



PORT OF CHELAN COUNTY
Board of Commissioners
Meeting Minutes
238 Olds Station Rd, Suite A, Wenatchee, WA 98801
September 3rd, 2009
8:30 am

Present: Michael H. Mackey, President
 Craig N. Larsen, Vice President
 JC Baldwin, Secretary
 Mark Urdahl, Port of Chelan Co/Executive Director
 Pete Fraley, Port of Chelan Co/Legal Counsel
 Monica Lough, Port of Chelan Co/Internal Auditor
 Ron Johnston-Rodriguez, Economic Development Director
 Mike Armstrong, External Affairs Director
 Dayle Rushing, Port of Chelan Co Property/ Facilities
 Laura Jaecks, CTC Building Manager
 Judy Bradford, Recording Secretary
 Jon Eberle, Real Estate Consultant

Others: Alan Loeb sack, Port of Douglas County
 Yvette Davis, Wenatchee Business Journal

Commission President Mike Mackey called the Port of Chelan County board meeting to order at 8:34 am and immediately recessed to a continuation of the August 26th, 2009 Pangborn Airport Governing Board meeting.

The regularly scheduled port commission meeting reconvened at 9:28 am.

Motion No. 09-01-09
Moved By: JC Baldwin
Seconded By: Craig N. Larsen
 To approve the consent agenda consisting of the commission meeting minutes from August 20th and August 26th, 2009 regularly scheduled commission meetings. Motion Carried.

Industry Cluster Discussion

Ron Johnston-Rodriguez (RJR) provided commissioners an update for commissioners on the industry cluster work staff has been and is pursuing. RJR explained the focus has been on more direct paths to job creation. He explained the process and strategies employed by economic development staff in recruiting and retaining businesses/industries. He then reviewed with commissioners the growth industries and explained the port staff has refocused their energies on ag related emerging industries. Hand out is attached.

Mike Armstrong briefly highlighted the support and partnership efforts he has been involved in with RJR in response to prospect referrals and recruitment efforts. Armstrong strongly endorsed the approach and activities the Port economic development staff are pursuing.

Discussion ensued.

CONFLUENCE TECHNOLOGY CENTER

Update

Laura Jaecks briefly reviewed her written report previously sent to commissioners. One item not on her written report was the pre-conference meeting on the Cashmere mill site.

Cashmere mill property update

Karen Kornher reported the cleanup contract has been awarded to Bremmer Construction, and the contractor is scheduled to begin next week. She reported the railroad issue has been resolved so removal of the rail spur will proceed. Kornher is working with Jolene Gosselin at

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Chelan County for the Port to either acquire or permission to enter the property for cleanup. Kornher will pursue. Ideally, the Port would include the cleanup work on the County owned portion with the cleanup on the Port's portion.

The sediments on the mill site property will be evaluated to determine how much cleanup may need to be done.

Kornher is making progress on issues related to disposal of asbestos and lead waste from the planned demolition of the buildings on the property. She is waiting word from Chelan-Douglas Dept of Health on a permit to haul the hazardous waste.

In the meantime, Kornher will work with port legal counsel to draft an agreement regarding waste disposal. Tuesday is a walk through; Bremmer will be on site.

Kornher reported with regard to the Tom Gray boundary issue, the surveyor surveyed the property and went out on the property with Gray to see what he thought his boundary was and how much property he has been using. And to assist with determining what, if any, adverse possession claim he may have.

The second piece in question lies within the wetland buffer and is not a high priority for the cleanup and fencing the property.

Friday Jon Eberle & Jerry Litt will be visiting with AW Paving and take pictures of the boundry.

Commissioner Baldwin explained she heard about a well on Port property. She asked Karen Kornher to investigate.

Discussion ensued on the ecology blocks already in place on the property. The original purpose was to limit access, and to prohibit neighbors from spilling out onto the property. This has been accomplished. Now the Port wants to clean up the industrial look of the property. The cleanup will grade portions of the property and consider use of the ecology blocks on the property.

Kornher reported the Division St project fill is on site. Port has a signed agreement with another local contractor to place fill on the property. The Port will utilize the fill as needed in the process of mining the wood waste, thereby rehabilitating the site. Kornher reported this is good structural fill.

The environmental agencies have indicated the Port cannot pipe No Name Creek completely because it impacts Brender Creek.

Water line design is underway. The City of Cashmere is reviewing the project.

Jerry Litt explained, as it relates to annexation, at some point the Port will need to look at its budget and determine what should be deferred to next year. Litt is making initial contact with the City and neighboring property owners. There are some neighbors interested in a large annexation. The Port may become a participant in the annexation rather than a leader.

Pete Fraley explained the existing policy of the City of Cashmere is to bring water rights to the City with annexation. The Port will negotiate with the City for historical already existing water rights. There may be 7 ERUs made available from another developer that just completed the annexation process. There is 10 acre feet the port has a water right for already and has initiated the water change right from Lysacker. This should net an approximate total of 19 ERUs.

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DIRECTORS' REPORTS

Master Line of credit for Pangborn Airport

Mark Urdahl explained Monica Lough made him aware that the line of credit to the airport Had already been exceeded and the amount needed to be increased.

Discussion ensued and the following action was taken:

Motion No. 09-02-09
Moved By: Craig N. Larsen
Seconded By: JC Baldwin
To increase the line of credit extended to Pangborn Memorial Airport for short term borrowing from \$100,000 to \$150,000, and to authorize Mark Urdahl to sign.
Motion Carried.

PROPERTY DIRECTOR

Contract for Architectural Services*

Dayle Rushing reported the selection committee consisting of Commissioner Larsen, Mark Urdahl, Jon Eberle and herself interviewed MJ Neal & Associates, PKJB Architectural Group and DOH Associates as part of the selection process. The selection team interviewed each group for forty-five minutes, and after consideration of the interviews, concluded to extend the invitation to PKJB for a non-exclusive contract.

Motion No. 09-03-09
Moved By: Craig N. Larsen
Seconded By: JC Baldwin
To approve the staff recommendation to select PKJB Architects as the Port's architect and to authorize the Executive Director to negotiate and sign a non-exclusive professional services contract, subject to review and approval by one commissioner. Motion Carried.

Commissioner Larsen will serve as the commissioner to review and approve the architect services contract with PKJB Architects.

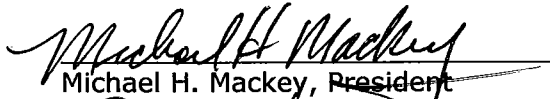
Executive Session

To discuss real estate matters pursuant to RCW 42.30.110 (b and c). Final action on selling or leasing public property shall be taken in a meeting open to the public. The meeting recessed for a five minute break at 10:37 am. The meeting adjourned to executive session for approximately 20 minutes.

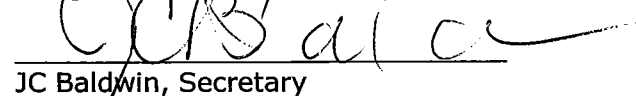
Regular session reconvened at 11:10 am and immediately adjourned with no action taken.




Approved and signed this 23rd day of September, 2009.

BOARD OF COMMISSIONERS


Michael H. Mackey, President


Craig N. Larsen, Vice President


JC Baldwin, Secretary

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