



PORT OF CHELAN COUNTY
Board of Commissioners
Meeting Minutes
238 Olds Station Rd, Suite A, Wenatchee, WA 98801
October 26th, 2011
8:30 am

Present: JC Baldwin, President
Michael H. Mackey, Vice President
Craig N. Larsen, Secretary
Mark Urdahl, Executive Director
Pete Fraley, Legal Counsel
Monica Lough, Internal Auditor

Laura Jaecks, CTC & Capital Projects Manager
Aimee Pope, Marketing & Communications Manager
Raylene Bradley, Property & Facilities Manager
Judy Bradford, Director of Business Operations
Kathleen Knappert, Staff Assistant
Jon Eberle, Real Estate Consultant

Commission President JC Baldwin called the meeting to order at 8:30 am and immediately recessed to the Pangborn Memorial Airport Governing Board meeting.

The Port of Chelan County Commission meeting reconvened at 11:06 am.

CONSENT AGENDA

The consent agenda was presented for consideration.

Motion No.	10-04-11
Moved By:	Michael H. Mackey
Seconded by:	Craig N. Larsen
	To approve the consent agenda as presented including the minutes of the October 11th, 2011 special commission meeting.

Motion carried unanimously.

PROPERTY DIRECTOR

Parking Lot Improvement for IB#4

Raylene Dowell reported parking lot improvements will be made at IB4, to reduce the level of zinc in the stormwater. She stated RH2 recommends creating a gravel section along the building to catch and filter the stormwater. This would alleviate the zinc rich stormwater issues in the parking lot.

Dowell also reported on damage to the M&M Productions sign at IB5. She is working with the insurance company to resolve the matter.

PUBLIC COMMENT

No public comment.

ITEMS FROM COMMISSIONERS

Commissioner Baldwin reported meeting with Roger Clute, Jan Lutz, and Greg Phillips regarding a potential wine country region promotion with Alaska Airlines. Commissioner Baldwin volunteered Aimee Pope to work with Clute, Lutz, and Phillips on this promotion.

Commissioner Baldwin also reported on a discussion regarding wine relating funding requests. The commission discussed these requests being directed to the Wine Alliance in the future. Discussion ensued. A draft resolution regarding wine industry promotion will be drafted and included in the next regular meeting agenda.

JCB MHM CNL

DIRECTOR'S REPORT

Pybus Update

Mark Urdahl reported on plans to discuss the Pybus project, pro forma, and to move forward at the first meeting in November. He stated that while completing due diligence, major discrepancies in cost estimates were exposed. Urdahl recommended that the Commission delay a decision on the sub-recipient agreement and requested 6 to 8 weeks to thoroughly research all details of the possible project. Jon Eberle stated they will also explore additional opportunities to reduce costs. Discussion ensued. Additional research is necessary before a recommendation can be made. Staff may also reassess the rate of return, level of investment, and use of the Morse building. Staff will also explore a design build concept, in which a budget would be set and bidders would work within that set budget. Pete Fraley will research the Port's statutory authority.

Mark Urdahl reported meeting with Rich DeRock with Link Transit. He stated DeRock discussed Columbia Station and some issues with the main railroad line. Freight trains are allowed to be up to 1.5 miles long. When trains are this long, and stop at the switch, they obstruct the Hawley Street and Orondo Avenue intersections. It is suggested to move the switch to the Appleyard area of Wenatchee.

Urdahl also reported DeRock provided information on a potential prospect.

Budget Scheduling

Commission and staff discussed the timing of budget hearings and action for the 2012 budget approval process. The 2011 Supplemental Budget and 2012 Preliminary Budget will be placed on file November 3, 2011 and staff will schedule a public hearing for November 17, 2011.

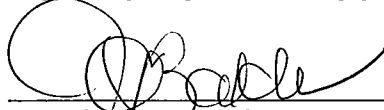
EXECUTIVE SESSION

No executive session was needed; none was held.

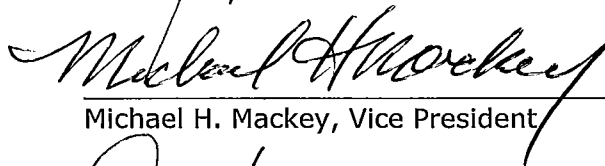
Meeting was adjourned at 12:04 pm.

Signed and dated this 17th day of November, 2011.

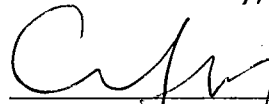
PORT OF CHELAN COUNTY



JC Baldwin, President



Michael H. Mackey, Vice President



Craig N. Larsen, Secretary

