

## **AGENDA**

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

Tuesday, November 22, 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 Direct Deposit and Warrants Dated November 15, 2011
  - B. Approval of Warrant Registers Dated November 23, 2011
  - C. Approval of Commission Meeting Minutes Dated September 27, 2011
- V. PRESENTATION**

Clover Island Update, Chris Herath, Herath & Associates
- VI. OLD BUSINESS**
  - A. Adoption of Redistricting Boundaries; Resolution 2011-46
  - B. Approval of Comprehensive Scheme of Development and Harbor Improvements; Resolution 2011-47
- VII. NEW BUSINESS**
  - A. PACLAND Industrial Associates, LLC Land Sale; Resolution 2011-48
  - B. JF Engineering, Shoreline Design contract; Resolution 2011-49
- VIII. BREAK, IF NEEDED**
- IX. REPORTS, COMMENTS AND DISCUSSION ITEMS**
  - A. Clover Island Cedars Parking Lot Project Update
  - B. Vista Field FBO Contract Update
  - C. Northwest Marina & Boatyard Conference Update
  - D. Commissioner Meetings (formal and informal meetings with groups or individuals)
  - E. 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. Potential Litigation, per RCW 42.30.110(1)(i)
  - B. Real Estate (selection of site/acquisition), per RCW 42.30.110(1)(b)
- XII. ADJOURNMENT**

***PLEASE SILENCE CELL PHONES***

# **PORT OF KENNEWICK**

## **Resolution No. 2011-46**

### **A RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE PORT OF KENNEWICK REVISING BOUNDARY LINES OF COMMISSION DISTRICTS**

**WHEREAS**, RCW 29A.76.010 and RCW 53.16 require redistricting of Commission districts within the Port of Kennewick; and

**WHEREAS**, public notice of the required public hearing was published in the newspaper of general circulation of the Port District on October 20, 2011, October 23, 2011 and October 30, 2011, a copy of which notice and Affidavit of Publication of same is attached hereto as Exhibit 2; and

**WHEREAS**, at the public hearing held pursuant to said notice on November 8, 2011, no objections were heard to the adoption of the boundary lines of the Commission districts as proposed and set out; and it appears to the Commission that the proposed boundaries are regular and in all respects fulfill the requirements of all applicable laws and statutes and should be adopted after at least a one week wait as required by statute; and

**WHEREAS**, at the regular meeting held on November 22, 2011, two weeks after the public hearing, to consider the adoption of the new districts and the Commission having ensured that full and reasonable notice of its actions have been provided and that all laws, statutes and requirements for publication, public hearings and other matter have been fully and regularly complied with.

**NOW, THEREFORE, BE IT RESOLVED** that from and after the 22<sup>nd</sup> day of November, 2011 the boundaries of the Commission districts of the Port of Kennewick are hereby revised, established and adopted as shown on the maps attached hereto and made a part hereof as though set forth in full as Exhibit 1, Exhibit 1A and Exhibit 1B.

**BE IT FURTHER RESOLVED** the adopted redrawn boundaries of Commissioner districts shall be immediately submitted to the Benton County Auditor.

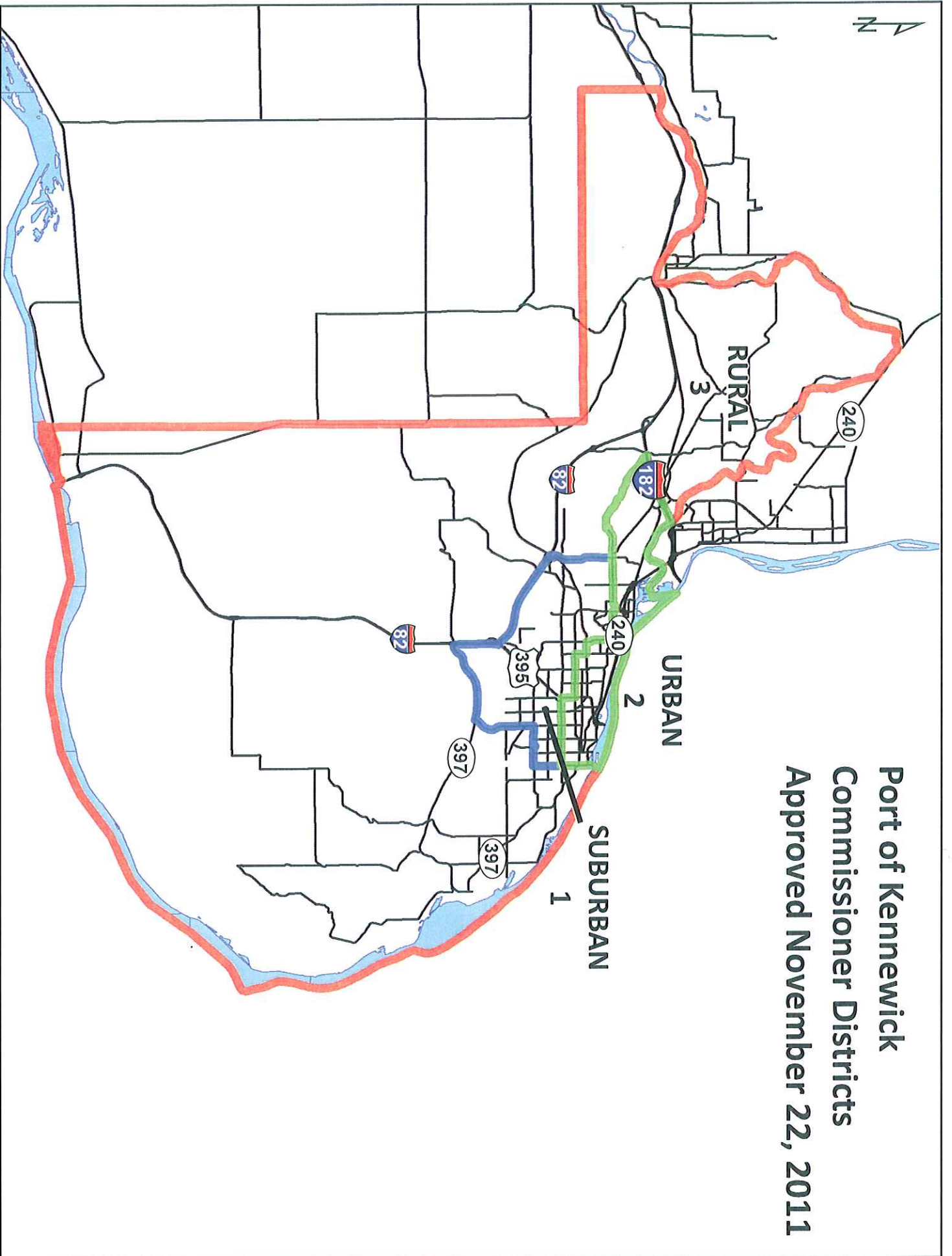
**ADOPTED** by the Board of Commissioners of Port of Kennewick on the 22nd day of November, 2011.

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

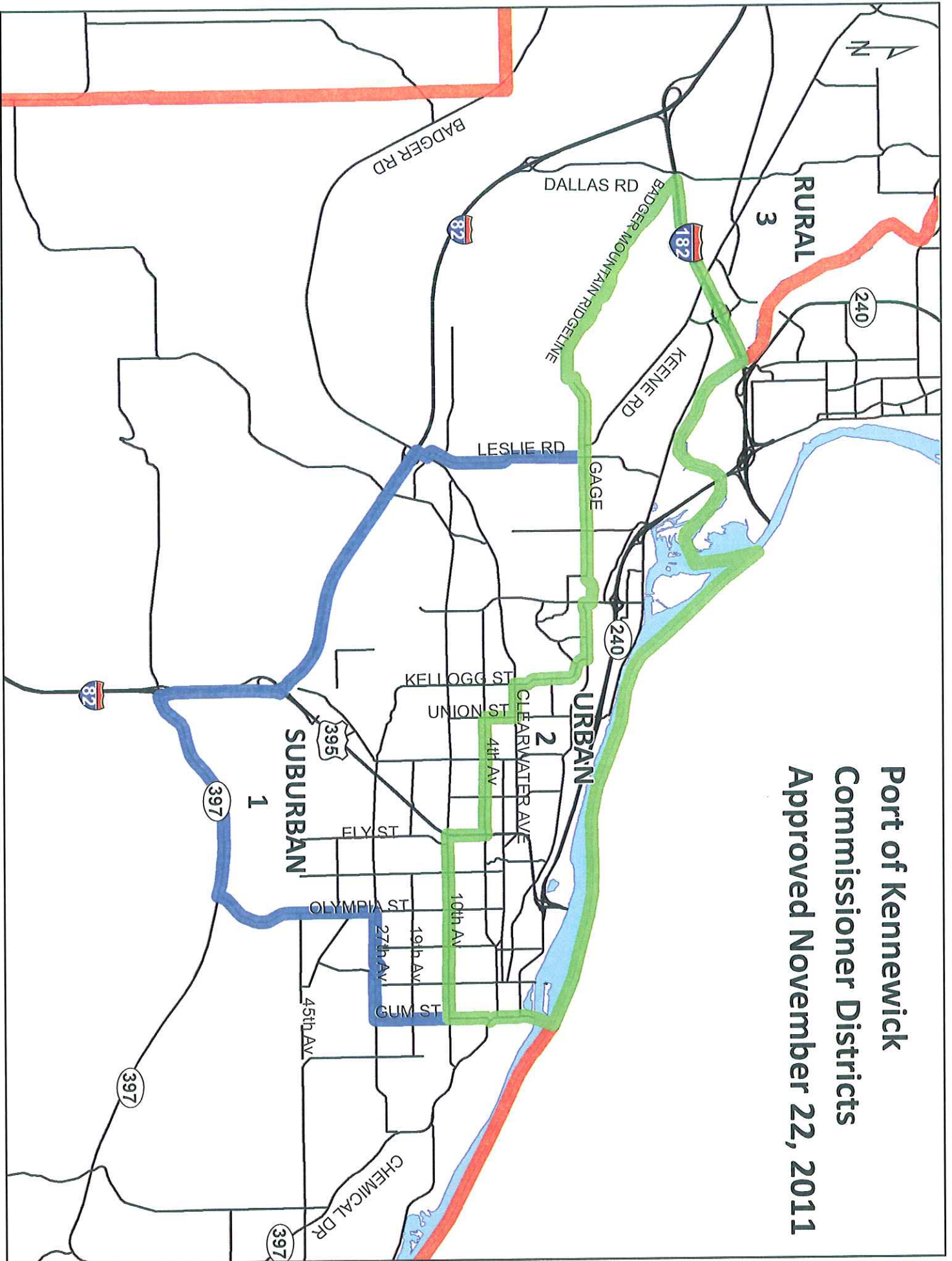
By: \_\_\_\_\_  
SKIP NOVAKOVICH, *President*

By: \_\_\_\_\_  
DAVID HANSON, *Vice President*

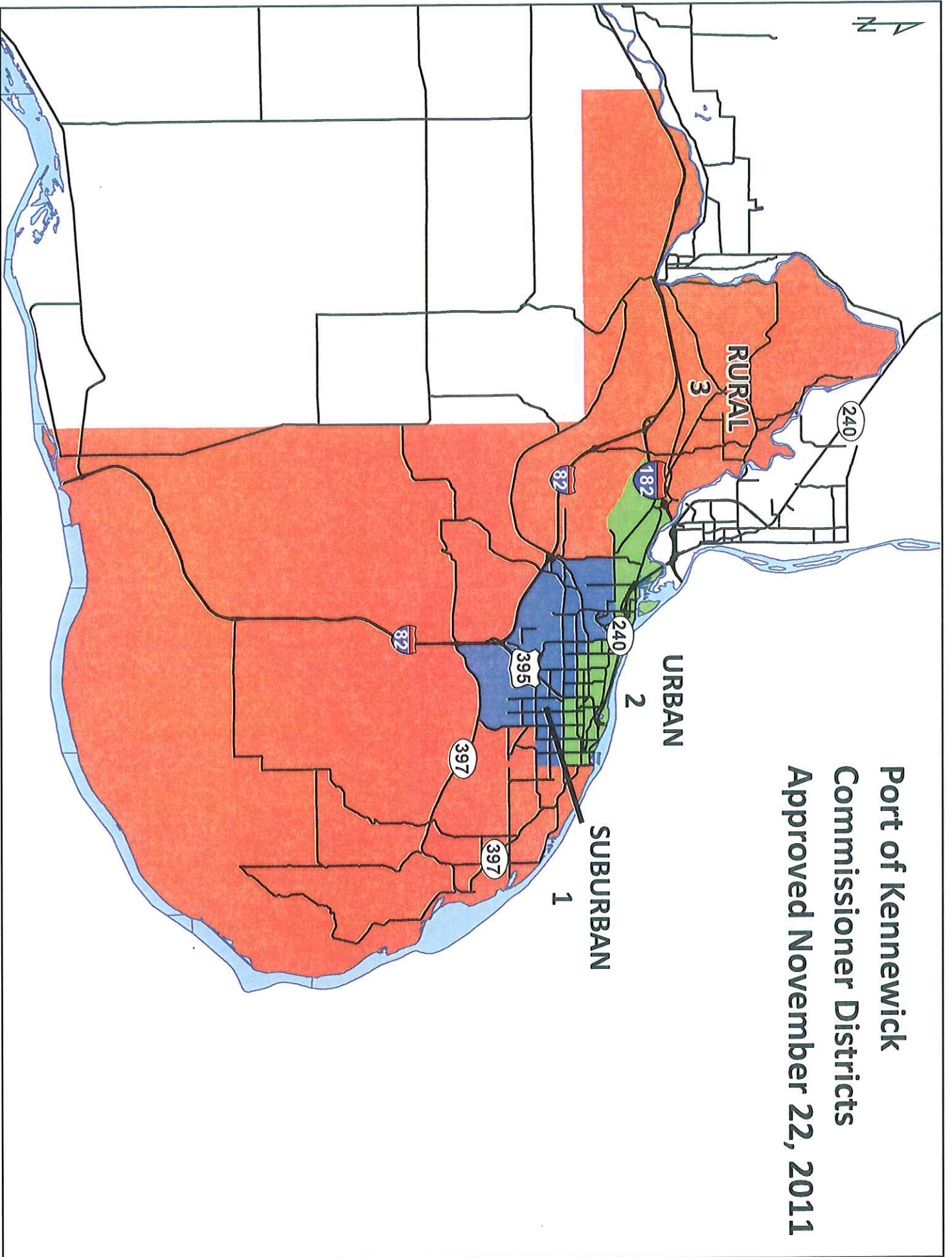
By: \_\_\_\_\_  
GENE WAGNER, *Secretary*







**Port of Kennewick  
Commissioner Districts  
Approved November 22, 2011**





**LEGAL ADVERTISING INVOICE****Tri-City Herald**  
tricityherald.com**VOICE OF THE MID-COLUMBIA**333 W Canal Dr  
Kennewick, Washington 99336  
PHONE: (509) 582-1500

DATE: 10/30/2011 LEGAL NO. 11-2968

ACCOUNT NO: 1698

DESCRIPTION: 11-2968 PUBLIC

TIMES: 3 INCHES: 2.25

**SOLD TO:**KENNEWICK PORT OF/LEGALs  
350 CLOVER ISLAND DR  
KENNEWICK WA 99336**TOTAL \$ 128.80**

NOTICE: This is an invoice for legal advertising space. Please pay from this invoice as no statement will be rendered. Please detach at perforation and return

**AFFIDAVIT OF PUBLICATION**

COUNTY OF BENTON

SS.

STATE OF WASHINGTON

Parker Hodge, being duly sworn, deposes and says, I am the Legal Clerk of the Tri-City Herald, a daily newspaper. That said newspaper is a local newspaper and has been approved as a legal newspaper by order of the superior court in the county in which it is published and it is now and has been for more than six months prior to the date of the publication hereinafter referred to, published continually as a daily newspaper in Benton County, Washington. That the attached is a true copy of a/an

**11-2968 PUBLIC HEARING NOTI**

as it was printed in the regular and entire issue of the Tri-city Herald and not in a supplement thereof, ran 3 time(s) commencing on 10/20/2011, and ending on 10/30/2011, and that said newspaper was regularly distributed to its subscribers during all of this period.



SUBSCRIBED AND SWORN BEFORE ME  
THIS 10 Day Of Nov, 2011



Notary public in and for the State of Washington  
residing at Kennewick  
COMMISSION EXPIRES 08/27/2012

PORT OF KENNEWICK  
PUBLIC HEARING  
NOTICE

NOTICE IS HEREBY GIVEN that a Public Hearing will be held on Tuesday, November 8, 2011, at 2:00 p.m., or as soon thereafter as possible, in the Commission Chambers at the Port of Kennewick, 350 Clover Island Drive, Kennewick, Washington, to receive comments regarding a proposed revision to the Port Commission District Boundaries. The public is welcome and encouraged to attend.

/s/  
Skip Novakovich President,  
Board of Commissioners  
Notice Dated:  
October 12, 2011  
#11-2968-10/20, 10/23,  
10/30/2011



**PORT OF KENNEWICK**  
**Resolution No. 2011-47**

***A RESOLUTION OF THE BOARD OF COMMISSIONERS  
OF THE PORT OF KENNEWICK ADOPTING AN UPDATE TO ITS  
COMPREHENSIVE SCHEME OF DEVELOPMENT***

**WHEREAS**, RCW 53.20 requires Port districts to adopt a Comprehensive Scheme of Development and Harbor Improvements which serves as the guide for future Port investment and actions; and

**WHEREAS**, the Port adopted a Comprehensive Scheme of Development in 1955 which has been substantially amended and altered over the decades to suit the changing economic conditions; and

**WHEREAS**, the Port of Kennewick has and will continue to play a role in accommodating economic growth by acquiring, developing, selling and leasing land; and

**WHEREAS**, as required by law, the Board of Commissioners conducted a public hearing on the question of whether or not its Comprehensive Scheme of Development should be updated at a meeting of the Board of Commissioners held in the Commission Chambers of the Port Offices located at 350 Clover Island Drive, Kennewick, WA at 2:00 pm on November 8, 2011; and

**WHEREAS**, notice of such hearing was given as provided by law (copy of said notice attached hereto as "Exhibit 1" and "Exhibit 2" and such public hearing was held at such time and place and on said date; and

**WHEREAS**, after discussion and consideration of the proposed update to said Comprehensive Scheme, the Board of Commissioners determined that said scheme should be updated.

**NOW, THEREFORE, BE IT HEREBY RESOLVED** by the Board of Commissioners of the Port of Kennewick that after and pursuant to a public hearing held on the 8<sup>th</sup> day of November 2011, after notice thereof duly given in the manner required by law, the Board of Commissioners of the Port of Kennewick does hereby adopt the Update to the Comprehensive Scheme of Development as identified as "Exhibit 3".

**BE IT FURTHER RESOLVED** that previous versions of the Comprehensive Scheme and resolutions amending the previous Comprehensive Schemes are superseded by this new Comprehensive Scheme Update document.

**ADOPTED** by the Board of Commissioners of Port of Kennewick on the 22nd day of November, 2011.

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

By: \_\_\_\_\_  
SKIP NOVAKOVICH, *President*

By: \_\_\_\_\_  
DAVID HANSON, *Vice President*

By: \_\_\_\_\_  
GENE WAGNER, *Secretary*



## LEGAL ADVERTISING INVOICE

**Tri-City Herald**  
tricityherald.com

**VOICE OF THE MID-COLUMBIA**

333 W Canal Dr  
Kennewick, Washington 99336  
PHONE: (509) 582-1500

DATE: 10/30/2011      LEGAL NO. 11-2958

ACCOUNT NO: 1698

DESCRIPTION: 11-2958 COMP S

TIMES: 3      INCHES: 5.66

**SOLD TO:**

KENNEWICK PORT OF/LEGAL S  
350 CLOVER ISLAND DR  
KENNEWICK WA 99336

PORT OF KENNEWICK  
Comp Scheme  
Open House &  
Public Hearing

**PUBLIC NOTICE IS**  
HEREBY GIVEN that: the  
Port will hold two *Open*  
*House* sessions to discuss  
the Comprehensive  
Scheme of Development  
and Harbor Improvements  
(commonly known as the  
Comp Scheme) and gain  
public input on the port's  
existing and future capital  
improvement plans; follow-  
ing the Open House Ses-  
sions, the Port of Ken-  
newick Board of  
Commissioners will hold a  
*Public Hearing* to consider  
proposed amendments to  
its Comprehensive  
Scheme.

**OPEN HOUSE:**

Tuesday,  
October 25, 2011 from  
7:00 p.m. to 8:30 p.m.  
@ Tri-Cities Business &  
Visitor Center,  
7130 W. Grandridge Blvd.,  
Kennewick.

Tuesday,  
November 1, 2011 from  
6:30 p.m. to 8:00 p.m.  
@ Port of Kennewick  
Commission Chambers,  
350 Clover Island Drive,  
Kennewick.

**PUBLIC HEARING:**

Tuesday,  
November 8, 2011,  
@ 2:00 p.m.  
@ Port of Kennewick  
Commission Chambers,  
350 Clover Island Drive,  
Kennewick.

The public is welcome and  
encouraged to attend. A  
draft Port of Kennewick  
Comprehensive Scheme of  
Development and Harbor  
Improvements document  
can be viewed on the port's  
website: [www.portofkennewick.org](http://www.portofkennewick.org). For  
more information, please  
call Larry Peterson, Port  
Director of Planning and  
Development: (509)  
586-1186 extension 2.  
Notice Dated:  
October 12, 2011.  
#11-2958, 10/16, 10/23,  
10/30/2011

**TOTAL \$ 327.07**

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## AFFIDAVIT OF PUBLICATION

COUNTY OF BENTON

SS.

STATE OF WASHINGTON

Parker Hodge, being duly sworn, deposes and  
says, I am the Legal Clerk of the Tri-City Herald, a daily  
newspaper. That said newspaper is a local newspaper and  
has been approved as a legal newspaper by order of the  
superior court in the county in which it is published and it is  
now and has been for more than six months prior to the  
date of the publication hereinafter referred to, published  
continually as a daily newspaper in Benton County,  
Washington. That the attached is a true copy of a/an

**11-2958 COMP SCHEME OPEN HO**

as it was printed in the regular and entire issue of  
the Tri-city Herald and not in a supplement  
thereof, ran 3 time(s) commencing  
on 10/16/2011, and ending on 10/30/2011,  
and that said newspaper was regularly distributed  
to its subscribers during all of this period.

*Parker Hodge*

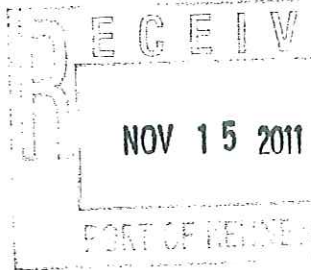
SUBSCRIBED AND SWORN BEFORE ME

THIS 10 Day Of Nov, 2011

*Lisa Kathleen Toms*

Notary public in and for the State of Washington  
residing at Kennewick

COMMISSION EXPIRES 08/27/2012





## LEGAL ADVERTISING INVOICE

**Tri-City Herald**  
tricityherald.com

**VOICE OF THE MID-COLUMBIA**

333 W Canal Dr  
Kennewick, Washington 99336  
PHONE: (509) 582-1500

DATE: 11/06/2011      LEGAL NO. 11-3026

ACCOUNT NO: 1698

DESCRIPTION: 11-3026 Public

TIMES: 1      INCHES: 1.92

**SOLD TO:**

KENNEWICK PORT OF/LEGALS  
350 CLOVER ISLAND DR  
KENNEWICK WA 99336

**TOTAL \$ 39.35**

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**PORT OF KENNEWICK  
PUBLIC HEARING  
NOTICE**

NOTICE IS HEREBY  
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ing will be held on Tuesday,  
November 8, 2011 at 2:00  
p.m., or as soon thereafter  
as possible, in the Commis-  
sion Chambers at the Port  
of Kennewick, 350 Clover  
Island Drive, Kennewick,  
Washington, to receive  
statements for and against  
the port's Comprehensive  
Scheme of Development  
and Harbor Improvements  
(commonly known as Comp  
Scheme). The public is wel-  
come and encouraged to  
attend.  
#11-3026, 11/06/2011

## AFFIDAVIT OF PUBLICATION

COUNTY OF BENTON

SS.

STATE OF WASHINGTON

Parker Hodge, being duly sworn, deposes and  
says, I am the Legal Clerk of the Tri-City Herald, a daily  
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now and has been for more than six months prior to the  
date of the publication hereinafter referred to, published  
continually as a daily newspaper in Benton County,  
Washington. That the attached is a true copy of a/an

11-3026 Public Hearing Noti

as it was printed in the regular and entire issue of  
the Tri-city Herald and not in a supplement  
thereof, ran 1 time(s) commencing  
on 11/06/2011, and ending on 11/06/2011,  
and that said newspaper was regularly distributed  
to its subscribers during all of this period.

*Parker Hodge*

SUBSCRIBED AND SWORN BEFORE ME

THIS 10 Day Of Nov, 2011

*Lisa Kathleen Toms*

Notary public in and for the State of Washington  
residing at Kennewick

COMMISSION EXPIRES 08/27/2012



# PORT OF KENNEWICK COMPREHENSIVE SCHEME UPDATE

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**Prepared for**

Port of Kennewick  
350 Clover Island Drive, Suite 200  
Kennewick, Washington 99336

**Prepared by**

Anchor QEA, LLC  
1060 Jadwin Avenue, Suite 275  
Richland, Washington 99352

HDR Engineering, Inc.  
2805 Street Andrews Loop, Suite A  
Pasco, Washington 99301

**November 22, 2011**



# PORT OF KENNEWICK

## Resolution No. 2011-48

### ***A RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE PORT OF KENNEWICK AUTHORIZING A PURCHASE AND SALE AGREEMENT WITH PACLAND INDUSTRIAL ASSOCIATES, LLC***

***WHEREAS***, Pacland Industrial Associates, LLC (Purchaser), has offered to purchase 37.43 acres for the area graphically depicted on "Exhibit 1" located at the Hedges Peninsula, Benton County, Washington from the Port of Kennewick (Seller) for the of sum of \$220,000.00; and

***WHEREAS***, Port staff and the Port attorney have reviewed the proposed Purchase and Sale Agreement and find it is in proper form and is in the Port's best interest; and

***WHEREAS***, the Port Commission finds that said property is surplus to the Port's needs and the proposed sale is consistent with all previous Port policies, including its comprehensive scheme of development.

***NOW, THEREFORE, BE IT HEREBY RESOLVED*** that the Board of Commissioners of the Port of Kennewick hereby authorizes the Port's Executive Director to execute a Purchase and Sale Agreement with Pacland Industrial Associates, LLC in the sum of \$220,000.00 and hereby authorizes the Port's Executive Director to execute all documents and agreements on behalf of the Port to complete the transaction as specified above.

***BE IT FURTHER RESOLVED*** that the Port Commission declares that said property is surplus to the Port's needs and the proposed sale as referenced above are consistent with all previous Port policies, including its Comprehensive Scheme of Development.

***ADOPTED*** by the Board of Commissioners of the Port of Kennewick on the 22nd day of November, 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. 2011-49***

### **A RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE PORT OF KENNEWICK APPROVING A PROPOSAL BY JF ENGINEERING, PLLC, TO PERFORM ENGINEERING DESIGN WORK FOR THE RESTORATION AND ENHANCEMENT OF THE CLOVER ISLAND SHORELINE**

**WHEREAS**, the accepted Clover Island Master Plan identifies shoreline restoration and pathway improvements as activities crucial to the redevelopment of Clover Island; and

**WHEREAS**, shoreline restoration and bank stabilization activities should proceed upland development projects to realize cost and construction efficiencies; and

**WHEREAS**, shoreline design and construction activities to date have resulted in the completion of the Clover Island Lighthouse, Gateway and West Causeway improvements; and

**WHEREAS**, efforts to obtain biddable construction documents for enhancement of the northern and western shoreline of Clover Island, with the intent to construct these improvements is consistent with the Port's Comprehensive Scheme of Development and Harbor Improvements direction to complete planned projects on Clover Island; and

**WHEREAS**, the JF Engineering PLLC proposal indicates the cost of services will be on a time and expense basis not to exceed \$342,000.00 without further authorization.

**NOW, THEREFORE, BE IT RESOLVED** that the Board of Commissioners of the Port of Kennewick does hereby approve the proposal by JF Engineering, PLLC to perform engineering design work for the Clover Island shoreline restoration and bank stabilization activities in an amount not to exceed \$342,000.00.

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

**ADOPTED** by the Board of Commissioners of Port of Kennewick on the 22nd day of November, 2011.

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

By: \_\_\_\_\_  
SKIP NOVAKOVICH, *President*

By: \_\_\_\_\_  
DAVID HANSON, *Vice President*

By: \_\_\_\_\_  
GENE WAGNER, *Secretary*