

MINUTES OF THE REGULAR MEETING  
OF THE BOARD OF PORT COMMISSIONERS  
PORT OF CAMAS-WASHOUGAL

The regular meeting of the Board of Commissioners of the Port of Camas-Washougal was held at the Port offices on Friday, July 18, 2008, at 3:00 p.m. It was noted that proper notice of the change of the meeting date had previously been provided.

PRESENT: Commissioners Hargrave, Carroll and Ward, Executive Director Ripp, Kim Maloney, Mary Murphy, Attorney MacPherson, and members of the public.

From 3:00 p.m. to 4:00 p.m., the Commission recessed into executive session to discuss a matter relating to potential litigation, three matters relating to property disposition, and one matter relating to property acquisition. Following the executive session, the Commission reconvened into general open session.

Upon motion duly made, seconded and carried, reading of the minutes of the regular meeting of July 7, 2008 were dispensed with and the minutes of that meeting were approved as written, it being noted that a copy of the minutes had previously been provided to all commissioners.

It was moved by Ward, seconded by Carroll, and unanimously declared to be the Order of the Board to approve general fund vouchers 71-77, 104844-104855, and 18864-18907 in the total amount of \$179,000.68; and to authorize the issuance of warrants in payment thereof.

Commissioner Hargrave then recognized Mayor Stacey Sellers of the City of Washougal. Mayor Sellers indicated that during the weekend of July 26-27 the City of Washougal was going to be having a celebration which would include a Fun Run on the dike. Mayor Sellers requested permission for the Fun Run and for horses to be prohibited during the same. The consensus of the Commissioners was to allow such use.

It was moved by Ward, seconded by Carroll, and unanimously declared to be the Order of the Board to renew the lease with Scripted Motion LLC for a period of one year AT \$345 per month, with a 3% increase COLA.

It was moved by Ward, seconded by Carroll, and unanimously declared to be the Order of the Board to reschedule the October 6, 2008 regular meeting to September 29, 2008.

Executive Director Ripp then discussed the following matters as staff reports:

1. Building 14 Project status;
2. Summer Concert review;
3. Strategic planning process;
4. Historical Park/Marina area survey issues;
5. Taxiway widening report;
6. Regional Transportation Council make up;

It was moved by Ward, seconded by Carroll, and unanimously declared to be the Order of the Board to approve the low bid from H & H Rail Services for \$42,146.00 for rail repair.

It was moved by Ward, seconded by Hargrave, and unanimously declared to be the Order of the Board to authorize the Executive Director and Scot Walstra to attend the Urban Waterfront Development

Seminar in Bremerton, Washington on September 10-12, 2008.

It was moved by Ward, seconded by Carroll, and unanimously declared to be the Order of the Board to authorize Larry Connolly and Greg Pachl to attend the WPPA Facilities and Engineering Seminar in Centralia, Washington on August 7-8, 2008.

Attorney MacPherson then provided a report relating to the pending Riverwalk litigation.

During the Commissioner reports portion of the meeting Commissioner Ward commented on the Historical Park Survey process and Commissioner Hargrave commented on the success of the Riverside Concert Series.

During the public input portion of the meeting the Commissioners heard comments from the public relating to the proposed Park rezone; a change in the Commissioner meeting schedule; CWAA Camas Days update; the Riverwalk arbitration; and the Chinook Memorial project at the Marina.

The meeting then adjourned.

PORT OF CAMAS-WASHOUGAL

By: \_\_\_\_\_

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Commissioners

**PORT OF CAMAS-WASHOUGAL**  
**JULY 18, 2008 REGULAR MEETING SUMMARY**  
**By: Mary Murphy, Executive Assistant**

**OPEN SESSION**

• **CONSENT ITEMS**

A. Minutes

Minutes from July 7, 2008 were approved.

B. Claims /Vouchers

Vouchers were approved.

\*Stacey Sellers, Washougal Mayor, asked to speak and invited the Commissioners, staff and the audience to attend Washougalfest, which will include the 1<sup>st</sup> Annual Mayor's Run/Walk, starting Saturday 7/26 at 10 a.m. until Noon. It will be an 8K, starting downtown and coming to the Port area. The City has notified the homeowners in the area. The Board gave permission to put signs on the dike barring horses from the dike on the day of the walk. Mayor Sellers then thanked the Port for the Riverside Concert series.

• **ACTION ITEMS**

C. Approval of Lease for MB-01, Suite B – The Commissioners approved renewing Scripted Motions' lease for another year.

\* After discussion, the Commissioners approved a low bid from H&H Rail Services for \$42,146.

\*\*After discussion, the Commissioners approved Director Ripp and Scot to attend the Urban Waterfront Development Conference Sept. 10-12 in Bremerton.

\*\*\*After discussion, the Commissioners approved Larry Connolly and Gary Pacht to attend the Facilities and Engineers' Seminar August 7-8 in Grand Mound WA.

D. Future Meetings – After discussion of the Commissioners' schedules, it was decided to change the first meeting in October from 10/6 to the last Monday in September: 9/29.

• **NEW BUSINESS/DISCUSSION ITEMS**

E. Columbia River Coalition – Presentation by Exec. Director of Identity Clark County

No one from ICC was present. Presentation will be rescheduled.

• **STAFF REPORTS**

F. Director Ripp's report included:

- (1) Update on Bldg. 14: metal structure has been moved to the site and work is in progress to erect the building.
- (2) The July 13<sup>th</sup> Concert, featuring the Washougal High School band and Johnny Limbo and the Lugnuts, was extremely well attended.
- (3) Strategic Planning: Director Ripp met a Port Director at the recent WPPA Director's conference who is doing strategic planning at his port right now. Director Ripp has been trying to contact him by phone to discuss. Plans are in the works for staff to meet and brainstorm; draft a set of goals with a facilitator; hold a special meeting (facilitated) with Commission and the public; draft a plan for consideration; implement a public comment process; and finalize a strategic plan for the Port.
- (4) Marina Area survey: Director Ripp has met with Hagedorn (surveyor), and presented a map for review and discussion. The Commission directed Director Ripp to continue the survey east to Hambleton property line. It was suggested to get a copy of the survey done for the Best Western Motel – not sure if it has been recorded. Commissioner Ward felt the Port was in a position to act on the petition to rezone the property to 'Park.' Director Ripp responded that more information is needed. A boundary line adjustment may be needed. Also, need to have a formalized request from the interested parties. Need exact acreage of existing park; etc. Richard Hamby commented that the dedication of the property for public use would not change the current use; keep the same use. Attorney MacPherson said Port needs to know exact area being requested for rezoning; a public hearing is needed; a boundary line adjustment, etc. Commissioner Carroll said to make sure the streets are vacated. Invite Hagedorn to the second meeting in August.
- (5) Camas Days' is the last weekend in July. CWAA will be offering plane rides. A discussion was held on event insurance.
- (6) Bids to widen the taxiway have been solicited. Discussion followed to hold off until 2009 or until the Environmental Assessment is completed. Check with WSDOT/Aviation to see if grant monies are available. David Luse, President of CWAA, suggested waiting until the Port can bring the standards up to FAA minimum standards. "The taxiway is not ideal now, but it's usable."
- (7) Rail in the Ind. Park needs to be replaced. Current rail is rated 80 to 90 lbs. New standard is rated 120 lbs. The Port applied for grant

monies this year, but learned a NEPA process is needed before we can apply; looking at 2009. \$10,000 was budgeted for '08 rail repair/maintenance. Gary Pachl, Maint. Supervisor, regularly checks the rails and replaces gauges, bolts, nuts, washers. Needed repairs – after results of a rail inspection late in 2007 – will cost approx. \$50,000. Switches and ties, plus 5K feet of track. Current ties are 25-30 years old. The Commissioners and Director Ripp discussed adding rail charges to new leases; addressing this under the Port's strategic plan. Director Ripp suggested a one-time hook-up fee, and a per-car fee. Gary Pachl reported that rail service has gone from one day a week to up to 3x a day all week, with 12 to 22 cars each time. \*See Action Items.

(8) Port of Vancouver Commissioner Roy Randel is stepping down as RTC rep for the three regional Ports. The Commission was in agreement that alternate Nancy Baker take his position until a new rep could be addressed at the Fall regional Ports' meeting.

(9) Director Ripp requested that he and Scot Walstra, Director of Planning & Development, be approved to attend the Urban Waterfront Development conference in Bremerton on Sept. 10-12. \*\*See Action Items.

(10) Director Ripp requested that Project Manager Larry Connolly and Gary Pachl, Maint. Supervisor, be approved to attend the Facilities and Engineers' Seminar August 7-8 in Centralia WA. \*\*\*See Action Items.

Attorney MacPherson reported on the status of the RiverWalk arbitration: During a phone hearing with the arbitration panel, a date was decided for the arbitration: the week of 12/1/08. There will be a phone hearing on two issues on Aug. 7<sup>th</sup>: the location of the arbitration, and public attendance.

- **COMMISSIONER REPORTS** – Commissioner Ward asked Richard Hamby to meet with Director Ripp to discuss the Marina area survey. Commissioner Hargrave commented that he enjoyed the July 13<sup>th</sup> concert; staff did an outstanding job.
- **OPEN FORUM / PUBLIC INPUT** -
  - ✓ Richard Hamby – 1. Commented on the park rezone. Area to the north of the Park is part of the area requested to be designated as a park. Need parking for the park. As the new highway goes in, it will be the entrance to the Port, with an entrance sign. The 3.88 acres is approx the total of the Van Vleet parcels. Don't think the number is "very sacred." Good idea to get concerns from people and the Port before you get to a public hearing.

2. To Commissioner Ward: Some time ago it was asked to consider having the Commission meetings at a different time; lots of people aren't here because of the time.

- ✓ Ivan Belyea - Grove Field Appreciation Days are next weekend. Flights from 10 to 3 on Sunday. Discussed insurance requirements with Attorney MacPherson, Director Ripp and Finance Director Kim Maloney.
- ✓ John Wagner - Thanked the Port for the concert. Clarified a question about the telephone hearing with Attorney MacPherson.
- ✓ Marianne Guetter - Had questions about the survey and map. The zoning request did not come from PLPAC. Advised that the PLPAC is very close to placing stones for the Chinook Memorial. One stone is very, very large and will be engraved. It will be the largest Chinookan monument on the West Coast, and a real enhancement for this area. Thanked the Port for the concerts, and noted that the Historical Park's shade was utilized during the concerts.

**MEETING ADJOURNED**