



## BOARD OF COMMISSIONERS

### *Meeting Minutes*

125 Easy St – Wenatchee, WA

April 5<sup>th</sup>, 2005

9:00 am

**Present:** JC Baldwin, Vice President  
James H. Knapp, Secretary  
Mark Urdahl, Executive Director  
Bob Kiesz, Legal Counsel  
Monica Lough, Internal Auditor  
Ron Johnston-Rodriguez, Economic Development Director  
Dayle Rushing, Property Management & Risk Management  
Judy Bradford, Business Manager/Recording Secretary  
Laura Jaecks, CTC Building Manager  
Carleen Elliott, Accounting Assistant  
Jon Eberle, Real Estate Consultant  
Karen Kornher, Port Engineering Consultant

**Others:** Bill Stokes, Chelan County Resident  
Mari Herreras, Wenatchee Business Journal

Commission Vice President JC Baldwin opened the meeting at 9:00 am.

**Motion No.** 04-01-06

**Moved By:** James H. Knapp

**Seconded By:** JC Baldwin

*To approve the consent agenda consisting of the minutes of the 12-06-05 joint commission meeting with Douglas County Commissioners, the minutes of 02-15-0 and 03-15-06 regularly scheduled Port Commission meeting, the minutes of 02-09-06, 03-13-06 and 03-24-06 Special Port Commission meetings, and the approval of the Memorandum noting incorrect time on facsimile machine and correction.* Motion Carried.

At 9:05 Commissioner Baldwin opened a public meeting announcing the Port was conducting a public hearing as required by RCW 53.08.090 in consideration of declaring certain real property surplus."

Dayle Rushing explained the Malaga property at issue is 14.2 acres located one mile south of the Malaga town limits which the Port has owned for ten years. She commented that the Port has received several inquiries about purchasing the Malaga parcel from the Port.

Commissioner Knapp asked that the public hearing be closed with no action taken. The public hearing was closed at 9:15 am. No action was taken. Discussion and potential action will be deferred until the full commission is present. Topic is tabled for a later commission meeting.

### **Items from Commissioners**

#### ***Commission retreat discussion***

Next Port Commission retreat is scheduled for May 10<sup>th</sup> from 9:00 am to 12:noon at the Confluence Technology Center.

Mark Urdahl announced that an appraisal of the Malaga property has been ordered and should be in by the end of April.

### ***Additional support staff for Economic Development Director***

Ron Johnston-Rodriguez discussed briefly with Commissioners his current and anticipated need for support staff for the economic cluster development that is being done. He has been working on job descriptions for the Economic Development Director and an Assistant. There is a little more evaluation of the needs, tasks and special expertise that is and will be needed. He will better be able to define the needs for Commissioners at the May 10<sup>th</sup> retreat.

### ***Update on Peshastin sub area planning meeting***

JC Baldwin and Mark Urdahl provided an update for the commission on the Peshastin sub area planning process. The Peshastin Community Council has a sub-committee that is working on the sub area planning with Chelan County Planning.

The meeting on March 30<sup>th</sup> was an attempt to get the Peshastin community to articulate their vision of the property for the future. The Port will delay any development of the Peshastin property until the Peshastin Community defines what its vision for the Peshastin area and particularly the Port property in Peshastin is.

The Port needs to be clear on what the community wants, what the Port has the authority to do and what the cost involved to do it might be.

Urdahl reported there is a significant interest by the Peshastin community in parks and ball fields.

Due to the lack of adequate staffing to handle the demand, Chelan County planning is not able to handle the demands on it in a very timely fashion. The department is really overloaded.

There was some discussion about outside interest in the property; and expressed interest at the Community subcommittee meeting in the need for industrial land to park logging trucks.

### **Pangborn Memorial Airport**

Pat Moore requested Commission approval to begin the appraisal and application process for FAA discretionary funds to be used for property acquisition for the new approach at the airport.

*Motion No. 04-02-06*

*Moved By: James H. Knapp*

*Seconded By: JC Baldwin*

*To direct the Pangborn Memorial Airport Manager to begin the appraisal and grant application process to secure FAA discretionary funding for land acquisitions.*

*Motion Carried.*

Moore also reported: the airport's firemen are in North Bend undergoing annual fire training, the final flight test was approved which aligns with the June 8<sup>th</sup> publish date, and she attended the Communities Airport Conference along with five other business and community people from the two county area.

Moore also announced Jim Cox, one of the airports technicians with over ten year's service, has resigned. The position is currently posted in The Wenatchee World. Douglas County Fire Department will assist with the hiring process.

### **Confluence Technology Center**

Laura Jaecks briefly reviewed the written report previously sent to Commissioners. Commissioners commented that they liked the new report format. Jaecks reported that Jim Gylling, Yahoo! Inc on-site design/construction manager, is great to work with. He is very thorough.

## **DIRECTORS REPORT**

### **Variance Request for the Confluence Building**

Dayle Rushing explained the Port has expected a variance would be necessary for this building since it was built in anticipation of being leased to health care services company of some type. The building was constructed in 2001 and is jointly owned by Mike Witmer and Jon Eberle. Eberle disclosed this fact to the commission at the time of construction.

**Motion No.**            **04-03-06**

**Moved By:**            **James H. Knapp**

**Seconded By:**        **JC Baldwin**

*To approve the variance request from Confluence Properties dated March 19, 2006.*

*Motion Carried.*

### **Amendment to Interlocal Agreement -City of Wenatchee on the South-end Community Center**

Bob Kiesz provided a brief historical explanation of the Interlocal Agreement with the City of Wenatchee for the funding of the worker training and business lending space in the South-end Community Center which was to be provided by OIC. OIC will not be providing the services any more. Wenatchee Valley College will replace OIC in the Center providing similar functions and services, just a different party providing the services which will not be tied to any specific portion of the Center.

**Motion No.**            **04-04-06**

**Moved By:**            **James H. Knapp**

**Seconded By:**        **JC Baldwin**

*To approve the Amendment to the Interlocal Agreement with the City of Wenatchee on the South-end Community Center as presented, and authorize the Executive Director to sign the document.*

*Motion Carried.*

### **Potential Prius Conversion Project**

Ron Johnston-Rodriguez reported on the progress made in research and development of plans for the conversion of a Toyota Prius to a plug-in electric vehicle. He reiterated the need to maintain the momentum in Chelan/Douglas County region and hold on to the leadership position. This area needs to have its first conversion. The AVI team is partnering with the Seattle Advanced Vehicle Assn to send an automotive technician down to Cal Cars in California to learn how to perform a vehicle conversion to plug-in. It is possible that in May, we would be able to convert a Port vehicle.

Johnston-Rodriguez requested permission to purchase a used Toyota Prius and pay the cost to have it converted to a plug-in hybrid vehicle. Anticipated cost to purchase and convert is a maximum of \$30,000.00.

Commissioners expressed a consensus to move forward on the project, but requested more exact figures on the purchase and conversion costs.

### **Executive Session**

The regular meeting session was recessed to executive session to discuss real estate matters at 10:05 am.

Commissioner Baldwin reconvened regular session at 10:45 am with the following action being taken:

**Motion No.**            **04-5-06**

**Moved By:**            **James H. Knapp**

**Seconded By:**        **JC Baldwin**

*To approve a lease addendum with Chateau Fair Le Pont winery as presented, and authorize the Executive Director to sign the document.*

*Motion Carried.*

