

JOINT PUBLIC HEARING WITH KENNEWICK PUBLIC HOSPITAL  
DISTRICT BOARD OF COMMISSION and  
SPECIAL COMMISSION MEETING

PORT OF KENNEWICK

APRIL 17, 2006

MEETING MINUTES

---

**CALL TO ORDER**

Commission President David Hanson called the Special Commission meeting to order at 1:07 p.m. in the Spaulding Conference Room of Kennewick General Hospital located in Kennewick, Washington.

**Port of Kennewick**

**Board Members Present:**

David Hanson, President  
Gene Wagner, Vice President  
Linda Boomer, Secretary

**Kennewick Public Hospital District**

**Board Members Present:**

Wanda Briggs, President  
Marvin Kinney, Vice President  
Victor Johnson, Secretary  
Kathy Davidson  
Jim Mefford  
Richard Reil  
Donna Vance

**WELCOME**

Kennewick Public Hospital District Board of Commission President Wanda Briggs welcomed citizens to the public hearing and briefly reviewed guidelines for public hearings. She asked the public to identify themselves, spell their name and limit each comment to three minutes if they wished to address either Board of Commissioners.

Ms. Briggs gave a brief history of the public hearing topic being discussed which was a proposed land exchange, purchase and sale between the Port of Kennewick (Port) and the Kennewick Public Hospital District (KPHD) located within the City of Kennewick. She explained negotiations had been ongoing since December of 2005 and thanked the staff of each organization for its hard work in getting the two Boards together to possibly finalize the intergovernmental agreement.

**PUBLIC HEARING**

Commissioner Briggs and Commissioner Hanson opened the public hearing at 1:13 p.m.

Commissioner Hanson asked Port staff to briefly review negotiations and details of the proposed intergovernmental agreement being considered.

Port of Kennewick Executive Director Tim Arntzen introduced himself and thanked KPHD staff for their time and efforts in the negotiations. Mr. Arntzen explained the agreement would benefit both entities by providing the Port additional access to land located near US Highway 395 (US-395) and would allow KPHD to acquire property in addition to the property it currently owned in

the area. Mr. Arntzen stated staff and attorneys from both entities had worked out the final details of the agreement and asked that both Boards consider taking action today to finalize the agreement.

He introduced Port of Kennewick Director of Planning and Development Larry Peterson and asked him to briefly review details of the agreement being considered.

Mr. Peterson explained the Port owned approximately one-hundred-eighty acres and KPHD owned approximately twenty-nine acres in the area near US-395. He further explained the City of Kennewick adopted the Southridge Sub-area Plan in May 2005 which amended the City's Comprehensive Land Use plan for the site. As a result of the adopted plan, future land uses and the traffic circulation network for this area have been refined and the planned road network created irregular parcel configurations which posed development challenges for both the Port and KPHD. He further explained the intergovernmental agreement being considered today would result in the transfer of property between the Port and KPHD which would enhance the development potential of all properties. He explained the agreement would transfer approximately 6.2 acres from KPHD to the Port in exchange for 10.4 acres from the Port to KPHD. The agreement would also approve the purchase of approximately seven acres of land by KPHD from the Port.

There was extensive discussion among the Commissioners and staff of title and height restrictions and latecomer agreements and fees.

### **PUBLIC COMMENT**

- As a former Port of Kennewick Commissioner and resident of both the Port of Kennewick and Kennewick Public Hospital Districts, Mr. John Olson was in total agreement with the proposed intergovernmental agreement and felt it was a win-win situation for both agencies.
- On behalf of City of Kennewick, City Manager Bob Hammond expressed support of this agreement and encouraged positive partnerships between agencies. He stated the agreement was consistent with the Southridge Sub-Area Plan and urged both Boards to approve the agreement. For the record, Mr. Hammond thanked both the Port and KPHD staff members for including City of Kennewick staff in this process.

The joint public hearing was closed at 1:33 p.m.

### **PORT OF KENNEWICK ACTION**

Commissioner Hanson and Commission Briggs explained both boards would take a brief recess.

The Port of Kennewick Special Commission Meeting was also recessed at 1:33 p.m.

The Special meeting reconvened at 1:47 p.m.

- ❖ *Commissioner Linda Boomer moved approval of Port of Kennewick Resolution No. 2006-19 authorizing execution of an intergovernmental agreement with Kennewick Public Hospital District as amended and authorized the Port's Executive Director to execute all necessary documentation. Commissioner Gene Wagner seconded and the motion carried unanimously.*

Commissioner Hanson asked that these minutes reflect that in like manner the Board of Commissioners of the Kennewick Public Hospital District unanimously passed KPHD Resolution No. 2006-11 adopting an Intergovernmental Agreement for the sale and exchange of real property.

The Executive Director of the Port of Kennewick and the Executive Director of the Kennewick Public Hospital District signed the Intergovernmental agreement dated April 17, 2006; a copy of which is attached to these minutes.

## **ADJOURNMENT**

With no further business to bring before the Board, Commissioner Hanson adjourned the Port of Kennewick Special Commission and Commissioner Briggs adjourned the Kennewick Public Hospital District meeting at 1:52 p.m.

**APPROVED:**

**PORT OF KENNEWICK  
BOARD OF COMMISSIONERS**

---

*David Hanson, President*

---

*Gene Wagner, Vice-President*

---

*Linda Boomer, Secretary*