in our history. Mr. Moak has had the privilege of knowing Mr. Olson and stated it is important that we recognize his tenure.

With no further discussion, All in favor 3:0. Motion carried unanimously.

Mr. Arntzen stated Mr. Olson had an attitude of getting the job done right now. He thanked the Commission for their rapidness in approving the resolution.

5. Mr. Peterson will be attending the Kennewick City Council workshop on the Bridge to Bridge project tonight. City staff will brief the Council on their planning efforts, in anticipation of the Council adopting a Bridge to Bridge plan later this year.

PUBLIC COMMENTS

Ed Frost, 609 West Albany Avenue, Kennewick. Mr. Frost is pleased the Commission is honoring Mr. Olson and stated Mr. Olson did many wonderful things in the community. Mr. Frost is delighted the Commission is discussing the Draft Vista Field Charrette Report and believes the community needs to look zoning and ordinances from a different view. Mr. Frost hopes this issue is addressed at the joint



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PORT OF KENNEWICK

MARCH 24, 2015 MINUTES

Special Meeting on April 7, 2015. Mr. Frost believes we need champions on the Kennewick City Council, and cautioned, if the Council does not get behind creating a pink zone, he does not believe it will happen.

Chuck Eaton, 2309 Davison Avenue, Richland. Mr. Eaton is delighted the Port Commission is meeting with the CTUIR on Friday. Mr. Eaton hopes the Commission seizes the opportunity, to ask the CTUIR for their input on Vista Field, as they are the custodians of the culture and art of our community. Mr. Eaton believes the CTUIR would be honored to share their ideas of how their cultural heritage could be communicated in a community, which is focused on the arts.

Boyce Burdick, 414 Snyder Street, Richland. Mr. Burdick stated, in addition to the relative costs between underground and above ground utilities, there are two important related questions the Port should address:

1. When are the utility costs to be paid? Are they all incurred at the beginning of the development or could they be spread over the twenty year time span of the development?
2. Is one form of utility more flexible and conducive to incremental implementation?

No further comments were made.

COMMISSIONER COMMENTS

No comments were made.

ADJOURNMENT

With no further business to bring before the Board; the meeting was adjourned at 3:01 p.m.

APPROVED:

PORT of KENNEWICK

BOARD of COMMISSIONERS


Don Barnes, President


Skip Novakovich, Vice President


Thomas Moak, Secretary

PORT OF KENNEWICK

Resolution No. 2015-09

A RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE PORT OF KENNEWICK ENCOURAGING AND SUPPORTING FORMER COMMISSIONER JOHN OLSON

WHEREAS, John Olson, a former Port of Kennewick Commissioner from January 1, 2000 – December 31, 2005, contacted Port staff and may not be able to attend the Port of Kennewick's 100th Anniversary Celebration event; and

WHEREAS, Port staff appreciates the leadership and dedication provided by Commissioner Olson during his term of office and his continued support thereafter; and

WHEREAS, the Port would like to encourage and support Commissioner Olson; and

WHEREAS, Port staff will acknowledge and share their appreciation for Commissioner Olson's service during the Port of Kennewick's 100th Anniversary Celebration on April 14, 2015.

NOW, THEREFORE, BE IT HEREBY RESOLVED that the Board of Commissioners of the Port of Kennewick hereby encourages and supports Commissioner Olson.

BE IT HEREBY FURTHER RESOLVED that the Port of Kennewick will honor and recognize Commissioner Olson's service during the Port of Kennewick's 100th Anniversary Celebration on April 14, 2015.

ADOPTED by the Board of Commissioners of the Port of Kennewick on the 24th day of March, 2015.

***PORT of KENNEWICK
BOARD of COMMISSIONERS***

By:


DON BARNES, *President*

By:


SKIP NOVAKOVICH, *Vice President*

By:


THOMAS MOAK, *Secretary*