



PORT OF CHELAN COUNTY
Board of Commissioners
Meeting Minutes
238 Olds Station Rd, Suite A, - Wenatchee, WA 98801
 October 17th, 2007
 9:00 am

- Present:** Michael H. Mackey, President
 JC Baldwin, Vice President
 Craig Larsen, Secretary
 Mark Urdahl, Executive Director
 Pete Fraley, Legal Counsel
 Monica Lough, Internal Auditor
- Dayle Rushing, Property/Risk Manager
 Laura Jaecks, CTC Building Manager
 Pat Moore, Airport Manager
 Judy Bradford, Business Manager/Recording Secretary
 Carleen Elliott, Accounting Assistant
 Jon Eberle, Real Estate consultant
 Karen Kornher, Engineering consultant
- Others:** Bill Stokes, Chelan Co Citizen
 Rich McBride, NCESD Superintendent
- Garn Christensen, Superintendent Eastmont School Dist
 Brian Flonex, Superintendent Wenatchee School Dist

Consent Agenda

Called to order at 9:02 am.

Motion No. 10-09-07
Moved By: JC Baldwin
Seconded By: Craig N. Larsen
Motion: To approve the consent agenda consisting of Resolution No. 2007-12 to void warrant, Pangborn Airport register pages (#1097-#1100), and Port register pages (#2114-#2122) consisting of the following:

<u>Register Page:</u>		<u>Voucher:</u>	<u>Total</u>
#2114--September 2007 Payroll	9/28/07	#11586- 11592 & electronic payroll deposits	\$ 64,471.43
#2115--September Month End	9/28/07	#11593 -- 11598	9,751.00
#2116 -- Special Register Page	10/3/07	#11599 -- 11600	243.79
#2117 -- Capital	10/17/07	#11601 --11604	50,648.16
#2118-- CTC	10/17/07	#11605 -- 11616	37,975.50
#2119-- September bills paid	10/17/07	#11617-- 11638	162,733.74
#2120 -- Same	10/17/07	#11639-- 11660	38,957.50
#2121 -- Same	10/17/07	#11661 -- 11663	8,183.00
#2122 --Sept. Expense Reimbursement	10/17/07	#11664 -- 11672	1,615.15
			\$374,579.27

87 warrants totaling \$ 374,579.27 for approval **October 17, 2007.**

Motion Carried.

Confluence Technology Center

Update on GWATA project

Laura Jaecks provided an update on GWATA fundraising for the technology resource directory. The goal is to raise \$35,000 to complete the project. GWATA is half-way to its fundraising goal.

Commissioner Baldwin suggested making a \$5000 contribution to the project contingent upon GWATA raising the balance of the \$35,000 funds needed.

Motion No. **10-10-07**

Moved By: JC Baldwin

Seconded By: Craig N. Larsen

To amend the existing partnership agreement with GWATA to include a Port contribution of \$5000 for the production of a resource directory contingent on GWATA first obtaining \$30,000 in contributions for the project.

Motion Carried.

Director's Report

3rd Quarter versus Actual Budget

Monica Lough reviewed the 3rd quarter actual income and expenses versus budgeted with commissioners. Discussion ensued. No action taken.

Mark Urdahl and Dayle Rushing provided commissioners a brief history of the acquisition of property by the Port of Chelan County. Discussion ensued. This topic was tabled to a future commission meeting.

Commissioner Baldwin asked to review Port property covenants, conditions and restrictions (CC&Rs). With the limited land in Chelan County, the Port needs to be sure to carefully evaluate the decision to surplus property. Property sold may not be replaceable for industrial development.

Discussion on property CC&Rs ensued.

Port is not tied to the existing covenants. The Port can not amend the covenants overlaying the Port Olds Station property that has been sold. With any property declared surplus, the Commission has the right to determine covenants on the property to protect adjacent property.

Meeting recessed at 10:37 for seven minutes. Meeting reconvened to regular session at 10:44 am.

Discussion ensued centered on the Chelan County Sheriff's inquiry about Port land in Olds Station for potential sheriff's administrative offices, motor pool and helipad. The Port property in question has not been declared surplus and, therefore, is not for sale. No action taken.

NC Skills Center Discussion

Meeting recessed at 11:10 am to wait for guests next up on the agenda. Meeting reconvened at 11:18 am.

Garn Christensen/Eastmont School District Superintendent, Brian Fones/Wenatchee School District Superintendent and Rich McBride/Educational Service District Superintendent joined the meeting.

Mark Urdahl introduced guest to the Commissions. Garn Christensen briefly outlined the ongoing relationship between the NC Skills Center and the Port; and the benefits of that

Review of Pangborn Airport Needs

Pat Moore announced Horizon Airlines has returned to their regular business hours to accommodate flight diversions to Pangborn Airport.

Moore reviewed estimated contributions for Ports in 2007 & 2008 to cover airport capital projects.

Discussion ensued.

Moore reported the airport's organic orchard is generating more income for the airport. The airport will have another 16 acres of orchard once the Snyder property acquisition is complete. The airport also has a small plot of raw land with the possibility of generating income for the airport as pasture land.

Review of Olds Station needs

Mark Urdahl reviewed a potential capital facilities plan for the Cashmere mill property with Commissioners. Dayle Rushing reviewed the Port's capital facilities plan wish list, and then prioritized it to three projects for Commissioners.

Rushing reviewed the need for a full time maintenance position for the port.

Discussion ensued. No action taken.

Review of CTC needs

Laura Jaecks reviewed the capital facilities plan summary for the CTC.

Discussion ensued. Commissioners asked for the list to be prioritized.

Review of Industry Cluster/Economic Development needs

Ron Johnston Rodriguez reported the Economic Development budget was under spent by \$220,000 in 2007 due to timing of events. He reviewed the capital facilities plan Summary for Economic Development with Commissioners. Discussion ensued. No action taken.

Other budget issues

Discussion ensued on Cashmere property cleanup costs. Commissioner Baldwin will work with consultants and staff to present a recommendation to the commission for the Cashmere property.

Meeting was adjourned with no further action taken at 2:35 pm.

Dated and approved this 7th day of November, 2007.

BOARD OF COMMISSIONERS

Michael H. Mackey, President

JC Baldwin, Vice President

Craig N. Larsen, Secretary