

## **AGENDA**

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

Tuesday, June 10, 2014  
2:00 p.m.

- I. CALL TO ORDER**
- II. PLEDGE OF ALLEGIANCE**
- III. PUBLIC COMMENT** *(Please state your name and address for the public record)*
- IV. COMMISSIONER COMMENTS**
- V. CONSENT AGENDA**
  - A. Approval of Direct Deposit and Warrants Dated June 3, 2014
  - B. Approval of Warrant Registers Dated June 11, 2014
  - C. Approval of Commission Meeting Minutes Dated May 27, 2014
  - D. Approval of Resolution 2014-10 Authorizing Tim Arntzen to Execute the Documents Related to the Shannon/Port of Kennewick Real Estate Transaction
- VI. NEW BUSINESS**
  - A. Herath & Associates PC Contract for Architectural and Engineering Services for the Village at Island Harbor Boardwalk; Resolution 2014-11
  - B. Meier Architecture Engineering, Inc. Contract for Architectural and Engineering Services for the Remodeling of the Port's Vista Field Development Building-A; Resolution 2014-12
- VII. REPORTS, COMMENTS AND DISCUSSION ITEMS**
  - A. Vista Vision Task Force / Vista Field Update
  - B. Clover Island Marina Update
  - C. Vista Industrial Property
  - D. Columbia Drive / City of Kennewick Area-Wide Rezone
  - E. Commissioner Meetings (formal and informal meetings with groups or individuals)
  - F. Non-Scheduled Items
- VIII. PUBLIC COMMENT** *(Please state your name and address for the public record)*
- IX. EXECUTIVE SESSION, if necessary** *(Ask public if they are staying, and if not, where they can be located if the Executive Session ends early.)*
  - A. Potential Litigation, per RCW 42.30.110(1)(i)
- X. ADJOURNMENT**

***PLEASE SILENCE CELL PHONES***

# ***PORT OF KENNEWICK***

## **RESOLUTION 2014-10**

### **A RESOLUTION OF THE PORT OF KENNEWICK BOARD OF COMMISSIONERS AUTHORIZING TIM ARNTZEN TO EXECUTE THE DOCUMENTS RELATED TO THE SHANNON/PORT OF KENNEWICK REAL ESTATE TRANSACTION**

**WHEREAS**, the Board of Commissioners of the Port of Kennewick approved the mediation settlement with Dr. Shannon as discussed in the Regular Commission Meeting minutes dated May 13, 2014; and

**WHEREAS**, the Board of Commissioners desire the Executive Director, Tim Arntzen, sign any contract documents necessary to complete the transaction.

**NOW, THEREFORE, BE IT RESOLVED** that the Board of Commissioners of the Port of Kennewick hereby designate and authorize the Executive Director, Tim Arntzen, to sign any documents necessary to complete the Shannon/Port of Kennewick transaction.

**ADOPTED** by the Board of Commissioners of Port of Kennewick on the 10th day of June 2014.

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

By:

\_\_\_\_\_  
DON BARNES, *President*

By:

\_\_\_\_\_  
SKIP NOVAKOVICH, *Vice President*

By:

\_\_\_\_\_  
THOMAS MOAK, *Secretary*

# ***PORT OF KENNEWICK***

## **Resolution 2014-11**

### **A RESOLUTION OF THE PORT OF KENNEWICK BOARD OF COMMISSIONERS APPROVING A PROPOSAL BY HERATH & ASSOCIATE PC TO PERFORM ARCHITECTUAL AND ENGINEERING WORK FOR THE VILLAGE AT ISLAND HARBOR BOARDWALK AND PUBLIC PLAZA IMPROVEMENTS**

**WHEREAS**, following adoption of the Clover Island Master Plan in 2005 numerous improvements to the island occurred from 2005-2011 including the Clover Island Marina, administrative/Ice Harbor building, Clover Island Yacht Club & Professional office building, Lighthouse & Gateway and the West Causeway project. Completion of the basin boardwalk and installation of the CTUIR artwork is the next step in island reinvigoration; and

**WHEREAS**, the Village at Island Harbor project was identified as the next Clover Island improvement project in 2010; and

**WHEREAS**, the Port has worked with the CTUIR to develop and install artwork to be located along the waterfront in the Village at Island Harbor; and

**WHEREAS**, the Port desires to contract with an architectural firm for design services, and staff has reviewed qualifications of three architectural firms; and

**WHEREAS**, Herath & Associates PC has assembled a team of professionals necessary to produce biddable construction documents with a focus on quality and constructability and has presented a proposal to perform the desired service for the sum of \$75,300.00, which represents approximately ten percent (10%) of the estimated cost of the project.

**NOW, THEREFORE, BE IT RESOLVED** that the Board of Commissioners of the Port of Kennewick does hereby approve the proposal by Herath & Associates PC to provide architectural and engineering services for the Village at Island Harbor Boardwalk and Public Plaza, in an amount not to exceed \$75,300.00.

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

**ADOPTED** by the Board of Commissioners of Port of Kennewick on the 10th day of June 2014.

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

By:

\_\_\_\_\_  
DON BARNES, *President*

By:

\_\_\_\_\_  
SKIP NOVAKOVICH, *Vice President*

By:

\_\_\_\_\_  
THOMAS MOAK, *Secretary*

**PORT OF KENNEWICK**  
**RESOLUTION 2014-12**

**A RESOLUTION OF THE PORT OF KENNEWICK BOARD OF COMMISSIONERS  
APPROVING A PROPOSAL BY MEIER ARCHITECTURE ENGINEERING, INC. TO  
PERFORM ARCHITECTURAL AND ENGINEERING WORK FOR THE REHABILITATION OF  
THE PORT'S VISTA FIELD DEVELOPMENT BUILDING-A**

**WHEREAS**, following nearly 25 years of continued occupancy and modification to serve the needs of prior tenants the Port is in the process of rehabilitating Vista Field Development Building-A to accommodate the needs of current and future tenants; and

**WHEREAS**, the Port desires to contract with an architectural firm for design services, and staff has reviewed qualifications of three architectural firms; and

**WHEREAS**, Meier Architecture Engineering, Inc. has assembled a team of professionals necessary to produce biddable construction documents with a focus on constructability and cost savings; and

**WHEREAS**, Meier Architecture Engineering, Inc. has presented a proposal to perform the desired service for the sum of \$81,500.00, which represents approximately twelve percent (12%) of the estimated cost of the project.

**NOW, THEREFORE, BE IT RESOLVED** that the Board of Commissioners of the Port of Kennewick does hereby approve the proposal by Meier Architecture Engineering, Inc. to provide architectural and engineering services for the rehabilitation of the Port's Vista Field Development Building-A, in an amount not to exceed \$81,500.00.

**BE IT FURTHER RESOLVED** that the Executive Director is authorized to sign any contract documents necessary to implement the work of Meier Architecture Engineering, Inc.

**ADOPTED** by the Board of Commissioners of Port of Kennewick on the 10th day of June 2014.

**PORT OF KENNEWICK  
BOARD OF COMMISSIONERS**

By:

\_\_\_\_\_  
DON BARNES, *President*

By:

\_\_\_\_\_  
SKIP NOVAKOVICH, *Vice President*

By:

\_\_\_\_\_  
THOMAS MOAK, *Secretary*



Memorandum

To: Tim Arntzen  
From: Larry Peterson  
Date: June 10, 2014  
Re: Vista Field Redevelopment - Vista Vision Task Force Membership

*Looks good.  
Please put in  
packet.*

Tim-

At the May 27th meeting the Commission discussed the general composition of a task force to aid the Commission through the upcoming master planning process. Following that meeting the Commission provided their recommendations directly to me for compilation. The amount of consistency and overlap between the separate lists made preparation a composite list easier than anticipated. There was universal concurrence on the individuals representing the organizations such as the TCVCB, TRIDEC TCRCC, KID, Benton County and the City of Kennewick. The City and County being political organizations both suggested/requested the Port ask for an individual to serve on the Task Force and each would formally appoint a member to serve in a representation capacity.

Once the individuals from the various organizations were identified and realizing every person "wears more than one hat" the focus shifted from linking a person to a specific discipline and more to visionary individuals with diverse backgrounds. Numerous names were suggested which could serve as the Young Professional Tri-Cities representative, with one name plugged into that organizational slot and others remaining on the list as Citizens at Large. The individuals which 2 or more Commissioners recommended yield a task force of 15 members. Strong support to ask Rich Cummins (CBC president) to serve as the chairman was identified.

It was clearly conveyed the Commission wished to appoint certain individuals, *(in some cases from civic or business organizations)* not just "someone" from these organizations. Also people recommended which could serve as Alternates in case a member or two is unable to attend a meeting were identified. The by-laws are currently being crafted to address situations where an appointed member is unable to attend and an Alternate member would be asked to take their place until their return, rather than a "stand in" from an organization that is available to attend a meeting. The thought is this arrangement would provide consistency because the Alternates would remain current on the discussions of the Task Force. Staff will craft the by-laws based upon Commission input.

VISTA VISTION TASK FORCE Recommend Members:

1. City of Kennewick Councilmember to be appointed
2. Benton County Commissioner to be Appointed (request Jim Beaver)
3. Chuck Freeman (Kennewick Irrigation District);
4. Kris Watkins (Tri-Cities Visitor & Convention Bureau)
5. Carl Adrian, (TRIDEC);
6. Lori Matson (Tri-City Regional Chamber of Commerce)
7. Barb Johnson (Columbia Center Mall/Kennewick Public Facilities District)
8. Rich Cummins (Columbia Basin College)
9. Gary Spanner (Pacific Northwest National Laboratory/Economic Development)
10. Derrick Stricker (Young Professionals of Tri-Cities/Real Estate)
11. Traci Jao (Citizen at Large/Economic Development/YPTC)
12. Vicki Monteagudo (Citizen at Large/Real Estate)
13. Justin Raffa (Citizen at Large/Arts/YPTC)
14. Steve Simmons (Citizen at Large/Business)
15. Kirk Williamson (Citizen at Large/Communications)

**VISTA VISION TASK FORCE Alternate Members:**

1. Kyle Cox (Citizen at Large/YPTC/Mid-Columbia Libraries)
2. Charlie Drader (Citizen at Large/Finance)
3. Ed Frost (Citizen at Large/Public Transportation)
4. Austin Nielson (Citizen at Large/Business/TCRCC)

**CURRENT QUESTIONS**

- #1) What additions or deletions does the Port Commission request to the draft list?**
- #2) Does the Commission support the designation of Alternative Members to serve in situations when a member cannot attend a meeting?**

The mechanics of the committee contained in the draft by-laws would be revised based upon direction received at the June 10<sup>th</sup> meeting and presented for consideration at the June 24<sup>th</sup> meeting.