

DOUGLAS COUNTY PORT COMMISSION

Wednesday, September 23, 2009

MINUTES OF THE REGULAR PORT COMMISSION MEETING

Port of Douglas County Conference Room
3306 Fifth Street SE
East Wenatchee, WA 98802

Present: Alan Loepsack, Commission President
Jim Huffman, Commission Vice President
Mark Spurgeon, Commission Secretary
Pat Haley, Director
Doug Provo, Business Manager
Esther McKivor, Administrative Assistant

Commissioner Loepsack called the meeting to order at 10:34 a.m.

Consent Agenda

Meeting Minutes September 9, 2009		
Warrant Register 2009-09-2	Warrants 1004166 – 1004188	\$44,370.62
Payroll Register September 30, 2009	Warrants 1004154 – 1004165	\$23,728.38

Motion 09-23-01

Motion: To approve the consent agenda.
Moved: Jim Huffman
Seconded: Mark Spurgeon
Motion carried unanimously

Waterville Taxiway Improvement Project Update

Director Haley reviewed Change Order #2 since it was not available for review at the previous meeting. Change Order #2 is in the amount of \$10.80, tax included. It dealt with the redesigned drain system behind the hangar area and the process to scarify the underlying taxiway. There was an in-depth discussion addressing the erosion issue behind the hangar area. The erosion issue became apparent with the recent rain storms after the completion of the new taxiway. During a recent meeting with the project engineer and contractor, Director Haley discussed the option of constructing two small drainage systems behind the hangar area to help alleviate the erosion issue. Additionally, the Port will work with the tenants to install gutters on the south side of the hangars. Commissioner Loepsack suggested the possibility of seeding some native grass in the existing drainage area to help control erosion. The project engineer will put together an estimate for the two additional drainage systems. He will work with the State DOT to amend the grant for the taxiway project in order to fund the two additional systems.

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Tenant Deferral Agreement

Director Haley presented the Board with a Deferral Agreement for Stocker's Excavation. Vern Stocker has agreed to make monthly payments in the amount of \$500, until the balance of \$3,829.45 is paid in full. Mr. Stocker must vacate the property at 3351 4 SE 2nd Street at Pangborn Airport in East Wenatchee on midnight on September 30, 2009.

Motion 09-23-02

Motion: To authorize Director Haley to sign the Deferral Agreement with Stocker's Excavation on behalf of the Port, as presented.

Moved: Mark Spurgeon

Seconded: Jim Huffman

Motion carried unanimously

There was conversation of obtaining a new lease or utilizing the property as the Port's maintenance shop and leasing that space in the Port's building, instead. Commissioner Loeb sack recommended future discussions on this matter.

Old Business – Update on Cherry Harvest Tent Camp Clean-up

Director Haley reported that Douglas County has completed the removal of all structures and infrastructure for the Cherry Harvest Tent Camp.

Director Haley briefly discussed his idea of possibly leasing the 10 acre site to be utilized as a RV park for golfers. The intent would be for the golfers who use the Highlander Golf Course.

New Business – New Business Prospects

Director Haley introduced new business prospects.

Project Gateway is an international company manufacturing energy. They require 20,000 sq. ft. of building space, including 2,000 sq. ft. for office space. Project Gateway will employ 50 people, 35 with technical skilled jobs. They would like a site selection by September 30, 2009. Their infrastructure will need 1 MW of power and natural gas. Project Gateway foresees the company in operation in the year 2011.

Tai Pak Enterprises is located in Vancouver B.C. and is a Research on Investment, Inc. referral. They manufacture laminated packaging materials for the food industry. Tai Pak is searching for a warehouse and distribution facility and plan to employ 100 employees. Director Haley plan to meet with the vice president in Las Vegas in October, during the packaging trade show.

Director Haley met with Blue Marble Energy in Seattle. It is a pilot type operation producing bio-chemicals and bio-energy.

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Old Business – Discussion on Public Official Summit

Director Haley will meet with Ken Stanton for further discussion.

Action Item List

The Board reviewed the Action Item List.

Commission Schedule & Upcoming Meetings

October 1 & 2 – WPPA Environmental Committee Seminar, Sun Mountain Lodge, Winthrop, WA

October 5 - 7 – Food Packing Trade Show, Las Vegas, NV

October 14 – Port of Douglas County Commission Meeting

October 22-23 – WPPA Small Ports Seminar, Enzian Hotel, Leavenworth, WA

October 28 – PMA Board Meeting & Port of Douglas County Commission Meeting

November 18 -20 – WPPA Annual Meeting, Seattle

Director Haley gave a brief report about the WPPA Trade and Economic Development Seminar he attended in Walla Walla. There were discussions among the participants regarding a big problem on environmental issues that discourages recruitments of entrepreneurship and growth of existing industries in Washington State. The conference consisted mainly of group discussions and board presentations.

There being no further business to discuss, the meeting was adjourned at 12 p.m.

DOUGLAS COUNTY PORT COMMISSION

W. Alan Loeb sack, President

James D. Huffman, Vice President

Mark M. Spurgeon, Secretary

Original signed copy filed at:

*Port of Douglas County
3306 Fifth Street SE
East Wenatchee, WA 98802*