

AGENDA

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

Tuesday, June 28, 2011
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. CONSENT AGENDA**
 - A. Approval of Warrant Registers Dated June 28, 2011
 - B. Approval of Commission Meeting Minutes Dated June 14, 2011
 - C. Accepting the West Causeway Shoreline Project completed by Big D's Construction of Tri-Cities, LLC; Resolution 2011-20
 - D. Approval of letters to Senators Cantwell and Murray regarding the Nomination of Rebecca Wodder for Assistant Secretary for Fish, Wildlife and Parks at the Department of Interior
- V. PRESENTATION**
 - A. 2010 Annual Financial Report
- VI. EXECUTIVE SESSION** *(Ask public if they are staying, and if not, where they can be located if the Executive Session ends early.)*
 - A. Real Estate, per RCW 42.30.110(1)(i)
- VII. NEW BUSINESS**
 - A. Herath & Associates, The Village at Island Harbor; Resolution 2011-21
 - B. Integrated Structures (Gary Black); Resolution 2011-22
 - C. Clover Island Yacht Club Professional Building Lease; Resolution 2011-23
- VIII. BREAK, IF NEEDED**
- IX. REPORTS, COMMENTS AND DISCUSSION ITEMS**
 - A. Vista Field
 - 1. Rules and Regulations
 - 2. Request for Proposals Fixed Base Operator
 - B. Commissioner Meetings (formal and informal meetings with groups or individuals)
 - C. Non-Scheduled Items
- X. PUBLIC COMMENT** *(Please state your name and address for the public record)*
- XI. EXECUTIVE SESSION** *(Ask public if they are staying, and if not, where they can be located if the Executive Session ends early.)*
 - A. Real Estate, per RCW 42.30.110(1)(i)
- XII. ADJOURNMENT**

PLEASE SILENCE CELL PHONES

PORT OF KENNEWICK

Resolution No. 2011-20

**A RESOLUTION OF THE BOARD OF COMMISSIONERS
OF THE PORT OF KENNEWICK ACCEPTING THE
SHORELINE ENHANCEMENT-WEST CAUSEWAY PROJECT
COMPLETED BY BIG D'S CONSTRUCTION OF TRI-CITIES**

WHEREAS, upon notification by Big D's Construction of Tri-Cities, LLC that the Clover Island Shoreline Enhancement – (West Causeway) Phase #1 project has been substantially completed in accordance with the plans and specifications prepared by HDJ Design Group and the Port of Kennewick; and

WHEREAS, HDJ Design Group, the City of Kennewick and the Port of Kennewick staff have inspected the work and certified that it has been completed in accordance with the plans and specifications;

NOW THEREFORE, BE IT RESOLVED that the Board of Commissioners of the Port of Kennewick hereby accepts the work of Big D's Construction of Tri-Cities, LLC in accordance with the contract documents; and

BE IT FURTHER RESOLVED that upon completion of all required documentation for the project, the Executive Director is authorized to proceed with the necessary requirements to finalize the project account.

ADOPTED by the Board of Commissioners of Port of Kennewick on the 28th day of June, 2011.

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

By: _____
SKIP NOVAKOVICH, *President*

By: _____
DAVID HANSON, *Vice President*

By: _____
GENE WAGNER, *Secretary*

PORT OF KENNEWICK

Resolution No. 2011-21

A RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE PORT OF KENNEWICK SELECTING HERATH & ASSOCIATES PC TO PROVIDE ARCHITECTURAL AND ENGINEERING SERVICES FOR THE VILLAGE AT ISLAND HARBOR

WHEREAS, the Port desires to contract with Herath & Associates PC for architectural and engineering services relating to The Village at Island Harbor; and

WHEREAS, Herath & Associates PC will develop a Conceptual Site Plan for the proposed Village at Island Harbor; and

WHEREAS, the fee for said services is 9.89% of the estimated construction costs, plus \$10,000 for civil engineering and landscape design; and

WHEREAS, the Port has recently employed the professional services of Herath & Associates PC and found their work professional and accurate.

NOW, THEREFORE, BE IT RESOLVED that the Board of Commissioners of the Port of Kennewick does hereby select Herath & Associates PC to develop a Conceptual Site Plan for the proposed Village at Island Harbor.

BE IT FURTHER RESOLVED that the Board of Commissioners hereby approves the Fee Proposal and authorizes the Executive Director to sign the agreement on behalf of the Board.

ADOPTED by the Board of Commissioners of the Port of Kennewick on the 28th day of June, 2011.

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

By: _____
SKIP NOVAKOVICH, *President*

By: _____
DAVID HANSON, *Vice President*

By: _____
GENE WAGNER, *Secretary*

PORT OF KENNEWICK

Resolution No. 2011-22

**A RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE PORT OF KENNEWICK
SELECTING INTEGRATED STRUCTURES INC. TO PREPARE A
PATTERN LANGUAGE PLANNING DOCUMENT FOR A WINERY VILLAGE**

WHEREAS, the Port desires to contract with Integrated Structures Inc. for preparation of a pattern language planning document for a winery village; and

WHEREAS, the fee for said services is \$45,000, plus reimbursable costs; and

WHEREAS, the Port has interviewed and evaluated the professional services of Integrated Structures Inc. and found their work professional and accurate.

NOW, THEREFORE, BE IT RESOLVED that the Board of Commissioners of the Port of Kennewick does hereby select Integrated Structures Inc. to prepare a pattern language planning document for a winery village.

BE IT FURTHER RESOLVED that the Board of Commissioners hereby approves the Design Agreement and authorizes the Executive Director to sign the agreement on behalf of the Board.

ADOPTED by the Board of Commissioners of the Port of Kennewick on the 28th day of June, 2011.

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

By: _____
SKIP NOVAKOVICH, *President*

By: _____
DAVID HANSON, *Vice President*

By: _____
GENE WAGNER, *Secretary*

PORT OF KENNEWICK

RESOLUTION NO. 2011-23

***A RESOLUTION OF THE PORT OF KENNEWICK BOARD OF
COMMISSIONERS APPROVING A LEASE AT THE
CLOVER ISLAND YACHT CLUB PROFESSIONAL BUILDING***

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 2-year lease with one 3-year option with annual 3.5% base rent increases has been negotiated between the Port and PixelSoft Films LLC.; and

WHEREAS, the terms and conditions of said lease agreement have been reviewed by the Port Commission and deemed proper and acceptable; and

WHEREAS, after consideration of the attached lease agreement, the Port Commission has determined that the lease is proper; and

NOW, THEREFORE, BE IT RESOLVED that the Port of Kennewick Board of Commissioners agrees to enter into a lease with PixelSoft Films LLC. as presented and hereby authorize the Port's Executive Director to execute all documents and agreement on behalf of the Port to complete the transaction as specified above.

ADOPTED by the Board of Commissioners of the Port of Kennewick on the 28th day of June, 2011.

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

SKIP NOVAKOVICH, *President*

DAVID HANSON, *Vice President*

GENE WAGNER, *Secretary*