

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 Tuesday, September 2, 2008 at 3:00 p.m.

PRESENT: Commissioners Carroll and Ward, Executive Director Ripp, Scot Walstra, Kim Maloney, Mary Murphy, Attorney MacPherson, and members of the press and public. It was noted that Commissioner Hargrave was excused due to illness.

From 3:00 p.m. to 4:00 p.m., the Commission recessed into executive session to discuss one matter relating to potential litigation, two matters relating to property disposition, and two matters 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 August 18, 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 93-100, 104880-104892, and 19023-19073 in the total amount of \$450,649.83 and to authorize the issuance of warrants in payment thereof.

It was moved by Ward, seconded by Carroll, and unanimously declared to be the Order of the Board to authorize two staff persons to attend the Pacific Coast Congress of Harbormasters and Port Managers Meeting in Seattle, Washington from October 21-24, 2008.

It was moved by Ward, seconded by Carroll, and unanimously declared to be the Order of the Board to authorize the purchase of materials for the breakwater repair from Bellingham Marine.

It was moved by Ward, seconded by Carroll, and unanimously declared to be the Order of the Board to accept the Sixth Street house razing project as complete.

The 2009 marina rates were briefly discussed and the decision on this matter was deferred to the next meeting to give the opportunity for Commissioner Hargrave to participate.

The Commissioners thereafter heard a presentation from PLPLC and architect Doug Lee regarding the Chinook Memorial.

It was thereafter moved by Ward, seconded by Carroll, and unanimously declared to be the Order of the Board to approve the submitted plan for the Chinookan Memorial.

The Commissioners thereafter heard a presentation from Kim Maloney regarding transfer of Port accounts to the Bank of America in Camas.

The Commissioners thereafter heard a presentation from Dave Luse and others regarding the CWAA Summer Camp.

The Commissioners thereafter heard a presentation from Steve Segó regarding the Clark County

Mitigation Partner Project.

During the Executive Director report portion of the meeting Dave Ripp discussed the following matters:

- A) Building No. 14 Update;
- B) Strategic Planning process, including a presentation from a representative of J. D. White;
- C) Hagedorn Marina Survey;
- D) East Industrial Park Visioning Standards;
- E) Airport Environmental Assessment Public Meeting;
- H) Tri-Port Meeting;

See attached Executive Director's Report.

Commissioner Ward thereafter discussed the financial assets of the Port and his taking of a Port tour. Commissioner Carroll discussed Marina parking issues.

During the public input portion of the meeting the Commissioners heard comments regarding the Park Rezone Process; RiverWalk Update; Marina Rates; Marina Restrooms; East Industrial Park Comprehensive Plan Issues; and Fern Prairie Modelers invitation to a picnic.

The meeting then adjourned.

PORT OF CAMAS-WASHOUGAL

By: _____

Commissioners

Executive Director's Report September 2, 2008

Building #14

The paving has been completed and the electrical is being laid at this time. The plumbing, sprinkler system, HVAC and overhead doors should be started this week as well. The Port is also moving forward with bids for the demising wall for the newest tenant that will be moving in as soon as the project is completed, which is still on schedule for an October completion date.

2008 Port Strategic Planning

As requested, Karyn Criswell from JD White has put a strategic planning process together for review by the Commission. She will be presenting it at the 9/2/08 meeting.

Historical Park

I am still waiting for the requested information from Hagedorn that the Commission had asked for at the last Port meeting. I'm hoping to have something on the day of the meeting.

East Industrial Park Visioning/Development Standards

The Port has received three proposals from firms who are interested in helping the Port with the visioning and development standards for the East Industrial Park. Those firms are Mackay and Sposito, JD White/Berger-Abam and Makers/Reid Middleton. Since receiving only three proposals, my plan is to review and possibly interview all three companies for this project. I hope to have a recommendation for the Commission at our September 29th meeting.

Port Projects

The demolition of the 6TH Street houses has been completed.

The Airport Improvement Plan/Environmental Assessment public information kick off meeting will be held at the Camas High School auditorium on September 9th at 7:00pm.

Other

The next 3-Ports meeting will be hosted by the Port of Camas-Washougal on November 13, 2008 from 6:00pm to 8:00pm. An agenda is being developed at this time.

Note: See Executive Assistant's Open Meeting Summary attached.

SEPTEMBER 2, 2008 OPEN MEETING SUMMARY

By: Mary Murphy, Executive Assistant, Port of Camas-Washougal

OPEN SESSION

It was announced that Commissioner Hargrave was absent due to illness; however, two Commissioners equal a quorum. Commissioner Carroll, as Vice-President, presided.

- **CONSENT ITEMS**

- A. Minutes

Minutes from August 18, 2008 were approved.

- B. Claims /Vouchers

Vouchers were approved.

- **ACTION ITEMS**

- C. Conferences - Director Ripp recommended that Harbormaster Mark Hamrick and Maintenance Supervisor Gary Pachl attend the October 21-24 Pacific Coast Congress of Harbormasters & Port Managers in Seattle WA. After brief discussion, the Board approved their attendance.

- D. Breakwater Repair – Director Ripp reported that the Port will be purchasing the materials for the repair work and then go out to bid for installation. After discussion, the Commissioners authorized the material purchase as discussed.

- E. Membership in Columbia River Crossing Coalition – The Board deferred this item until the next meeting.

- F. Accept 6th Street House Razing as Complete – Director Ripp reported on the successful completion of this job, and the Board formally accepted the job as complete.

- G. Marina Rates for 2009 - The Board deferred this item until the next meeting.

- H. Chinookan Memorial – Director Ripp introduced Roberta Tidland, PLPAC, and Doug Lee, Landscape Architect. Roberta reported on the Committee's formal motion to present the newest plans to the Commission for approval. Doug Lee then gave a PowerPoint presentation on the changes made to the earlier

plan, with the newest design resulting in no infringement on the parking area. Director Ripp stated that he and Commissioner Hargrave were part of the new design process. After discussion, the Board formally approved the new design for the Chinookan Memorial, including the installation of 2 basalt columns.

- **NEW BUSINESS/DISCUSSION ITEMS**

- I. Transfer of Port Accounts to Bank of America – Auditor Kim Maloney explained that 1st Independent Bank was closing and that she had checked with the Treasurer for an alternate bank. One of the banks on their list is Bank of America. Given that there is a local – Camas – branch, Kim reported that she will be moving the Port's deposit account and incidental fund account to that branch. No motion was required; the Treasurer requests only that the transfer information be included in the meeting minutes.
- J. CWAA Summer Camp Report - Dave Luse, CWAA President, introduced Lincoln Westdal who is one of the instructors at the Aviation Summer Camps. Mr. Westdal gave a PowerPoint presentation depicting students participating in the Camps, and introduced several students who were in the audience. Dave Luse thanked the Port for their support of CWAA.
- K. Clark County Mitigation Partners – Steve Sego, of Clark County Mitigation Partners, gave a report on the Columbia River Mitigation Bank, and mitigation banking in general. The Board, Mr. Sego, and Port staff discussed this at length. No decisions were made.

- **STAFF REPORTS**

- L. Director Ripp's report (attached) included:
 - 1) Building #14;
 - 2) 2008 Port Strategic Planning – with a presentation by Karyn Criswell, JD White, of a proposed Draft Comprehensive Plan Update Process;
 - 3) Historical Park / Hagedorn survey;
 - 4) East Industrial Park Visioning / Development Standards;
 - 5) Port Projects; and
 - 6) Other.

- **COMMISSIONER REPORTS** – Commissioner Ward commented on the value of the Port's assets; CCIA's award for open government; and thanked Port staff for the tour of the Industrial Park. Commissioner Carroll commented on the 30,000 citizens in the Port's Districts; the shortage of parking on Labor

Day weekend; and how many recreational opportunities are available on Port properties.

- **OPEN FORUM / PUBLIC INPUT** -

- ✓ Richard Hamby – Commented on the resolution reached for the Chinookan Memorial in the Historical Park; and the request before the Board to rezone the Park.
- ✓ John Wagoner – Commented on the Marina as “a jewel in the Northwest”; and on the RiverWalk arbitration.
- ✓ Marianne Guetter – Commented on the financial condition of the Marina; and that improvements are needed.
- ✓ Martha Martin – Commented on the East Industrial Park property.
- ✓ James Newsome – Invited Commissioners and Port Staff to the Fern Prairie Modelers’ Club picnic.

MEETING ADJOURNED