



# REGULAR COMMISSION MEETING

PORT OF KENNEWICK

JANUARY 10, 2012 MINUTES

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## CALL TO ORDER

Commission President Skip Novakovich called the Commission meeting to order at 2:00 p.m. in the Port of Kennewick Commission Chambers located at 350 Clover Island Drive, Suite 200, Kennewick, Washington 99336.

### The following were present:

**Board Members:** Skip Novakovich, President  
David Hanson, Vice-President  
Gene Wagner, Secretary

**Staff Members:** Tim Arntzen, Executive Director  
Tana Bader Inglima, Director of Governmental Relations & Marketing  
Larry Peterson, Director of Planning & Development  
Tammy Fine, Director of Finance/Auditor  
Teresa Hancock, Real Estate Analyst & Project Specialist  
Bridgette Scott, Secretary/Special Projects  
Mike Boehnke, Facilities Manager  
Lucinda Luke, Port Counsel

## PLEDGE OF ALLEGIANCE

Mike White led the Pledge of Allegiance.

## NEW BUSINESS

### *Election of 2012 Officers*

Commissioner Hanson suggested the following slate of officers for the 2012 year:

Commissioner Skip Novakovich, President  
Commissioner David Hanson, Vice President  
Commissioner Gene Wagner, Secretary

Commissioner Hanson suggested the officers remain the same as 2011 because he anticipates retiring this year. A specific date has not been decided. Mr. Arntzen commended Mr. Hanson for serving as a Commissioner for ten years and commented he has championed a variety of issues.

**MOTION:** *Commissioner Hanson moved approval of the following slate of officers for Port of Kennewick Board of Commissions, for 2012, effective immediately: Commissioner Skip Novakovich, President; Commissioner, David Hanson Vice President; and Commissioner Gene Wagner, Secretary. Commissioner Wagner seconded, with no further discussion motion carried unanimously. All in favor 3:0.*

## PUBLIC COMMENT

Tim Dalton, Historic Kennewick Downtown Partnership, presented a copy of a letter sent to the City of Kennewick requesting dialogue begin regarding the aesthetics of Art Carpenter's business. The Partnership is not suggesting that Mr. Carpenter's business move; but that it should be more



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attractive from the street level. Mr. Dalton requested the Port send a letter to the City supporting the Partnership's position.

Mr. Arntzen spoke with Mark Blotz and Tim Dalton prior to this meeting and highly recommends the Commission support the Partnership's position. The Commission gave consensus for staff to generate a letter to the City for the President's signature.

Mr. Blotz thanked the Commission for having the foresight to build a lighthouse on Clover Island. The lighthouse was featured on the cover of a national wedding magazine, The Wedding Resource Guide, which was distributed at the bridal show held at TRAC recently.

No further public comments were made.

## CONSENT AGENDA

The consent agenda consisted of the following:

- A. Approval of Direct Deposit and Warrants Dated December 15, 2011**  
Direct Deposit totaling \$24,024.64 and Expense Fund Voucher Numbers 32627 through 32629 totaling \$3,699.85; for a grand total of \$27,724.49.
- B. Approval of Warrant Registers Dated December 28, 2011**  
Expense Fund Voucher Numbers 32630 through 32683 totaling \$75,084.74. Construction Fund Voucher Numbers 3237 through 3242 and 3245 through 3246 totaling \$73,392.15.
- C. Approval of Direct Deposit and Warrants Dated December 30, 2011**  
Direct Deposit totaling \$23,472.65 and Expense Fund Voucher Numbers 32684 through 32687 totaling \$10,949.58; for a grand total of \$34,422.23.
- D. Approval of Warrant Registers Dated January 11, 2012**  
Expense Fund Voucher Numbers 32688 through 32727 totaling \$111,005.39. Construction Fund Voucher Numbers 3247 through 3250 totaling \$9,722.52.
- E. Approval of Commission Meeting Minutes Dated December 13, 2011**
- F. 2012 Commission Organization Representation**
- G. Approval of Lobbyist Contract for 2012; Resolution 2012-01**
- H. Approval of Emergency Rail Repairs; Resolution 2012-02**

**MOTION:** Commissioner Wagner moved approval of the consent agenda; Commissioner Hanson seconded. With no further discussion motion carried unanimously. All in favor 3:0.

## REPORTS COMMENTS AND DISCUSSION ITEMS

### A. Clover Island

#### 1. Governmental Relations

Ms. Bader Inglima reported the deed restrictions that were tied to the deed for the port's corner parcel, where the former port office building is located, have been removed. Any development will still need to comply with federal permitting, but the requirements for traditional industrial use and the restrictions limiting human habitation will no longer apply. Our governmental relations firm in Washington DC, worked with the Corps Headquarters on the process of changing that deed language. The removal of the deed restrictions will increase the options for development on the corner parcel.



# REGULAR COMMISSION MEETING

PORT OF KENNEWICK

JANUARY 10, 2012 MINUTES

Ms. Bader Inglima reported the Washington State Recreation and Conservation Funding Board changed the grants submittal process. Ms. Bader Inglima plans to apply for both an Aquatic Lands Enhancement Account (ALEA) grant for shoreline improvements and a Boating Facilities Grant that would allow improvements to the boat launch parking lot and the addition of a public restroom. The ALEA application is due May 1, 2012 and the Boating application is due July 2, 2012.

2. **Duffy's Pond Update:**

Ms. Bader Inglima stated the Commission encouraged staff to work with the US Army Corps of Engineers and the City of Kennewick to look at ways to improve the Duffy's Pond area.

Ms. Bader Inglima began by talking with the Corps and the City about the possibility of moving the remaining lay-down yard away from Duffy's Pond. As planning for the Cable to Causeway area progressed, those conversations led the following ideas:

- extending pathways around Duffy's Pond and onto catfish island
- adding recreational access to the Heritage Trail from the pocket park
- adding a bridge onto Catfish Island and finishing the trail on the south side of Duffy's Pond
- the possibility of clearing brush and silt from the pond to enhance habitat and restore the drainage capacity.

City and Port staff met on several occasions with the Corps's Walla Walla Real Estate Office and the Ice Harbor Maintenance Office about moving the lay-down yard. Joyce McDonald, the Corps new Real Estate Specialist, came to Kennewick and met with Ms. Bader Inglima and Mr. Peterson from the Port, Maxine Whattam and Greg Duffy from the City, and Steve Mallory of Arculus Design. The group walked around the entire pond and talked about options for future development.

The City's Parks & Recreation Commission meeting will be held January 12, 2012 and Ms. Bader Inglima will be joining Ms. Whattam and City staff to make a presentation, and request that City parks staff be formally instructed to work with the Port and Corps on the Duffy's Pond area.

**B. *Cancellation of January 24, 2012 Commission Meeting***

Mr. Arntzen reminded the Commission and public that the January 24, 2012 meeting was cancelled due to Commissioners attending the Wine Symposium and Tradeshow in California.

**C. *Commissioner Meetings (formal and informal meetings with groups or individuals)***

Mr. Wagner worked at the Tri-Ports booth at the Real Ag 2012 Forum and attended the Jim Morasch memorial

Mr. Hanson attended the Chamber Board meeting, Tri-City Convention Bureau meeting, TRIDEC Executive Board meeting, and regular TRIDEC meeting.



# REGULAR COMMISSION MEETING

PORT OF KENNEWICK

JANUARY 10, 2012 MINUTES

---

Mr. Novakovich attended normal meetings, met with the Army Advisory Committee, Past Kennewick Man & Woman of the Year banquet committee meeting, meeting with Tim Moak, attended Jim Morasch memorial function, worked at the Tri-Ports booth at the Real Ag 2012 Forum, and attended a presentation to the Corps of Engineers in Walla Walla.

## **D. *Non-Scheduled Items***

1. Mr. Boehnke reported an emergency rail repair near Gum and Bruneau was just finished this afternoon.
2. Mr. Peterson stated the Pacland land sale near Hedges submitted the shoreline application. This is a great indication they are pursuing due diligence. Mr. Peterson will be in attendance at the hearing to lobby on their behalf.
3. Mr. Arntzen spoke with Port Counsel regarding the Badger Mountain South Agreement. Ms. Luke will work on the agreement with the City of Richland's attorney. Mr. Arntzen feels the project will move ahead and the agreement will be presented as soon as it is ready.
4. Mr. Arntzen attended the christening of the new ferry boat "Kennewick." The event was well attended and hosted by the Assistant of the Transportation Department. Mayor Young spoke at the christening. The Port and City were recognized by various speakers. After the event, Mr. Arntzen toured the Port of Port Townsend and received informal tour of a coffee roaster business in the Port's building.
5. Mr. Arntzen reported the proposed FBO lease agreement was delivered to Dr. Shannon in mid-December. Mr. Arntzen will contact Dr. Shannon for a status update. Mr. Arntzen commented he heard from an airport operator that they are supportive of Dr. Shannon becoming the FBO operator.

## **PUBLIC COMMENTS**

Mr. Mike White, 1118 W. 22<sup>nd</sup> Avenue, Kennewick. Mr. White inquired about the location of the corner parcel.

Mr. White agrees Art Carpenter's business is an eye-sore and understands the desire to clean it up. He suggested the Port consider the possibility of a land swap with Mr. Carpenter.

No further public comments were made.



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## ADJOURNMENT

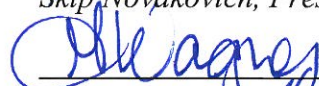
With no further business to bring before the Board; the meeting was adjourned at 2:37 p.m.

### *APPROVED:*

**PORT of KENNEWICK**

**BOARD of COMMISSIONERS**

  
Skip Novakovich, President

  
Gene Wagner, Vice President

  
David Hanson, Secretary

**PORT OF KENNEWICK**

**Resolution No. 2012-01**

**A RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE  
PORT OF KENNEWICK AUTHORIZING A CONTRACT FOR LOBBYING EFFORTS**

**WHEREAS**, the Port of Kennewick Commissioners have reviewed the preliminary budget for 2012 and several capital projects in the 2012 preliminary budget are in the unfunded category or to be funded at a later date; and

**WHEREAS**, the Port has long recognized the need to secure grants, earmarks, appropriations and other funding mechanisms for a range of Port initiatives including (but not limited to) urban renewal and revitalization projects (property acquisition, planning, deconstruction, construction) within West Richland; Richland; Kennewick, and the adjacent Columbia River waterfront; assisting with permitting and agency relations including NOAA Fisheries, U.S. Army Corps of Engineers, and area Tribes; and advising on types of infrastructure and services for which Federal funding is most likely to be obtained; and

**WHEREAS**, it is in the best interest of the Port to contract with a lobbying firm to facilitate in securing federal funding and agency assistance with various port projects, thereby lessening the burden on local taxpayers; and

**WHEREAS**, staff desires to contract with said firm for the sum of \$60,000 for lobbying efforts for 2012.

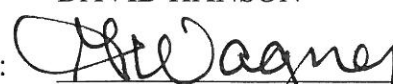
**NOW THEREFORE, BE IT RESOLVED** that the Board of Commissioners of Port of Kennewick hereby authorizes the Executive Director to contract with the firm of FBB Federal Relations for the sum of \$60,000 for lobbying efforts for 2012 and hereby authorizes the Executive Director to execute all documents and contracts on behalf of the Port to complete the contract as specified above.

**ADOPTED** by the Board of Commissioners of the Port of Kennewick on the 10th day of January 2012.

**PORT OF KENNEWICK  
BOARD OF COMMISSIONERS**

By:   
SKIP NOVAKOVICH

By:   
DAVID HANSON

By:   
GENE WAGNER

# ***PORT OF KENNEWICK***

## **RESOLUTION No. 2012-02**

### ***A RESOLUTION OF THE PORT OF KENNEWICK BOARD OF COMMISSIONERS AUTHORIZING EMERGENCY RAIL REPAIRS AT THE INTERSECTION OF COLUMBIA DRIVE AND BRUNEAU STREET***

**WHEREAS**, in accordance with RCW 39.04.280, the Port of Kennewick (Port) is authorized to designate certain public works contracts as emergencies and, therefore, exempt from competitive bidding requirements; and

**WHEREAS**, notification was received regarding a break in the rail at the intersection of SR-397 and Bruneau Street; which is owned and maintained by the Port, and which services among others, the Ashgrove Cement distribution facility; and

**WHEREAS**, the break in the rail represents an unforeseen circumstance, resulting in a material interruption of Ashgrove's business operations.

**NOW, THEREFORE, BE IT RESOLVED** that the Port of Kennewick Board of Commissioners designates repair and/or replacement of the damaged sections of rail as an emergency public works project within the guidelines of RCW 39.04.280, and therefore exempt from competitive bidding requirements.

**BE IT FURTHER RESOLVED** APEX Contracting & Paving repaired the asphalt patch and provided an estimate in the amount of \$1,500.00.

**ADOPTED** by the Board of Commissioners of the Port of Kennewick on the 10<sup>th</sup> day of January, 2012.

***PORT OF KENNEWICK  
BOARD OF COMMISSIONERS***

  
SKIP NOVAKOVICH

  
DAVID HANSON

  
GENE WAGNER