

## AGENDA

*Port of Kennewick  
Regular Commission Business Meeting  
Port of Kennewick Commission Chambers  
350 Clover Island Drive, Suite 200, Kennewick, Washington*

Tuesday, March 10, 2020  
2:00 p.m.

- I. CALL TO ORDER**
- II. PLEDGE OF ALLEGIANCE**
- III. APPROVAL OF AGENDA**
- IV. PUBLIC COMMENT** (*Please state your name and address for the public record*)
- V. CONSENT AGENDA**
  - A. Approval of Direct Deposit and ePayments Dated March 3, 2020
  - B. Approval of Warrant Register Dated March 10, 2020
- VI. REPORTS, COMMENTS AND DISCUSSION ITEMS**
  - A. Vista Field
    - 1. Arts Center Task Force Update (**TIM**)
    - 2. Construction Update (**LARRY**)
    - 3. Task Status Update (**LARRY**)
  - B. Columbia Gardens
    - 1. Task Status Update (**LARRY**)
    - 2. Cascade Natural Gas Easement in Willows (**LARRY**)
  - C. Coronavirus Preparedness (**LUCY/TIM**)
  - D. Posting Commission Meeting Audio Update (**BRIDGETTE**)
  - E. Public Disclosure Commission Reporting / No-Conflict Statements (**BRIDGETTE**)
  - F. Commissioner Meetings (formal and informal meetings with groups or individuals)
  - G. Non-Scheduled Items
- VII. PUBLIC COMMENT** (*Please state your name and address for the public record*)
- VIII. ADJOURNMENT**

***PLEASE SILENCE CELL PHONES***

March 10, 2020

Steve Wiley, Chairman  
Arts Center Task Force  
P.O. Box 2131  
Richland, WA 99352

Dear Chairman Wiley:

The Port of Kennewick received your letter dated February 20, 2020 in which you indicate the Arts Center Task Force (ACTF) is both exploring alternate locations for a regional performing arts center, and seeking to secure significant public and private investment partners.

Our commissioners and staff believe a regional performing arts center can become a catalyst facility wherever it is constructed. And while Port of Kennewick was willing to accommodate the ACTF in master-planning and design work at Vista Field—including offering and reserving a premier parcel at a significantly reduced rate—it was never the Port of Kennewick's intent to build, operate, maintain, or contribute capital funding to an arts facility. In fact, from the on-set of planning the port commission has been focused on transforming Vista Field into an unique, urban town center without raising taxes.

We understand that ACTF is seeking to fund a \$35 to \$40 million facility; with construction dependent upon at least \$20 million in taxpayer funding. Recognizing sufficient funds have not been raised to construct the ATCF's desired facility, and acknowledging that the ACTF's Letter of Intent for Vista Field expired March 31, 2019, our Port of Kennewick fully appreciates your need to seek alternative locations and investment partners; and we wish you well in that endeavor.

Should, in the future, the Arts Center Task Force find itself with funds sufficient to pursue building and operating a regional performing arts center at Vista Field, we remain willing and interested in discussing opportunities for collaboration; perhaps in a subsequent phase of build-out.

Sincerely,

Don Barnes, President  
Port of Kennewick Board of Commissioners

## Memorandum

To: Tim Arntzen, CEO  
From: Larry Peterson  
Date: March 10, 2020  
Re: CNGC Easement Request with Willows Site

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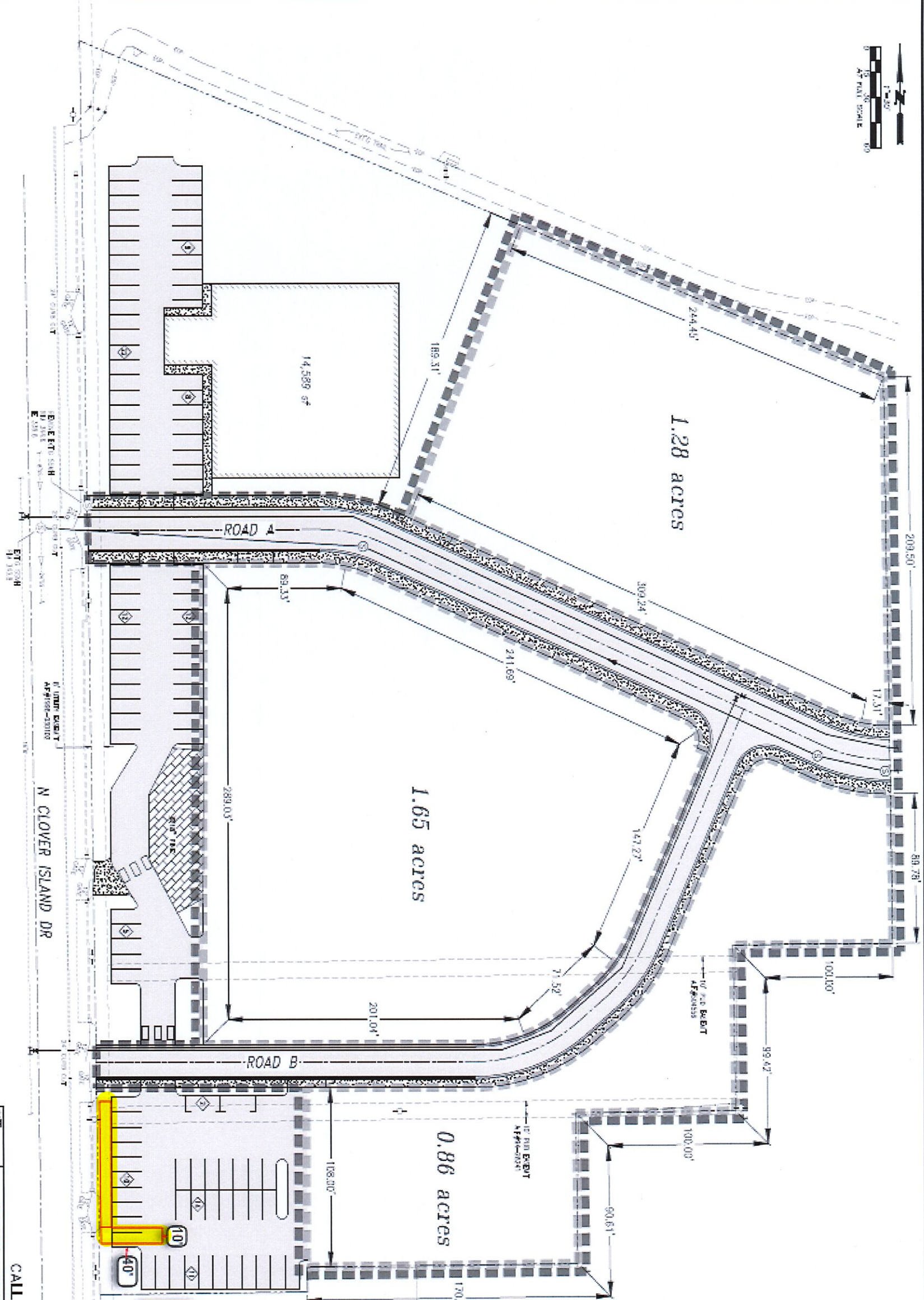
Cascade Natural Gas Corporation (CNGC) seeks to enhance the safety and protection of their natural gas piping network in the Columbia Drive and Clover Island area. This safety enhancement involves the placement of a cathodic protection station in the general Columbia Drive vicinity. The cathodic protection station consists of an anode rod bored 150+ feet directly downward and capped 5-6 feet below the finished grade with minimal wiring connecting the anode to the CNGC metal piping network and transmission of a low voltage electrical current. The anode is effectively “sacrificed” to save the strength and integrity of the metal gas piping network. The only above grade components are an electrical meter and conduits between the meter and ground.

Port staff worked with CNGC to identify a location within the Willows site that meets both the CNGC operational requirements and the Port’s desire to retain the greatest development flexibility. A site in the southwest corner of the property was identified as meeting both agencies criteria for the 10-foot wide easement. The southwest corner of the Willows site is already encumbered with numerous easements, dominated by the Benton PUD’s easement for the 65-foot high 115kV Angus-Franklin transmission line. Therefore a site was identified just outside of that power line footprint, yet within areas identified through the site plan work of the Integrated Structure Inc. (R. Gary Black) {2013} and Hall Engineering {2018-2019} for vehicle parking or alley access.

CNGC has proposed preparing the legal description and easement document, coordinating and paying for recording the easement and payment to the Port of \$750 upon recording of the easement. The \$750 payment is based upon the underlying value of the area involved and ideally this \$750 payment would cover any legal review fees the Port would incur.

### BOTTOM LINE

The Port worked with CNGC to locate a cathodic protection station in the southwest corner of the Willows property that would result in corrosion protection for the all the metal piping in the Columbia Drive and Clover Island area now, and well into the future, with the least impact to the Port’s holdings.



**PROPERTY GROSS**  
4.60 ac

**PRIVATE STEES AVAILABLE**

0.86 ac  
1.65 ac  
1.28 ac  
3.79 ac

☉ ROAD A = 530 LF  
☉ ROAD B = 525 LF

CALL 811 BEFORE YOU DIG

DATE: 10-13-13	<b>PORT OF KENNEWICK</b>	<b>HALL ENGINEERING ASSOCIATES</b>	10 SOUTH ALBION KENNEWICK, WA 98032 (206) 885-2393
CONTRACT NO: 13-001			
DWG. NO: 13-001-001	THE WILCOXS		
SCALE: 1/8"=1'-0"	PLAN B: CONCEPTUAL LAYOUT		