



PORT OF CHELAN COUNTY
Board of Commissioners
"Special Meeting" Minutes
238 Olds Station Rd, Suite A, Wenatchee, WA 98801
November 17th, 2009
8:30 am

Present: Michael H. Mackey, President
 Craig N. Larsen, Vice President
 JC Baldwin, Secretary
 Mark Urdahl, Executive Director
 Pete Fraley, Legal Counsel
 Ron Johnston-Rodriguez, Dir-Economic Develop

Dayle Rushing, Director Risk, Property & Facilities
 Mike Armstrong, External Affairs Director
 Raylene Bradley, Recording Secretary
 Jon Eberle, Real Estate Consultant
 Monica Lough, Internal Auditor
 Pat Moore, Pangborn Memorial Airport Manager

Others: Nancy Smith, Leavenworth Chamber
 Roger Clute, Wine Alliance

Michael Steele, Lake Chelan Chamber
 Steve Hair, KOHO Radio

Port Commission President Mike Mackey called the special meeting of the Port of Chelan County Board of Commissioners to order at 8:39 am.

CONSENT AGENDA*

The consent agenda was presented for consideration.

Motion No. 11-03-09
Moved By: Craig Larsen
Seconded By: JC Baldwin

To approve the consent agenda as presented consisting of the minutes of the October 15th, 2009 commission meeting minutes, an amendment to the Wine Alliance Economic Development Agreement changing their authorized representative, Development Partners commission on a potential transaction, Cashmere mill property Certificate of exemption, May through October 2009 Port calendar for Commissioners, Resolution 2009-18 establishing the Port's 2010 Holiday Schedule, Pangborn register pages (#1211-#1218) and Port register pages (#2294-#2301) consisting of the following:

<u>Register Page:</u>	<u>Date Issued</u>	<u>Voucher:</u>	<u>Total</u>
#2294 --October 2009 Payroll	10/30/09	#13486-13494 & electronic payroll deposits	84,486.41
#2295-- October Month End	10/30/09	#13495-13507	95,054.14
#2296 -- Special Register Pg	11/3/09	#13508	2,759.00
#2297- Capital	11/17/09	#13509-13511	49,146.90
#2298-- CTC	11/17/09	#13512-13526	81,114.45
#2299- October bills paid	11/17/09	#13527-13548	138,757.84
#2300- Same	11/17/09	#13549-13563	175,355.85
#2301--Oct Expns Reimbrse.	11/17/09	#13564-13570	1,627.26
			\$ 628,301.85

85 warrants totaling \$628,301.85 for approval November 17, 2009.
Motion Carried Unanimously.

DIRECTORS' REPORTS
Wine Alliance Marketing Organization 2010 Funding Request

MH SNLCM JCB

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Michael Steele, Lake Chelan Chamber of Commerce, Nancy Smith, Leavenworth Chamber of Commerce & Roger Clute, Wenatchee Valley Visitor and Convention Bureau, representing the Wine Alliance marketing organization, updated the commission of their accomplishments over the past year. The Wine Alliance presented to Wine Commission this year, the group has selected a logo and new name "Cascade Valley Wine Country", "Washington Peak Wine Country". Commissioner Larsen commented on the nice design, the logo was designed by a local firm. Roger Clute reports that it has been a positive experience working with the diverse group. Roger Clute asked that the commission consider funds for WAMO as matching funds for what Leavenworth Chamber, Lake Chelan Chamber and the WVCB already contribute to this effort. Executive Director Urdhal asked that the Port continue to be acknowledged in the marketing material.

PANGBORN MEMORIAL AIRPORT

Pat Moore reported that terminal remodel is almost complete, an emergency generator will be installed in January, fences and gates are in place, the punch list has not been completed on the project. Emergency exercises are taking place today, Rivercom and the Fire Departments are participating in the exercises. Assuris has completed a liability assessment checking out all areas at the airport. Commissioner Larsen suggested meeting with Horizon Air before the end of the year to see how they feel about our current flights. Walla Walla Airport was recently dropped to two flights a day. Pat Moore reported that a new FFA regulation for runway 2 could have an impact on flights.

Modification of Lease Agreement for Business Park Lease #1*

The 1997 Pangborn Business Park lease agreement amendment with Port of Douglas for an additional 10 acres for the tent camp expired on May 31, 2009. Port of Douglas County would like to terminate the additional 10 acres from the lease agreement. Commissioner Larsen asked that this item be tabled until more information is available pending the study by consultant Pat Jones.

Port Budget

Public Hearing

Commissioner Mackey opened the public hearing on the Port's 2009 Supplemental Budget at 9:37am. There being no public comment, the hearing was closed at 9:38am

Resolution #2009-19 adopting the 2009 Supplemental Budget

Motion No. 11-04-09

Moved By: Craig Larsen

Seconded By: JC Baldwin

To approve Resolution 2009-19 approving the 2009 Supplemental Budget as presented.
Motion Carried Unanimously.

Public Hearing – 2010 Proposed Final Budget

Commissioner Mackey opened a public hearing on the Port's 2010 Final Port Budget at 10:23 am. There being no public comment on the 2010 Port budget, the hearing closed at 10:24 am.

Resolution #2009-20-authorizing an increase in tax levy

Motion No. 11-05-09




Moved By: Craig Larsen

Seconded By: JC Baldwin

To approve Resolution 2009-20 which provides for an increase by the amount of new construction in 2009 tax levy as presented.
Motion Carried Unanimously.

Resolution #2009-21-authorizing an increase in tax levy capacity

The Commission decided to forego the 1% tax levy increase normally allowed by law.

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The budget reflects an increase from \$1.4 million to \$1.6 million for the Cashmere Mill site preparations to prepare for the worst case scenario in regards to the disposal of asbestos from the kiln building on the property. The budget also reflected an additional \$75,000 master planning for the Peshastin property. The Port will solicit qualifications for a consultant to prepare conceptual plans for the property. The budget includes \$2 million for the possible purchase of the Morse Steel property for the Pybus Public Market project.

Motion No. 11-06-09
Moved By: Craig Larsen
Seconded By: JC Baldwin
To approve Resolution 2009-21 to bank increased levy capacity based on finding substantial need as presented. Motion Carried Unanimously.

Resolution #2009-22-approving the 2010 budget*

Motion No. 11-07-09
Moved By: Craig Larsen
Seconded By: JC Baldwin
To approve Resolution 2009-22 adopting the Port's 2010 budget as presented Seconded by Mike Mackey.

Commissioner Baldwin moved to have the budget include the City of Leavenworth's request for \$100,000 for the train station. Commissioner Larsen seconded the motion. Discussion ensued. Commissioner Mackey proposed to amend the budget to include an additional \$50,000 for the Leavenworth Train Station.

Commissioner Baldwin amended her motion for the Port's 2010 budget to include \$50,000 for the City of Leavenworth for the train station. Commissioner Mackey seconded the motion.

Motion No. 11-08-09
Moved By: JC Baldwin
Seconded By: Mike Mackey
To amend the 2010 budget to include \$50,000 for the Leavenworth Train Station. Motion Carried 2 to 1 with Commission Larsen voting No.

There was a call on the question Motion 11-07-09 and the resolution 2009-22 adopting the Ports 2010 budget was unanimously approved.

Levy certification for 2010*

Motion No. 11-09-09
Moved By: Craig Larsen
Seconded By: JC Baldwin
To authorize the Executive Director to sign the certification of the 2009 levy for 2010 collection as presented. Motion Carried Unanimously..

External Affairs

City of Chelan Interlocal Agreement

Mike Armstrong updated Commissioners on changes needed in the interlocal agreement with the City of Chelan on Don Morse Park to allow for the Chamber feasibility study to be included.

Motion No. 11-10-09
Moved By: JC Baldwin
Seconded By: Craig Larsen
To change the draft interlocal agreement with the City of Chelan to allow for \$10,000 to be reallocated to the feasibility study on the current Chelan County PUD property where the Lake Chelan Chamber is currently located. Motion Carried Unanimously..

Item from Commissioners

Commissioner Larsen reported that he had a great tour of the Pangborn facilities.

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Commissioner Baldwin inquired about the gate project for the Peshastin property. Property Director Rushing reported the bid opening for the project is scheduled for November 30, 2009.

Executive Session

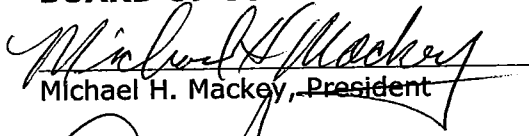
To discuss real estate matters pursuant to RCW 42.30.110 (b and c). Final action on selling or leasing public property shall be taken in a meeting open to the public.

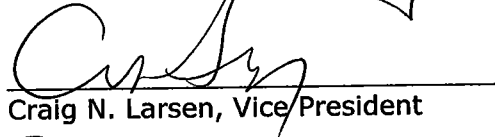
Regular session was recessed to executive session for fifteen minutes at 10:53am.

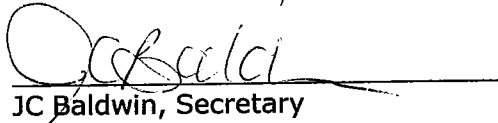
Regular session was reconvened at 11:08 am and immediately adjourned with no further action taken.

Dated and signed this 17th day of December, 2009.

BOARD OF COMMISSIONERS


Michael H. Mackey, President


Craig N. Larsen, Vice President


JC Baldwin, Secretary

MHM CNL CJB 

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