

PRELIMINARY AGENDA FOR REGULAR MEETING

September 6, 2023

I. EXECUTIVE SESSION

11:30 AM

A. Two matters relating to PROPERTY DISPOSITION

RCW 42.30.110(1)(c)(g) Property Disposition

II. OPEN SESSION

12:00 PM

Pledge of Allegiance

PUBLIC COMMENT

Speakers are asked to keep their comments to less than 3 minutes. Please feel free to submit comments in writing to the Chief Executive Officer.

CONSENT ITEMS

All matters listed under Consent Items have been distributed to each member of the Commission for review, are considered routine, and will be enacted by the motion of the Commission with no separate discussion. If separate discussion is desired, that item may be removed from the Consent Items and placed under Action Items by request.

B. Approval of Minutes of the Regular Meeting on August 16, 2023.

C. Approval of Checks

NEW BUSINESS/DISCUSSION ITEMS

D. 2nd Quarter Reports- Director of Finance Krista Cagle, Project Manager Jennifer Taylor & Director of Business & Real Estate Derek Jaeger

PUBLIC COMMENT

Speakers are asked to keep their comments to less than 3 minutes. Please feel free to submit comments in writing to the Chief Executive Officer.

STAFF REPORTS & COMMENTS

COMMISSIONER REPORTS & DISCUSSION

ADJOURN

Regular business and meetings that may be attended by members of the Commission:

Date

September 7th, 2023

Meeting

Eagle View Park Ribbon Cutting

September 21-22, 2023

2023 WPPA Environmental Seminar

(*Denotes events that in which two (2) or more Commissioners may attend)

Join the meeting on the Conference Call Line: (253) 215-8782

Meeting ID: 829 0393 6339, Password: 154722 or via this video link:

<https://us06web.zoom.us/j/82903936339?pwd=U01pdWY1V0tES3dMZWFkNjJNbUNVZz09>

MINUTES OF THE REGULAR COMMISSION MEETING

PORT OF CAMAS-WASHOUGAL

August 16, 2023

By: Mackenzey Johnson, Administrative Assistant

A Regular Meeting of the Commissioners of the Port of Camas-Washougal was held in person and virtually at the Port Office at 24 South 'A' Street, Washougal, WA on Wednesday, August 16, 2023, at 12 pm.

PRESENT: Commissioner Cassi Marshall, Commissioner Larry Keister, Commissioner John Spencer, Chief Executive Officer David Ripp, Director of Business Development & Real Estate Derek Jaeger, Director of Facilities Eric Plantenberg, Attorney Carolyn Lake, Administrative Assistant Mackenzey Johnson, Contract Manager Debra Itzen, and members of the press and public. The public has access in person and through a designated Zoom conference call line or video link.

At 12:00 pm following the Pledge of Allegiance, Commissioner Spencer called to open the Regular Session public meeting to order. This meeting is being video recorded, and the chat function has been disabled.

PUBLIC COMMENT #1:

City of Washougal Councilor David Fritz stated that Mayor Stuebe could not attend today's Commission meeting. Councilor Fritz stated he had two announcements from the City of Washougal. One being this Saturday, August 19th at dusk there will be a movie showing of "Wild America" at Reflection Plaza. Fritz also stated that there will be a Camas-Washougal Local Connections meeting from 3pm-6pm at the mayor's house on Friday, August 18th. Fritz also touched on the need for nonprofits to attend a potential new 4th of July event in the future.

CONSENT ITEMS

Minutes & Checks

Minutes from the Regular Meeting on August 2, 2023, and electronic payments and the issuance of general fund checks 8986-9007 and printed check numbers 50138-50139 and voided check numbers 8964 & 8985 in the total amount of \$577,374.93 were presented for approval. After a brief discussion, a motion was made by Commissioner Keister and seconded by Commissioner Marshall, the minutes and electronic payments and checks were carried unanimously.

NEW BUSINESS / DISCUSSION ITEMS:

Building 8,11 & 15 Seal Coat Parking Lot Project-Contract Manager Debra Itzen

Contract Manager Debra Itzen stated the parking lot project has now been completed. Itzen stated the company that was used to complete the project was Black Line. Itzen said Eric Plantenberg, Facilities Manager, and his crew offered tenants in those buildings places to move their things while this project took place. Itzen stated the project cost more than \$50,000. Approval will be requested during action items.

Commissioner Meeting Allowance-Chief Executive Officer David Ripp

Chief Executive Officer David Ripp stated at the last Port meeting, the Commission discussed

increasing the number of meetings they get paid for, since typically they run over before the end of the year. Currently, the Commissioners are paid for 96 meetings during the year and those 96 paid meetings usually carry the Commissioners through October or so during the year, and from there on the meetings that the Commissioners attend are not paid. Ripp stated the Commissioners would like to see about extending this to 120 paid meetings per year. Commissioner Marshall stated that if we could increase the number of paid meetings, it may attract people in the future to want to run for these types of positions. Port Attorney Carolyn Lake stated the Commissioners could hold a public hearing to discuss this in the future and get the community's input.

PUBLIC COMMENT #2:

No comment.

ACTION ITEMS:

Building 8,11 & 15 Seal Coat Parking Lot Project-

Commissioner Spencer requested formal approval of the Seal Coat Parking Lot Project as presented during discussion items. Upon motion by Commissioner Keister seconded by Commissioner Marshall and carried unanimously, the approval of the Seal Coat Parking Lot Project effective August 16, 2023.

STAFF REPORTS & COMMENTS

Chief Executive Officer-

Chief Executive Officer David Ripp stated that a new frequency number has been determined for the Grove Field Airport. The new number will be 122.7. Ripp stated 3-different frequencies were tested by FlyIt and this was the least one used. The company that the Port is working with on this will get the new number registered with the FCC. When registered, the Port will begin to notify the public via pilot logs, aviation maps and flyers. Ripp also stated that the meeting with WAMA and WPPA ports will be held on August 23rd, and it will be available via Zoom. The meeting discussion will be about unleaded fuel and fuel state tax. Ripp shared that the opening day for committing to purchase units for the Community Solar Project is September 1st. Ripp stated he will be out of town that day, so Project Manager Jennifer Taylor will handle submitting the Port's \$17,000 purchase. CPU will invoice the purchase 30 days afterwards. Ripp and Commissioner Keister met with Clark County Councilor Medvigy, and he advised they are still waiting for their study on fires caused by fireworks. Councilor would like to meet with the Clark County Fair manager as well as the Fire Marshall to discuss a potential event for the 4th of July. Ripp also touched on upcoming events.

- Ripp will not be attending the first Commission meeting in September due to a planned vacation.
- The 2024 Capital Budget meeting is on August 22nd from 9am-12pm.
- The Commission will be attending the WPPA Environmental Conference in Tacoma on September 20th through September 22nd.
- Commissioner Keister and Ripp will be attending the WSCCA conference in Leavenworth from October 24th-26th.

Director of Business & Real Estate-

Director of Business & Real Estate Derek Jaeger stated that on August 21st the American Queen Voyage will be arriving at the Port. This stop is not on their schedule and was added last month. Jaeger stated that it is a turn day for the voyage. American Queen will stop at the Port on Mondays

for the rest of the Summer. Jaeger also stated that Un-Cruise and the American Queen will both be at the Port on September 30th. Jaeger also touched on a company in the Industrial area in Washougal called Ponder Burner. The company is releasing a new 250HP package boiler that is promoting a sustainable future. Jaeger stated that this boiler is receiving national recognition.

Director of Facilities-

Director of Facilities Eric Plantenberg wanted to remind everyone that Wheels and Wings will be at Grove Field in Camas on August 26th.

COMMISSIONER REPORTS & DISCUSSION

Commissioner Keister

Commissioner Keister stated that he had discussions with the Clark County Councilor Medvigy about holding a potential 4th of July event at the Clark County Fair Grounds. Keister stated we will need to notify the City of Washougal of this, so they don't plan on purchasing fireworks for next year. Keister also stated that himself and Commissioner Marshall are attending an Environmental Conference next month in Tacoma. For the conference the Commissioners will need to come up with a 3-minute presentation about what the Port of Camas-Washougal does that is "cool".

Commissioner Marshall

Commissioner Marshall stated that she attended an event on August 4th that the Greater Vancouver Chamber put on regarding childcare. Marshall stated that the event was well attended and had a large amount of interest. Marshall stated that during the presentation she learned some childcare centers closed during Covid-19 because parents were working from home but now that people are going back to in-office jobs, the need is growing greater.

Commissioner Spencer

Commissioner Spencer stated that he attended the RKM presentation at the Port on August 8th. He stated they were speaking about phase 1A and 1B of construction at the Washougal Waterfront. Spencer stated that there have been discussions of displaying Native art around the exterior of the new buildings. Spencer said that RKM is planning on meeting with local tribes about the artwork. Spencer explained that the new buildings will have a distinctive and natural look. Spencer also stated that these buildings will have a total of 297 residential units and a large childcare center. Spencer added that more than half of the parking spaces will have chargers for electric vehicles.

The regular meeting adjourned at 12:46 pm.

PORT OF CAMAS-WASHOUGAL COMMISSION

Commissioners