



PORT OF CHELAN COUNTY
Board of Commissioners
Meeting Minutes
238 Olds Station Rd, Suite A, Wenatchee, WA 98801
May 26th, 2010
8:30 am

- | | | |
|-----------------|--|--|
| Present: | Craig N. Larsen, President
JC Baldwin, Vice President
Michael H. Mackey, Secretary
Mark Urdahl, Executive Director
Pete Fraley, Legal Counsel
Monica Lough, Internal Auditor
Dayle Rushing, Director Risk, Property & Facilities | Laura Jaecks, CTC Manager
Pat Moore, Airport Manager
Ron Russ, Airport Operations Supervisor
Judy Bradford, Recording Secretary
Mike Armstrong, Director-External Affairs
Jon Eberle, Real Estate Consultant
Karen Kornher, Engineering Consultant |
| Others: | Yvette Davis, Wenatchee Business Journal
Pat Jones, Jones Strategic | Steve Hair, KOHO Radio
Randy Asplund, RH2 Engineering
Lisa Parks, Alliance Consulting Group |

Port Commission President Craig Larsen called the meeting to order at 8:32 am and immediately recessed to the Pangborn Airport Governing Board meeting. The Port of Chelan County Commission meeting reconvened at 9:40 am at the conclusion of the Pangborn Airport Governing Board meeting.

CONSENT AGENDA*

The consent agenda was presented for consideration. Agenda item A: "Amendment to the Economic Development Agreement with Lake Chelan Chamber, The Leavenworth Chamber and the Wenatchee Valley Visitor Bureau for wine alliance marketing and promotion" was removed from the consent agenda. The consent agenda consists only of agenda item B: "To correct a scrivener's error in the April 28th, 2010 minutes. To correct motion number: 04-02-10 to motion number: 04-15-10."

Motion No. **05-10-10**
Moved By: **JC Baldwin**
Seconded by: **Craig N. Larsen**
To approve the consent agenda consisting of correcting motion number 04-02-10 in the April 28th, 2010 Port commission meeting minutes to read 04-15-10 as presented.
Motion carried unanimously.

ITEMS FROM COMMISSIONERS

Commissioner Baldwin explained the Port received a request from the Peshastin Community Council for continued access through the Peshastin mill property to the Wenatchee River for the summer. Discussion ensued. No action taken.

Commissioner Baldwin also reported a request from Doug Clark for permission to hold a civil war re-enactment on the Peshastin mill property. Clark will bring in a contract in to the Port office for consideration. This would be an event charging admission. Discussion ensued. No action taken.

Commissioner Mackey reported he and Port staff continue to work with the Army Corps of Engineers on the Section 107 permit for Lake Chelan dredging. Discussion ensued. No action taken.

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Commissioner Larsen noted that Clint Strand at KOZI radio had interviewed him regarding the Port's pending involvement in the City of Wenatchee's Pybus project. Discussion ensued.

PUBLIC COMMENT

No comment.

DIRECTOR'S REPORT

Chelan County PUD Utility Easement-Cashmere mill site

Pete Fraley explained these are easements for utilities along Sunset Highway consisting of lateral supports and guy wires. Brief discussion ensued.

Motion No. 05-11-10

Moved By: JC Baldwin

Seconded by: Michael H. Mackey

To authorize the Executive Director to sign a Chelan County PUD Utility Easement related to the Cashmere mill site property, subject to review by legal counsel.

Motion carried unanimously .

IB#5 – Fire Alarm and Detection System Contract

Laura Jaecks reported the bid process on this project became a little more involved as some of the last bids received were returned due to inconsistencies in paperwork. She announced Genext was the lowest bidder with a total bid of \$36,227 including alternates affecting the maintenance, inspection and testing components. The project will be in compliance with the most current regulations and the insurance company will be in next week to review the work. The base estimate on this project was \$35,000.

The contract includes annual maintenance and inspections with 4 reports over a twelve month period which is consistent with coverage carried on other Port buildings.

Motion No. 05-12-10

Moved By: Michael H. Mackey

Seconded by: JC Baldwin

To authorize a contract with the low bidder, Genext LLC for the total amount of \$36,227 plus WST for the installation, maintenance, inspection and testing of a fire alarm system for IB#5.

Motion carried unanimously .

Executive Session

Regular session recessed to executive session at 10:00 am for 45 minutes 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. There may or may not be action after the executive session.

Regular session reconvened at 10:45 am.

ADDITIONAL AGENDA ITEMS ADDED

Morse Steel Building purchase

Pete Fraley announced a closing date on the purchase of the Morse Steel property (aka Pybus) is tentatively scheduled for June 18th, 2010. Mark Urdahl has already been authorized to sign any and all closing documents. Fraley briefly explained that \$50,000 of the proceeds of sale will be retained by the escrow agent pursuant to a hold-back agreement – this amount will be paid to MOCO Properties upon termination of the BNSF easement on terms satisfactory to the Port. If the easement is not terminated by the end of 2010, the \$50,000 will be paid to the Port. MOCO Properties is also responsible for removing all stored items and turning possession of the property over to the Port in broom-swept condition.

Fraley provided a summary of the initial meeting with the City of Wenatchee staff regarding the planning agreement focused on the south node of the City's waterfront plan near the Orondo-Worthen intersection. Fraley outlined the terms of the planning agreement with the Commissioners.

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Design Salt

The commission took the following actions to lease space in Port industrial building #3 to a previous port tenant Design Salt. Design Salt was a tenant in a Port owned building when the Port sold the building to Wenatchee School District.

Motion No. 05-13-10
Moved By: Michael H. Mackey
Seconded by: JC Baldwin
To accept the architect's estimate proposed by PKJB Architectural Group in the amount of \$132,000 for improvements to 4703 square feet of tenant space in IB#3 space.
Motion carried unanimously .

Motion No. 05-14-10
Moved By: JC Baldwin
Seconded by: Michael H. Mackey
To authorize the Executive Director to seek bids on the small works roster for the improvement of tenant space in IB#3 as presented. Motion carried unanimously .

Mark Urdahl noted the work was to be done on an expedited basis.

Motion No. 05-15-10
Moved By: JC Baldwin
Seconded by: Michael H. Mackey
To authorize the Executive Director to award and sign the small works contract conditioned on a low responsible bid at or below \$132,000 not including WSST and a signed lease with Design Salt.
Motion carried unanimously after amendment .

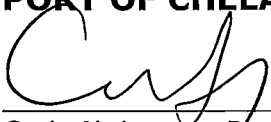
Motion No. 05-16-10
Moved By: JC Baldwin
Seconded by: Michael H. Mackey
To authorize the Executive Director to sign a 5 year lease with Design Sale for space in IB#3 subject to approval by one commissioner and review by legal counsel.
Motion carried unanimously .

Mark Urdahl briefly explained Pat Jones' availability to work with the Port of Douglas and Port of Chelan County on sharing of resources.

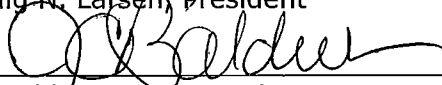
The meeting was adjourned at 11:05 am with no further action taken.

Signed and dated this 15th of July, 2010.

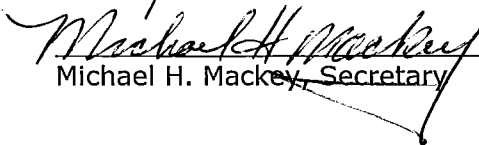
PORT OF CHELAN COUNTY





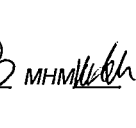
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