

PORT OF CHELAN COUNTY
Board of Commissioners
Meeting Minutes
238 Olds Station Rd, Suite A, Wenatchee, WA 98801
January 16th, 2008
9:00 am

Present:	JC Baldwin, President Craig N Larsen, Vice President Michael H. Mackey, Secretary Mark Urdahl, Executive Director Pete Fraley, Legal Counsel Monica Lough, Internal Auditor Dayle Rushing, Property/Risk Manager	Laura Jaecks, CTC Building Manager Judy Bradford, Recording Secretary Pat Moore, Pangborn Airport Manager Carleen Elliott, Accounting Assistant Jon Eberle, Real Estate consultant Karen Kornher, Engineering consultant Ron Russ, Pangborn Operations Supervisor John Guenther, Chelan Co Community Planning Russell Clark, Mayor of Rock Island Keith Goehner, Commissioner Chelan County Steve Keene, Peshastin Community Council
Others:	Lisa Parks, Alliance Consulting Beth Stipe, Community Foundation NCW Kathy Springer, Peshastin Com Council Chuck Reppas, Private Developer Yvette Davis, Wenatchee B Journal	

Commission President JC Baldwin called the meeting to order at 9:01 am.

Consent Agenda

The consent agenda was presented for consideration.

Motion No. **01-08-08**
Moved By: *Michael H. Mackey*
Seconded By: *Craig N. Larsen*
To approve the consent agenda consisting of the minutes of the December 19th, 2007 and the January 2nd, 2008 regularly scheduled commission meetings, the minutes of the January 4th, 2008 special commission meeting, the Pangborn Airport register pages (#1106-#1109) and Port register pages (#2137-#2144) consisting of:

<u>Register Page:</u>	<u>Date Issued</u>	<u>Voucher:</u>	<u>Total</u>
		#11820- 11826 & electronic payroll deposits	\$ 64,760.56
#2137--Dec 2007 Payroll	12/31/07	#11827 -- 11836	20,671.95
#2138--Dec Month End	12/31/07	#11837	1,491,667.57
#2139--Special Register Pg	1/9/08	#11838 --11839	6,048.82
#2140 -- Capital	1/16/08	#11840 -- 11848	92,064.71
#2141-- CTC	1/16/08	#11849-- 11870	113,997.98
#2142-- Dec bills paid	1/16/08	#11871-- 11885	58,589.17
#2143 -- Same	1/16/08	#11886 -- 11891	573.12
#2144 --Dec Expns Reimbrs	1/16/08		\$1,848,373.88

72 warrants totaling \$1,848,373.88 for approval January 16, 2008.

Motion Carried.

Director's Report

Purchase and Sale Agreement on Peshastin property

Pete Fraley briefly reviewed the salient points of the agreement with commissioners. Purchase price is \$3.3 million dollars based on appraisal by Dennis Johnson at Pacific Appraisal Associates. The earnest money for the purchase is in the form of a promissory note. A conservation easement is to be negotiated. The parties have thirty days to come to agreement on the

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easement. After resolution of the conservation easement, buyer has a 120 day feasibility period.

Jon Eberle noted the feasibility period is needed to work out the details of the agreement. The Port has reserved the right to assign/transfer its position in the conservation easement to another non-profit entity.

The anticipated closing is September 30, 2008.

Kathy Springer commented this is what the Port has always represented to her as to what would happen with the property.

Steven Keene commented public access to the river is a big issue with members of the Peshastin Community Council so they will be happy to hear about the conservation easement.

Mr. Reppas commented he is eager to get started. He has not yet worked with the community folks with regard to development of the property, but is looking forward to it.

Dave and Rosemary Pflugrath called in to the Port office with a voice of support to the Port for the sale of the Peshastin mill property for development. Mr. and Mrs. Pflugrath were unable to attend the Port Commission meeting, but wanted Commissioners to be aware of the support in the Peshastin area for the sale of the property for development.

Chelan County Commission Keith Goehner noted the purchase and the sale of the Peshastin mill property has been a long process for the Port, and it is gratifying to see the process moving forward as a positive for the Peshastin community.

Motion No. 01-09-08
Moved By: Craig N. Larsen
Seconded By: Michael H. Mackey
To approve the purchase and sale agreement for the Peshastin mill site property as presented and to authorize the Executive Director to sign the agreement.
Motion Carried.

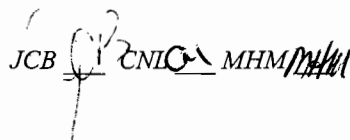
Mark Urdahl thanked Kathy Springer for serving as a liaison to the Peshastin Community through the process.

City of Rock Island – Sewer Project Letter of Support

Mayor Russell Clark provided Commissioners with a brief overview of the City of Rock Island's efforts to acquire funding for a new sewer plant. Clark noted that development in the Rock Island area could happen with sewer; but is for sure it will not happen without it. The new sewer plan is definitely needed for economic development of the area.

Lisa Parks commented she is familiar with the project and enthusiastically endorses the project.

Motion No. 01-10-08
Moved By: Michael H. Mackey
Seconded By: Craig N. Larsen
To authorize the Executive Director to prepare and transmit a letter of support to funding agencies for the Rock Island Sewer Project, as presented.
Motion Carried.

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Mark Urdahl reported the Port's letter of support will be sent out in the next couple of days.

Chelan County Planning Status

John Guenther, Director of Community Planning for Chelan County, briefed the Commission on the status of several significant land use planning efforts underway in Chelan County.

Guenther also provided a brief background and history of the community indicators project. He commented this project brings together the community decision makers with how decisions are made with what data is needed, and how data is gathered and reported.

Community Indicators Project

Beth Stipe of the Northwest Community Foundation made a brief presentation to Commissioners on the proposed Community Indicators project. Stipe also briefed the commission on how the Northwest Community Foundation got involved in this project, and fundraising efforts and success to date.

Discussion on the project ensued.

Motion No.	01-11-08
Moved By:	Michael H. Mackey
Seconded By:	Craig N. Larsen
	To commit and approve investing \$5000 in the community indicator's project.
	Motion Carried.

Pangborn Memorial Airport Update

Pat Moore reported Horizon is planning to drop one flight beginning in April. Horizon will review number of flights at Pangborn again on June 7th. Horizon is beginning to put together the security plan for TSA approval for the Q200 being brought in. Moore reported Pangborn Airport will be ready.

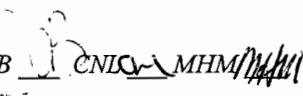
Airport activity is strong at 14% growth over last year's December activity. Discussion on cancelled flights ensued. Most lost flights were due to losing the ILS. During the month of December, 92% of Horizon's scheduled flights did take place.

The technicians think the problems with the ILS is a communication problem with San Diego where the system is located. It is something that can be managed as long as there is good communication.

The technicians have replaced parts; however, the system still is not working properly. The next step is to work with the manufacturer. The reason for lost flights on last Saturday and Sunday was due to fog.

The ILS did save 11 flights before the malfunction of the equipment. The majority of the flight delays are out of Seattle.

Ron Russ reported on the icing conditions on the runway. This year has been exceptional.

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Moore requested rescheduling the Governing Airport Board meetings to the fourth Wednesday of the month. This month's meeting is tentatively rescheduled to the 23rd instead of the 22nd.

**Confluence Technology Center
NCESD Service Contract**

Laura Jaecks briefly reviewed the terms of the interlocal agreement between the Port and the North Central Educational Service District #206 for technology support services for the CTC. Jaecks had previously met with ESD staff on the interlocal agreement; but the contract wasn't presented to the Commission. She requested approving the agreement retroactively to June 07 through June 08. The agreement is for technician services at the CTC. Also, there is an additional contract for after-hours technology services. This is a renewal of the contract the Port has approved before, and the funds have been budgeted.

Discussion ensued.

Motion No. 01-12-08
Moved By: Craig N. Larsen
Seconded By: Michael H. Mackey
To approve an interlocal agreements with the North Central Education Services District for Technology Support Services for the CTC, as presented, and to authorize the Executive Director to sign the agreement. Motion Carried.

GWATA Resource Directory Update

Laura Jaecks updated the Commission on progress on GWATA's Resource Directory for technology providers/service in the two county area. The project start date has been postponed to second quarter of 2008 due to problems with funding sources. Wenatchee World's in-kind contribution has been delayed, and the fundraisers haven't had enough time to get the job done.

Commissioners would like GWATA to come in to report on their activities and this project.

CTC Update

Jaecks updated Commissioners on activities at the CTC. A copy of her written report is attached. The Port's economic development staff used the go-to-meeting function for the Columbia River Water Trails meeting. The function enabled conferenced-in attendees to collectively share and edit documents. Attendees could transfer control of the document to others participating in the call. Phone lines were connected through the CTC bridge phone function.

COHE conducted a seminar on L&I claims. CTC used the video conference capabilities for an employer educational session.

Jaecks reminded Commissioners of the After Hours event at the CTC on January 24th to be co-hosted by Yahoo!

Executive Session

An executive session was not held.

Calendar

Special Commission Meeting	Port	01-04-08
Entiat Waterfront Meeting	Port	01-04-08

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WPPA Construction Mngnt Issues Conf Call
MOU Working Group Meeting
MOU Tri-Commission Meeting
Council of Governments
Entiat Chamber Banquet
Pangborn Governing Board Meeting
Chamber Business After Hours

OMW 01-08-08
Leavenworth 01-10-08
Chelan County 01-15-08
Wenatchee Chamber 01-17-08
Entiat 01-17-08
Port of Douglas Co 01-22-07
CTC 01-23-08


Motion No. 01-13-08
Moved By: Michael H. Mackey
Seconded By: Craig N. Larsen

To approve the Port calendar for Commissioners and staff as presented.

Motion Carried.

Dated and approved this 6th day of February, 2008.

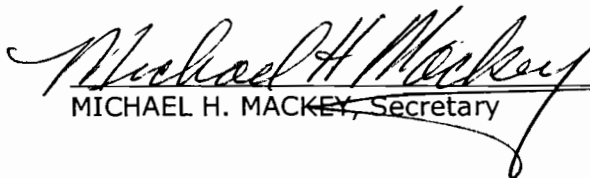
BOARD OF COMMISSIONERS




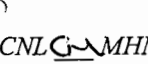

JC BALDWIN, President



CRAIG N. LARSEN, Vice President



MICHAEL H. MACKEY, Secretary

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