

# AGENDA

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

Tuesday, May 23, 2017  
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 May 17, 2017
  - B. Approval of Warrant Register Dated May 23, 2017 (PS Media)
  - C. Approval of Warrant Register Dated May 23, 2017
  - D. Approval of Special Commission Business Meeting Minutes May 9, 2017
  - E. Approval of Emergency Removal of Underground Storage Tank; Resolution 2017-09
  - F. Approval of Emergency Replacement of Heat Pump Compressor at 415 N. Quay Building B; Resolution 2017-10
- VI. REPORTS, COMMENTS AND DISCUSSION ITEMS**
  - A. Clover Island Update (LARRY)
  - B. Columbia Drive Update (LARRY)
  - C. Vista Field Update (LARRY)
  - D. Commissioner Meetings (formal and informal meetings with groups or individuals)
  - E. Non-Scheduled Items
- VII. PUBLIC COMMENT** *(Please state your name and address for the public record)*
- VIII. EXECUTIVE SESSION** *(Ask public if they are staying, and if not, where they can be located if the Executive Session ends early.)*
  - A. Real Estate, per RCW 42.30.110(1)(b) – Site Selection
  - B. Real Estate, per RCW 42.30.110(1)(c) – Minimum Price
  - C. Potential Litigation, per RCW 42.31.110(1)(i)
- IX. ADJOURNMENT**

***PLEASE SILENCE CELL PHONES***



# PORT OF KENNEWICK SPECIAL COMMISSION MEETING

**DRAFT**

**MAY 9, 2017 MINUTES**

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## CALL TO ORDER

Commission President Skip Novakovich called the Special Commission Meeting to order at 3:00 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  
Thomas Moak, Vice-President  
Don Barnes, Secretary

**Staff Members:** Tim Arntzen, Chief Executive Officer  
Tana Bader Inglima, Deputy Chief Executive Officer  
Amber Hanchette, Director of Real Estate and Operations  
Larry Peterson, Director of Planning & Development  
Lisa Schumacher, Special Projects Coordinator  
Lucinda Luke, Port Counsel

## PLEDGE OF ALLEGIANCE

Ms. Bader Inglima led the Pledge of Allegiance.

## APPROVAL OF THE AGENDA

***MOTION:*** *Commissioner Barnes moved to approve the Agenda; Commissioner Moak seconded. With no further discussion, motion carried unanimously. All in favor 3:0.*

## PUBLIC COMMENT

Boyce Burdick, 414 Snyder Street, Richland. Mr. Burdick stated the Commission previously discussed action minutes; however, Mr. Burdick appreciates the current structure of the minutes and stated it is very helpful to read comments from the Commission, staff, and public.

Richard Reuther, 4302 Desert Street, Pasco. Mr. Reuther stated in regards to action minutes, he is not always able to attend the meetings and is thankful that he can read the complete minutes online and would appreciate it if the Commission did not change the structure.

Mr. Arntzen appreciates the comments and stated it will help with further discussions in the future.

No further comments were made.

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MAY 9, 2017 MINUTES

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## CONSENT AGENDA

Consent agenda consisted of the following:

- A. *Approval of Direct Deposit and E-Payments Dated May 2, 2017***  
Direct Deposit and E-Payments totaling \$66,766.46
- B. *Approval of Warrant Registers Dated May 9, 2017***  
Expense Fund Voucher Numbers 39101 through 39139 for a grand total of \$187,191.95
- C. *Approval of Regular Commission Business Meeting Minutes April 25, 2017***

**MOTION:** *Commissioner Moak moved for approval of the Consent Agenda, as presented; Commissioner Barnes seconded. With no further discussion, motion carried unanimously. All in favor 3:0.*

## REPORTS, COMMENTS AND DISCUSSION ITEMS

### **A. *Congress for New Urbanism (CNU) Conference***

Mr. Arntzen appreciated the opportunity to travel to the Congress for New Urbanism (CNU) Conference this year and stated it is a very dynamic group. Mr. Arntzen stated the conference was well attended and the Commission and staff had a chance to listen to several presentations that focused on New Urbanism.

Mr. Peterson stated the Port partnered with Duany Plater-Zyberk (DPZ) on a booth where the team could distribute flyers and talk about the design of Vista Field. Mr. Peterson spoke with many people and received positive feedback about the Master Plan for Vista Field and indicated the New Urbanism concept is what is in demand around the country. Mr. Peterson attended several sessions with Emily Estes-Cross, City of Kennewick (COK) Economic Development Manager, and stated it was reiterated that cities need to allow mixed-use zoning ordinances for developments to complete the vision for New Urbanism. Mr. Peterson reported that the COK Planning Department has completed their review of the Draft Master Plan and it will be forwarded to the Planning Commission for review in June. Mr. Peterson stated the Port is on the right path with the zoning, concepts and elements, and overall layout for Vista Field.

Mr. Peterson attended a session that addressed the “Missing Middle,” which includes a variety of housing types, such as: the single family home, duplex, triplex, the bungalow and the apartment complex. Mr. Peterson stated the “Missing Middle” concept is missing in the Tri-Cities and believes Vista Field can fill that void. Mr. Peterson thanked Commission for the opportunity to attend CNU and stated he was able to informally market Vista Field with DPZ.

Mr. Moak appreciated the opportunity to attend CNU for the second time and stated it is a chance to see and learn about what other cities are doing. Mr. Moak reported the 2016 CNU conference focused on the practical aspects of New Urbanism whereas this conference was more philosophical, in relation to projects. Mr. Moak toured King Street Amtrak Train Station, which was purchased by the City of Seattle. The City is currently remodeling the third floor to create an arts facility (grey box) along the lines of what Ms. Plater-Zyberk has suggested for the Port’s third corporate hangar. The City held a mini charrette for the various arts groups, who were able to offer suggestions for the third floor, to help the City develop a program for the space. Mr.

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Moak mulled if any of the various arts groups in the Tri-Cities might be interested in managing the space and devising a plan for the third hangar, to meet the demands of the art groups.

Mr. Moak attended sessions on creating an incubator space for restaurants, parking, and transportation. Mr. Moak stated that the transportation development session was geared toward the bigger cities, however, it reminded him of how Ben Franklin bus stations are not within walking distance to services, such as pharmacies or grocery stores. Mr. Moak believes eventually people will choose public transportation, and it is important to connect people to the places they will want to go, such as Vista Field or Columbia Gardens. Mr. Moak stated New Urbanism is a movement and a total vision that creates a superb living environment for people and believes Vista Field will fill that void.

Mr. Barnes appreciated the opportunity to attend CNU and stated there were many examples of New Urbanism and relayed Vista Field is an anomaly. The Port has 103 acres of blank space to create the vision, whereas most cities are revitalizing older neighborhoods or downtowns. Mr. Barnes cited the City of Bellevue as an example and stated the city is trying to create a grand connection and identified an area to improve the walkability and create a central plaza for gathering places and other amenities. Mr. Barnes stated the city has joined with private developers and offered bonus points to off-set the cost of the plaza. Mr. Barnes attended a session on autonomous vehicles and believes the Port should look forward, and consider the autonomous vehicle in the Vista Field redevelopment.

Mr. Arntzen visited with Ms. Estes-Cross during one of the receptions and stated it is refreshing to have partner who understands the concept and vision for Vista Field. Mr. Arntzen and Ms. Estes-Cross discussed putting together a team to assist with the recruiting efforts for Vista Field, which is no longer just the Port's project, but the community's project. The Commission and staff have seen the first rate cooperation between the Port and City in the downtown area and the preparation of the Vista Field Draft Master Plan. Mr. Arntzen would like to add the same successful partnership we have shared at Columbia Gardens to Vista Field. Mr. Arntzen spoke with Marie Mosley, City Manager, who is supportive of the idea. Mr. Arntzen believes a team approach to marketing and implementation of Vista Field will move the development forward.

## ***B. Vista Field Update***

Mr. Peterson reported the City Planning Department completed their review of the Draft Master Plan and found a few minor edits which need to be made. Mr. Peterson will meet with the City on Thursday to discuss the schedule moving forward and keep the Commission apprised of the timeline.

The Arts Center Task Force (ACTF) is moving forward on the Vista Arts Center and recently contracted with LMN Architects from Seattle. LMN has read the Charrette Report and Pattern Language document and thoroughly understand the collaborative design process the Port desires. The LMN principals are currently working on how the Vista Arts Center will fit into the development.

# PORT OF KENNEWICK SPECIAL COMMISSION MEETING

MAY 9, 2017 MINUTES

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

Commissioners reported on their respective committee meetings.

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

1. Mr. Moak thanked Mr. Novakovich and staff for the work on the Columbia Drive event this afternoon. Mr. Novakovich did a great job highlighting the importance of partnerships and Mr. Moak offered his congratulations to Ms. Bader Inglima and City and County staff for a very well-attended event.

The motto of CNU is “building places people love,” and it is important to keep that philosophy in mind when the Port looks at projects, big or small. Mr. Moak stated today was a great example of a project that people will love and expressed his appreciation for being part of this great organization.

2. Mr. Barnes concurs with Moak’s remarks and stated it was a well-coordinated and planned event, with a lot of people in attendance.
3. Ms. Bader Inglima thanked staff for their assistance, in particular, Mr. Melia and Mr. Boehnke for placing signs and preparing the event area.
4. Mr. Arntzen reported that staff continues to work on the Vista Field decision points memo that was discussed at the last meeting and will be coming back to the Commission with some proposed policy choices.
5. Ms. Luke mirrored the earlier comments regarding the event this afternoon and stated it was lovely.
6. Mr. Peterson stated the Gathering Place construction is currently underway and the concrete that was placed last week is curing. Big D’s Construction will begin excavating for the electrical and then begin working on the sidewalk. The Northwest Corner Viewing platform is taking shape and will have many of the same elements from lighthouse courtyard installed, tying the two areas together.

Mr. Peterson reported the Port’s consultant requested a Vista Field Naval document from 1943 regarding the construction of the metal decking and received a response that the document is exempt and classified.

## **PUBLIC COMMENTS**

Boyce Burdick 414 Snyder Street, Richland. Mr. Burdick appreciated Commission and staff comments regarding CNU and feels the comments were really valuable. Mr. Burdick reported that the Mid-Columbia Symphony will hold their season finale May 20-21, 2017. The final concert will feature music from *Star Wars*, and *Lord of the Rings*, and Wagner’s Bridal Chorus from Lohengrin. The symphony will be joined by the Mid-Columbia Mastersingers, the Mid-Columbia Boys’ Choir and Hanford High School’s Varsity Chorale.

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SPECIAL COMMISSION MEETING**

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No further comments were made.

**COMMISSIONER COMMENTS**

No comments were made.

**ADJOURNMENT**

With no further business to bring before the Board; the meeting was adjourned 3:55 p.m.

**APPROVED:**

**PORT of KENNEWICK  
BOARD of COMMISSIONERS**

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*Skip Novakovich, President*

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*Thomas Moak, Vice President*

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*Don Barnes, Secretary*

**PORT OF KENNEWICK**

**Resolution No. 2017-09**

**A RESOLUTION OF THE PORT OF KENNEWICK  
BOARD OF COMMISSIONERS DESIGNATING THE EMERGENCY REMOVAL  
AND DISPOSAL OF UNDERGROUND STORAGE TANK AT 211 E. COLUMBIA  
DRIVE KENNEWICK AS EXEMPT FROM PUBLIC WORKS COMPETITIVE  
BIDDING REQUIREMENTS**

**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**, the Port of Kennewick contracted with Poland and Sons to remove the concrete slab at 211 E. Columbia Drive; and

**WHEREAS**, during the demolition of the concrete slab, an underground storage tank was discovered creating a potential hazard; and

**WHEREAS**, under his delegation of authority, the Chief Executive Officer authorized emergency removal of the underground storage tank and each Commissioner was notified individually.

**NOW, THEREFORE, BE IT RESOLVED** that the Port of Kennewick Board of Commissioners designates the removal of the underground storage tank as an emergency public works project within the guidelines of RCW 39.04.280, and therefore exempt from competitive bidding requirements.

**ADOPTED** by the Board of Commissioners of the Port of Kennewick on the 23<sup>rd</sup> day of May 2017.

**PORT OF KENNEWICK  
BOARD OF COMMISSIONERS**

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SKIP NOVAKOVICH, President

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THOMAS MOAK, Vice President

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DON BARNES, Secretary

**PORT OF KENNEWICK**

**Resolution No. 2017-10**

**A RESOLUTION OF THE PORT OF KENNEWICK  
BOARD OF COMMISSIONERS DESIGNATING THE EMERGENCY  
REPLACEMENT OF COMPRESSOR IN HEAT PUMP AT 415 N. QUAY  
BUILDING B, KENNEWICK AS EXEMPT FROM PUBLIC WORKS  
COMPETITIVE BIDDING REQUIREMENTS**

**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**, the Port of Kennewick contracted with Bruce Inc. to replace a failed compressor in heat pump at 415 N. Quay in Building B, Kennewick; and

**WHEREAS**, the failure of a compressor in a heat pump serving an occupied tenant space caused the air conditioning system to become inoperable during a period of where outside temperatures are anticipated to be above ninety creating a hazard for people and property; and

**WHEREAS**, under his delegation of authority, the Chief Executive Officer authorized emergency removal of the underground storage tank and each Commissioner was notified individually.

**NOW, THEREFORE, BE IT RESOLVED** that the Port of Kennewick Board of Commissioners designates the replacement of a heat pump compressor as an emergency public works project within the guidelines of RCW 39.04.280, and therefore exempt from competitive bidding requirements.

**ADOPTED** by the Board of Commissioners of the Port of Kennewick on the 23<sup>rd</sup> day of May 2017.

**PORT OF KENNEWICK  
BOARD OF COMMISSIONERS**

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SKIP NOVAKOVICH, President

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THOMAS MOAK, Vice President

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DON BARNES, Secretary