

**MINUTES OF THE PORT OF WALLA WALLA
COMMISSION MEETING
Thursday, June 25, 2009**

The meeting of the Port of Walla Walla was called to order by Commission President Fred Bennett. Commissioner Bennett conducted a workshop session from 5:00 p.m. to 5:50 p.m. at El Sombrero Restaurant, 428 Ash Street, Walla Walla, Washington. At 6:00 p.m. Commissioner Bennett convened the regular Port Commission Meeting at Port of Walla Walla offices, 310 A Street, Walla Walla, Washington.

In attendance for the meeting were:

Paul Schneidmiller, Commissioner
Fred Bennett, Commissioner
Mike Fredrickson, Commissioner
Jim Kuntz, Executive Director
Paul Gerola, Economic Development Director
Becky Hulse, Executive Assistant
Gary Stewart, Maintenance & Operations Supervisor
Anna Christen, Auditor/Treasurer
Ronald Dunning, Touchet
Alan Schroeder, Anderson Perry & Associates, Inc.
Mary Jennings, Citizen
Richard McFarland, Citizen

APPROVAL OF MINUTES

Commissioner Schneidmiller moved and Commissioner Fredrickson seconded the motion that the minutes of the Port Commission meeting held on Thursday, June 11, 2009 be approved as mailed. Motion unanimously carried.

PAYMENT OF BILLS

Vouchers of the Port of Walla Walla audited and certified by the auditing officer as required by RCW 42.24.808. and those expense reimbursement claims certified as required by RCW

42.24.090. have been recorded on lists, which have been made available to the Board.

Commissioner Fredrickson moved and Commissioner Schneidmiller seconded the Board approve for payment those vouchers included in the above mentioned lists and further described as follows: Port of Walla Walla General Fund voucher numbers 7390 through 7453 and system numbers 44244 through 44310 in the amount of \$420,320.11 and ACH/EFT amount of \$4,408.69. Port of Walla Walla Grain Car Fund voucher number 185 and system number 82 in the amount of \$772.33. Walla Walla Regional Airport General Fund voucher numbers 9793 through 9946 and voucher number 9805 through 9821 and system numbers 1724 through 1827 in the amount of \$363,953.73 and ACH/EFT amount of \$7,170.53. Airport check numbers 9822 through 9880 were not printed and will be used in July 2009. Motion unanimously carried.

PUBLIC COMMENTS

Mary Jennings requested the Port's support for changing the street name of 13th Avenue. The current name is associated with gang activity in the area. Commissioners recommended she contact the Washington State Penitentiary to gauge their interest in changing the street name. If the penitentiary is supportive, this would help her cause.

Richard McFarland also spoke in favor of changing the name of 13th Avenue. He would like to see the street name changed to Mullen Road which he believes is the original name of the road.

CORRESPONDENCE & REPORTS

A. Leases Entered into by Administrative Staff

Commissioners reviewed a listing of leases entered into and/or renewed by administrative staff from June 12, 2009 through June 25, 2009.

B. Port and Airport Income and Expense Statements

Executive Director Kuntz reviewed with Commissioners the Port's and Airport's income and expense statements from January-May 2009.

C. Zydax, LLC

Executive Director Kuntz reviewed with Commissioners a letter prepared by Zydax a tenant at the Port's Melrose office building. Zydax is behind in rent. Their letter provides a plan regarding future rental payments. Commissioners stated it would be important for Zydax to resume paying rent in August.

D. Burbank Video Surveillance Cameras

Commissioners reviewed a cost estimate to install surveillance cameras at the Port's Burbank Business Park. Due to the projected costs, Commissioners felt this project should be submitted as part of the Port's 2010 budget retreat process.

OLD BUSINESS

A. Port of Walla Walla

1. Burbank High Dock

Executive Director Kuntz reported Commissioner Bennett had requested the contractor repairing the Burbank high dock prepare a cost estimate for additional work. Commissioners reviewed a listing of additional work and associated costs. Commissioner Fredrickson moved and Commissioner Schneidmiller seconded the motion to approve additional work related to spall repairs and painting the high dock cap, bollards and dolphins at a cost of \$4,537.20 plus tax. Motion unanimously carried.

2. Dodd Road Water System – Revised Construction Budget

Alan Schroeder, Anderson Perry & Associates, Inc. reviewed with Commissioners an updated budget to upgrade the Port's Dodd Road Water System to deliver 950 gallons per minute to Tyson along with pumping the Port's full water right of 1,200 gallons per minute. The revised cost estimate has increased from \$428,700 to \$491,210. Tyson has agreed to pay \$176,900 towards the cost of improvements. Commissioners approved the revised budget with the understanding that the additional electrical control equipment and wiring will be bid as an alternate enabling the Port to determine if this work will be done based on the bid results.

3. Burbank Sewer Plan Update

Alan Schroeder, Anderson Perry & Associates, reviewed with Commissioners a variety of sewer collection options. Commissioners preferred a gravity collection system if at all feasible. At the next Port Commission meeting, Anderson Perry & Associates will review sewer treatment options.

4. Crown Stormwater Improvement – Change Orders

Executive Director Kuntz reviewed with Commissioners proposed change orders for the Crown Stormwater Improvement Project. Commissioner Fredrickson moved and Commissioner Schneidmiller seconded the motion to approve five change orders in the total amount of \$34,876.38. Motion unanimously carried.

B. Walla Walla Regional Airport

1. North Ramp Rehabilitation Project

Commissioners reviewed the three bids submitted for the north ramp rehabilitation project. Commissioners also reviewed a letter from the airport's engineering

consulting firm recommending the low bid be awarded to Roger Langliers Construction Company. Commissioner Fredrickson moved and Commissioner Schneidmiller seconded the motion authorizing the Executive Director to award and enter into a contract with Roger Langliers Construction Company, Inc. for the total base bid plus additives B, C, D for a total price of \$1,668,173.08. Motion unanimously carried.

2. **Authorization to Enter into Airport Improvement Program Grant (AIP 26) with the Federal Aviation Administration**

Commissioner Schneidmiller moved and Commissioner Fredrickson seconded the motion authorizing the Executive Director to enter into a grant agreement with the FAA to provide federal funding for the North Ramp Rehabilitation Project and the acquisition of airport clear zone property from JRS Partners. Motion unanimously carried.

NEW BUSINESS

A. Port of Walla Walla

1. **Cliffstar Structural Report**

Commissioners were informed the Cliffstar Corporation retained Joe Murar to prepare a structural assessment of the Port-owned Cliffstar Building on Dell Avenue. Commissioners reviewed the report. Commissioners requested Executive Director Kuntz review the structural report with a local construction company to determine costs for the structural improvements.

2. **Walla Walla Trends Contract with Eastern Washington University**

Executive Director Kuntz reported the Port's contract with Eastern Washington University to maintain the Walla Walla Trends website and to produce a quarterly e-newsletter expires June 30, 2009. Commissioner Fredrickson moved and Commissioner Schneidmiller seconded the motion to renew the maintenance agreement and e-newsletter agreement for a period of one year for a total annual cost of \$18,000. Motion unanimously carried.

3. Authorization to Initiate Legal Action

Commissioner Fredrickson moved and Commissioner Schneidmiller seconded the motion authorizing Port Legal Counsel to initiate legal action against Key Technology, Inc. for the recovery of additional sums owed resulting from Key Technology, Inc.'s purchase of the Port's Avery Street Industrial building. Motion unanimously carried.

The meeting was adjourned at 8:50 p.m.

APPROVED:

PORT OF WALLA WALLA COMMISSIONERS

FRED R. BENNETT, PRESIDENT

MICHAEL FREDRICKSON, VICE PRESIDENT

PAUL H. SCHNEIDMILLER, SECRETARY