

**MINUTES OF THE PORT OF WALLA WALLA
COMMISSION MEETING
Thursday, August 27, 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
Jennifer Skoglund, Airport Manager
Gary Stewart, Maintenance & Operations Supervisor
Anna Christen, Auditor/Treasurer
Cathy Schaeffer, Acting Executive Director, Walla Walla Watershed Management Partnership
Alex DeMambo, USKH
W. Wright Accorn, USKH
Clarence Anderson, Blue Mtn. Credit Union
Ronald Dunning, Dunning Irrigation

APPROVAL OF MINUTES

Commissioner Schneidmiller moved and Commissioner Bennett seconded the motion that the minutes of the Port Commission meeting held on Thursday, August 13, 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 Schneidmiller moved and Commissioner Fredrickson 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 7517 through 7588 and system numbers 44382 through 44464 in the amount of \$211,598.85 and ACH/EFT in the amount of \$11,689.02. System number 44381 in the amount of \$55,000 was paid from the Port of Walla Walla General Fund instead of the WSDOT Grain Car Fund. Port of Walla Walla Grain Car Fund voucher numbers 187 and 188 and system numbers 84 and 85 in the amount of \$112,245.85. WSDOT Grain Car Fund voucher numbers 197 and 198 and system numbers 44381 and 104 (see above) in the amount of \$58,730.94. Walla Walla Regional Airport General Fund voucher numbers 9982 through 100082 and system numbers 1938 through 2065 in the amount of \$1,099,554.54 and ACH/EFT in the amount of \$18,377.20. Motion unanimously carried.

PUBLIC COMMENTS

There were no public comments.

CORRESPONDENCE & REPORTS

A. Leases Entered into by Administrative Staff

Commissioners reviewed a listing of leases entered into and/or renewed by administrative staff from August 14, 2009 through August 27, 2009.

B. Investment Report

Port Auditor/Treasurer, Anna Christen, reviewed with Commissioners Port and Airport investments as of August 27, 2009.

C. Community Taskforce – Washington State Penitentiary

Executive Director Kuntz reported additional job losses at the Washington State Penitentiary would have a disproportionate negative impact on Walla Walla Valley's economy than if job losses were to occur at other department of correction facilities throughout the state.

D. Revised Department of Commerce – ADO Funding

Commissioners were informed the Port's ADO contract with the Washington State Department of Commerce is going to be further reduced due to state budget constraints. The two year contract has been reduced from \$131,674 to \$119,692.

E. Second Avenue Parking Lot

Executive Director Kuntz reported the Port has filed monitoring test results with the Washington State Department of Ecology regarding the Second Avenue Parking Lot. The Port has requested a "No Further Action" letter be issued by the Department of Ecology.

F. County Stormwater Program

Commissioners were informed Walla Walla County will be adopting a stormwater management plan. Port staff has been working with the County concerning its implementation on Port and Airport properties.

G. Chevron – Burbank Update

Commissioners were informed Chevron would like access to Port property in Burbank to commence with their voluntary cleanup program. However, Chevron does not want to grant the Port an oversight role regarding cleanup. Executive Director Kuntz reported he

has communicated the Port's position of wanting oversight to the Washington State Department of Ecology.

H. Grant Submittal Updates

Commissioners were informed staff is working on two grant submittals. Economic Development Director, Paul Gerola, is working on a federal TIGER Grant for U.S. Highway 12 and Executive Director Kuntz is working on a Washington Public Works Board Grant for the Crown Building.

OLD BUSINESS

A. Port of Walla Walla

1. Franklin Conservation District – Education Outreach Program

Commissioner Schneidmiller moved and Commissioner Fredrickson seconded the motion to contribute \$1,000 towards the Franklin Conservation District's educational outreach program highlighting the economic value of the Columbia/Snake River System to area school children. Motion unanimously carried.

2. Return of CERB Grant & Loan Offer For Key Technology Expansion Project

Commissioner Fredrickson moved and Commissioner Schneidmiller seconded the motion authorizing the Executive Director to inform the CERB Board that it would not be accepting the grant or loan for the proposed Key Technology Expansion Project. Motion unanimously carried.

B. Walla Walla Regional Airport

1. Crop Harvest Report

Airport Manager Skoglund reviewed with Commissioners the harvest reports for the three farms associated with the Walla Walla Regional Airport. Skoglund reported the Port Commission previously authorized the airport to sell the pea crop associated with Gagnon Farms and the wheat crop associated with Frazier Farms subject to its participation in the CRC insurance program. Commissioners reviewed the crop report associated with Bi-Kay Farms. Commissioner Schneidmiller moved and Commissioner Fredrickson seconded the motion authorizing the Airport Manager to sell the Airport's portion of the Bi-Kay pea crop. Motion unanimously carried. Commissioners elected not to sell the wheat crop associated with Bi-Kay Farms at this time.

2. North Ramp Rehabilitation Project Update

Commissioners were briefed on the rehabilitation of the north aviation ramp.

NEW BUSINESS

A. Port of Walla Walla

1. Walla Walla VA Enhanced Use Lease Proposal

Commissioners reviewed the third working draft of the Port's enhanced use lease proposal to the Veterans Administration. Executive Director Kuntz reported the deadline for enhanced use lease proposals has been extended from September to January. In consideration the Port's proposed enhanced use lease is unique, Executive Director Kuntz recommended the Port submit the proposal early. Commissioner Fredrickson moved and Commissioner Schneidmiller seconded the motion authorizing Executive Director Kuntz to submit the enhanced use lease proposal to the Veterans Administration. Motion unanimously carried.

2. **Granting WSDOT Possession & Use – Burbank Interchange Project**

Resolution 08-27-09

Commissioner Fredrickson moved and Commissioner Schneidmiller seconded the motion to approve Resolution 08-27-09 granting Washington State Department of Transportation immediate possession and use of certain Port of Walla Walla properties located in Burbank, Washington for the U.S. Highway 12/SR125 Interchange Project. Motion unanimously carried.

3. **.09 Sales Tax Application – William A. Grant Water Center**

Cathy Schaeffer, Acting Executive Director of the Walla Walla Watershed Management Partnership reviewed with Commissioners a .09 Sales Tax Grant Application of \$12,500. Commissioner Schneidmiller moved and Commissioner Fredrickson seconded the motion recommending the County Commissioners approve a .09 Sales Tax Application Grant in the amount of \$12,500 from the Port's Sales Tax fund conditioned that the William A. Grant Water Center is listed in the County's Comprehensive Plan. Motion unanimously carried.

The meeting was adjourned at 10:00 p.m.

APPROVED:

PORT OF WALLA WALLA COMMISSIONERS

FRED R. BENNETT, PRESIDENT

MICHAEL FREDRICKSON, VICE PRESIDENT

PAUL H. SCHNEIDMILLER, SECRETARY