



PORT OF CHELAN COUNTY
Board of Commissioners
Meeting Minutes
238 Olds Station Rd, Suite A, Wenatchee, WA 98801
 June 4th, 2008
8:30 am

Present:	JC Baldwin, President Craig N. Larsen, Vice President Michael H. Mackey, Secretary Mark Urdahl, Executive Director Pete Fraley, Legal Counsel Monica Lough, Internal Auditor Ron Johnston-Rodriguez, Dir Economic Development	Dayle Rushing, Property/Risk Director Laura Jaecks, CTC Building Director Judy Bradford, Recording Secretary Pat Moore, Airport Manager Ron Russ, Airport Operations Supervisor Jon Eberle, Real Estate Consultant Karen Kornher, RH2 Engineering Mayor Rob Eaton, City of Leavenworth
Others:	Sebastian Moraga, Cashmere Valley Record	

Commissioner Baldwin called the regularly scheduled meeting of the Port of Chelan County to order at 8:35 am.

Consent Agenda*

The consent agenda was presented for consideration.

Motion No.	06-01-08
<i>Moved By:</i>	<i>Craig N. Larsen</i>
<i>Seconded By:</i>	<i>Michael H. Mackey</i>
	<i>To approve the consent agenda consisting of the minutes of the regularly scheduled May 21st, and May 28th, Commission meetings and the 2008-2009 Chelan County Fire District Contract as presented.</i>
	<i>Motion Carried.</i>

Property Director Report
Cashmere Mill Site Projects

Dayle Rushing briefly reviewed the savings on the Chelan County Fire District Contract for 2008-2009.

Rushing then reviewed with Commissioners the next steps for property clean up and access control on the Cashmere mill property. (Handout of the steps is attached.)

Lisa Parks, Alliance Consulting, the Port's planning consultant on the Cashmere mill property project updated Commissioners on the surveying currently taking place on the property. The engineering and planning tasks for the property are being compiled and will be coordinated with Berk and Associates to finalize drafting of the Cashmere mill property redevelopment agreement.

Currently, Lisa Parks is working on defining the critical areas issues on the Cashmere property. She plans to be ready for discussions at the staff level on the planning and annexation issues regarding the Cashmere mill property, and to then meet with the Cashmere Advisory Group in late June or early July.

Discussion ensued. No action taken.

Confluence Technology Center
Amendment to Kiosk Agreement*

Laura Jaecks explained the three agreements before the Commissioners on the Kiosk project are necessary due to the differing needs and plans for use by the four entities

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involved in the project.

Pete Fraley briefly explained the clarifications needed in the Kiosk Agreement in order to more accurately allocate out the costs of the kiosk project to the participants.

Motion No. 06-02-08
Moved By: Michael H. Mackey
Seconded By: Craig N. Larsen
To approve an amendment to the kiosk agreement as presented and to authorize the executive director to sign. Motion Carried.

Creative Digital Agreement for the Kiosk Project*

Jaacks explained Creative Digital will be handling the design development of the four individual kiosks. An eight week development time on the content is planned, with a one year maintenance provision and some web hosting being provided. Each entity will select the content for its kiosk. There is also some basic content available for each participant. New pages can be developed depending on need and requests.

Pete Fraley explained Chelan County PUD took the lead in developing the Creative Digital and Firefly agreements.

Motion No. 06-03-08
Moved By: Michael H. Mackey
Seconded By: Craig N. Larsen
To approve an agreement with Creative Digital as presented and authorize the Executive Director to sign. Motion Carried.

Firefly Agreement for the Kiosk Project*

Jaacks explained Firefly will be providing the actual kiosk hardware for all locations except the CTC. The kiosk group met and decided collectively on the preferred look of the design. The CTC hardware will be a little different due to retaining use of existing equipment and special dimensional requirements.

Motion No. 06-04-08
Moved By: Michael H. Mackey
Seconded By: Craig N. Larsen
To approve an agreement with Firefly as presented and to authorize the Executive Director to sign. Motion Carried.

Update

Jaacks noted today there is a video conferencing in progress involving the Chelan test site and the City of Leavenworth. The interest in video conferencing capability is growing throughout the County.



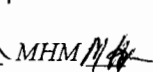
Pangborn Airport

Snyder Property Transaction Update

Pete Fraley updated Commissioners on progress in obtaining commitments from Douglas County for the needed access agreements for the Snyders to Grant Road. The County agreed to consider the reconfiguration of the access to Grant Road being included on the County's long term development plan.

The parties were able to obtain from the County a letter that states Douglas County has the authority to approve ingress and egress points to county roads. Snyder's attorney is satisfied with the draft letter for his clients.

The County has agreed to consider the reconfiguration of the access to Grant Road in its six year plan. Fraley reported the future reconfiguration of Union St would draw traffic through the remainder parcel owned by the Snyders.

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Fraley explained he plans to have a series of documents based on the County's letter at next Monday's special joint commission meeting to be held in the Port of Chelan County conference room at 2:00 pm.

Update

Moore reported the Q400 announcement has caused TSA questions. Moore anticipates receiving the new security document next week and will be able to proceed making the necessary changes in her documentation. With regard to TSA, the direction Moore received at last week's WAMA conference is that NATSB is still primary contact in case of an airport emergency.

Moore also reported the security fence bids due Friday, and will be before the special joint session of the Port Commissions on Monday. At the pre-bid meeting, the contractors insisted on beginning the project immediately after bid selection due to the rising price of steel.

Pat Moore provided an update on the LATS study. The planning council is meeting to determine criteria for funding awards; and is working on state laws that affect zoning around the airport to support county planners. Once the LATS study is complete State aviation will have more tools to manage aviation around the state. Working through an agency is the appropriate channel to affect change.

Economic Development Report

Update on Wineries Driving Map

Ron Johnston Rodriguez (RJR) reported wine consultant Vicky Scharlau is on schedule in working with stakeholder wineries to develop a wineries driving map. The project will go out for bid for design with bids due back by June 9th; design consultant selection by June 10th, out to print by June 16th with product available by end of the month. There are separate bids for printing and design work.

After some discussion, staff was directed to bring the drafted wineries map back to the Commission for review before printing. Commissioner Larsen will be back from AAAE late the afternoon of June 11th. A special commission meeting will be planned for the review.

Sales plan for 2005 Prius

RJR reported an ad will run in to the Wenatchee World this weekend that will run for two weeks. The ad has also been submitted in an announcement through the AVI technical group. Both the ad and the announcement to the AVI tech group ask for sealed bids. There is an acceptable minimum sales price based on the Kelley blue book plus an estimated value of the conversion kit in the vehicle. It is preferred to keep the technology locally so the surplus vehicle is only being advertised within the region.

Pilot Project Update

RJR reported there are more requests than the 14 slots available in the project. The focus is to select organizations. Currently, there are five local commitments. Staff is working with Pete Fraley on the Memorandum of Understanding (MOU). Pete Fraley complimented staff on the draft MOU. Staff anticipates the final draft MOU will be on the port commission agenda for June 18th.

Test-bed opportunities

RJR reported the Pacific Batteries franchise recently located here in Wenatchee has acknowledged the local grassroots leadership in alternative energies. CTED Spokane office referred the Port's Advanced Vehicle Innovation for a documentary recently.

Great videos were created on the PowerUp Summit! The videos have great recruitment potential. RJR reported on the upcoming Plug-in Hybrid conference in San Jose. He and

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Jon Eberle will be attending. Staff is working with a consulting company the Port of Douglas County has contracted with to provide qualified leads; the cost is \$1,000 per lead. RJR and Eberle will work the leads while at the conference in San Jose.

Through another of the contacts from the PowerUp Summit, RJR met with an entrepreneur who works with a company dealing in battery control systems. The contact deals with major players in this field and is looking for vehicles to test their batteries. The contact is very interested in the solar drag race.

Staff also hopes to work on a test bed project with Chelan County PUD.

Staff replacement

RJR reported the ad for the Project Coordinator's position is currently listed in *The Wenatchee World*. The plan is to have someone hired by mid July.

Director's Report

Update Leavenworth Train Station (Rob Eaton)

Mayor Eaton briefly updated the Commission on progress being made toward the Icicle Station Amtrak stop in Leavenworth. Eaton acknowledged the Port for its leadership in the project. He also acknowledged the unprecedented relationship that has been built with BNSF Railroad and Amtrak.

The site has been changed back to the existing BNSF rail yard. This is the original site of passenger service back in 1923. The City of Leavenworth has selected HNTV to do the design work on the platform and site plan.

There has been \$865,000 appropriated to the project which will be completed in a phased approach. (handouts attached.)

Discussion ensued. No action taken.

Stormwater

Pete Fraley provided a brief history of the stormwater system in Olds Station 1998 agreement. The County adopted a similar area for its stormwater utility. Port would like the County to take over all the stormwater. The County needs an evaluation of the condition of the existing system before it can commit to taking it over.

Karen Kornher at RH2 Engineers obtained a \$75,000 stormwater grant to investigate the condition of the Port's stormwater system.

There is no specific agreement with the County yet; but the County has proposed an MOU that addresses several issues Port is not ready to address.



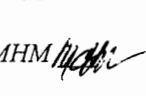
Staff recommends postponing action on the MOU and wait until the stormwater system evaluation is complete. The ultimate solution would be to turn the stormwater system over to the County and they maintain and the Port would be out of it. The MOU may not be necessary.

Regular session recessed at 10:03 am for a five minute break.

Executive Session

The meeting was reconvened in executive session at 10:08 am to discuss real estate matters.

Regular session was reconvened at 10:32 am. Discussion ensued.

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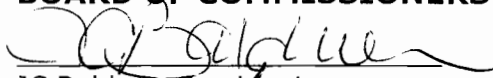
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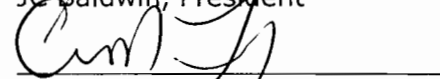
The meeting adjourned at 10:40 am with no action taken.

Dated and approved this 18th day of June, 2008.

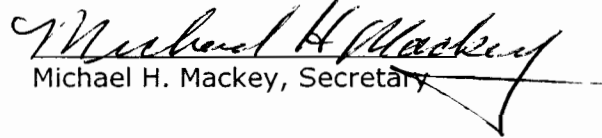
BOARD OF COMMISSIONERS



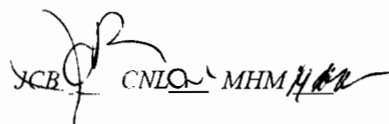
JC Baldwin, President



Craig N. Larsen, Vice President



Michael H. Mackey, Secretary



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