PORT OF CENTRALIA
Established 1986

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Minutes
Regular Meeting of the
PORT OF CENTRALIA
August 18, 2021
Port of Centralia Administrative Office & Via Teleconference
3:00 PM

Attendees: Commissioners: Julie Shaffley, Peter Lahmann, Kyle Markstrom
Executive Director: Kyle Heaton
Press: Susan Delaire, Business to Business; Coralee Taylor, The Chronicle; Chad Taylor, The Chronicle
Public: Gary Odegaard; John Elmore; Bob Jackins; Alicia Fox, Centralia-Chehalis Chamber of Commerce; Adam Warren, Centralia-Chehalis Chamber of Commerce; Brian Dow; and Jan Banevich
Teleconference: No attendees

1) **Call Meeting to Order/Introductions:** Commissioner Shaffley called the meeting to order at 3:00 p.m.

2) **Approval of Agenda:** Commissioner Lahmann made a motion to approve the agenda as submitted. Commissioner Markstrom seconded the motion. The motion carried.

3) **Approval of Minutes:** Commissioner Lahmann made a motion to approve the August 4, 2021, regular meeting minutes. Commissioner Markstrom seconded the motion. The motion carried.

4) **Approval of Warrants:** Commissioner Markstrom made a motion to approve warrants 22014 through 22037 with an aggregate amount of $103,179.24. Commissioner Lahmann seconded the motion. The motion carried.

5) **New Business:**

   a) **Executive Director Report:** Kyle Heaton updated the Commissioners on the Park I irrigation well pump that went down. He reported that Moerke & Sons adjusted the pump to extend its lifetime, but the 20-year-old controller needs to be replaced. Port staff is looking for one, but until that is replaced the maintenance crew will be turning the system on manually.

   Kyle said that that the road striping in Park II has been completed. The contractor will be returning to paint the curbs to install a no-parking section, as requested by Sierra Pacific Industries and STIHL Northwest.

   Kyle reported that the vegetation removal at 1920 Gallagher Road will be wrapped up at the end of the following week. There is a 36'x 48' pole barn onsite that is of no value to the Port that will be put out for sealed bid for salvage. He provided the Commissioners with a resolution for their review.

Kyle stated that Midway Underground, out of Toledo, was the apparent low bidder for the Yew Street Extension project with a base bid of $5,530,000.00. He said that the Port's engineer is continuing to do reference checks, although he does not expect any issues as Midway Underground has done work for the Port before and they were very good to deal with. He said that the Port is finishing paperwork with the Washington State Department of Transportation, the City of Centralia, and the Port's engineers. He said that there will be a conference call the next day where he hoped the final documents needed to release the Port's funds to begin the work will be signed. He said that WSDOT is working remotely so coordinating things can be a little more difficult. He thanked Senator Braun's office for stepping in to further the project toward award and that the project would not be going forward without him. He anticipated that if the conference call goes well there will be a special meeting to award the bid to Midway Underground.

Kyle updated the Commissioners on new tenant TricorBraun. He said that they have provided their bonds and insurance, and their contractors are starting to work on their improvements. The ESFR sprinkler system has a 12-week lead time, which is what is needed for their Certificate of Occupancy.

b) **Master Plan Compliance:** Commissioner Markstrom made a motion to approve the Port Determination of Master Plan Compliance Conceptual Site Plan Review and Departure from Development Standards and to authorize Port staff to execute further submissions per Port attorney recommendations for Foundation of the Challenged for 3420 Galvin Road. Commissioner Lahmann seconded the motion. The motion carried.

Commissioner Lahmann said that when the Commissioners approved the sale, they also changed the Master Plan to take the property out of the Master Plan and he was wondering why it was still covered here. Kyle Heaton replied that it was taken out of the Master Plan, but it was still zoned as Port Master Plan with the City of Centralia, so the Master Plan is the guiding document that it will be permitted under until it is rezoned. The Port is assisting them to get through the existing zoning. He asked Commissioner Lahmann if that made sense. Commissioner Lahmann said that is sort of did, but he thought it was zoned residential or multifamily when it was sold. Kyle Heaton replied that every piece of property the Port owns is zoned Port Master Plan. Commissioner Shaffley asked if the Port would be aiding by passing the motion. Kyle Heaton responded that the Commissioners would be moving the Foundation for the Challenge, the parent company to Alderhouse, along in the permitting process and that the City of Centralia is assisting them as well. Commissioner Markstrom thanked Port staff for working with the Foundation for the Challenge and said that is a needed resource for the people who will live there. Kyle Heaton said that it will be a nice-looking facility. Commissioner Shaffley said that she appreciated the cooperation of everybody concerned.

c) **Committee Reports:** Commissioner Lahmann reported that he attended a Board of County Commissioners meeting and the groundbreaking for Ryerson on Harrison Avenue. He said that he believed they will be a good neighbor and that they are putting in a nice facility.

Commissioner Shaffley stated that she attended the Chamber of Commerce debate. She said that she thought it was really great and very well attended. She also extended the invitation to the Chamber's Business After Hours at The Juice Box in downtown Centralia the following evening.

6) **Public Comment:** Jan Banevich, a Centralia resident, said that she didn't have a question because they won't be answered but that she would make a statement. She said that it troubles her how the Commissioners can sleep at night when the people of Centralia voted to establish the Port and pay for it, including salaries, through property taxes. Yet they refuse to answer questions, whether it be at meetings, through Messenger, or emails. The website has little-to-no information and it fails to keep the public informed of changes to the Centralia Station project. She said that she learned from a reliable source that Fred Meyer never had the intention to come to Centralia Station because they don't build where the infrastructure is not already in place. She also wondered how confident the Port's traffic engineer is when he told Kyle Heaton that he was unaware of the plan to eliminate on-street parking on the south end of Yew Street. She said that it was a direct cause of the Port's plan for a dedicated left turn lane at Yew Street and Mellen Street. She said that the citizens have a right to know these things. She said she doesn't understand why they are treated so shabbily and why they allow their friends Alicia Bull, John Elmore, Bob Jackins, and Chad Taylor to disrespect the only Commissioner that tries to represent his constituents. They are allowed to make snide remarks when others have real concerns, and they should not be allowed free reign to make rude comments. She said that other people are at the meeting to try to get information on what is going on in their neighborhoods and if they are not here for that reason, she suggested that they stay home or attend the port meetings in the cities that they live. She said that she is ashamed of the way the Commissioners treat them for taking an interest in the Port and only one Commissioner is doing a job representing the voter citizens at the Port. Commissioner Shaffley thanked Jan Banevich for her comments and said that she could make disparaging comments about the Commissioners but not about other members of the public.

Brian Dow, a Centralia resident, said that he didn't want to sound repetitious but at the prior meeting the Commission President said that they would get back to people with questions, but he never received a response to his question regarding minutes remaining on the website for a longer period of time. He said that, as a follow-up to what Jan Banevich said, he doesn't think that they are asking unreasonable questions about what is going on at the that could or should be answered in some shape or form. Commissioner Shaffley thanked him for his comments.

Chad Taylor, a Centralia business owner, said that he disagreed with previous comments. He said that he always had his questions answered and that the Commissioners are doing a great job. He also congratulated Ryerson Steel and said he thought that they are an excellent addition for the Port to support. Commissioner Shaffley thanked him for his comments.

John Elmore stated that anyone is allowed to attend the public meetings and asking them to stay home is a disservice to the public. He said that it seems to be a hostile environment and that he doesn't understand how the resurgence is possible after breaking for COVID. He said that he suffered bully tactics when he was an elected official, and he took them to court and won. He said that since he hears people campaigning on transparent government, he is filing a Freedom of Information Act requesting all documents, work papers, notes, and other documents defined as public per RCW that are or were used or are in the possession of Commissioner Lahmann at that day's meeting. He said that he would like them as soon as he can legally get them and provided a copy of his request. He said that it is time for transparency.

Brian Dow said that transparency is a big word and that he doesn't know how they are so far apart on what is transparent and what is not. He said that the Commissioners asked for the public to email

in questions during the year of COVID, which was reasonable, but he doesn't know of one question that got answered and asked how that was transparent. He also told John Elmore that, legally speaking, requesting the information from all three Commissioners would be more appropriate.

Gary Odegaard, a Centralia resident, said that in reading The Chronicle's recording of the Chamber forum that Commissioner Shaffley spoke to states that the Port is now advertising the spot for warehouses loaded with tax incentives and low wages. He asked if that was the policy of the Port for Park 3 to have low wages. Kyle Heaton told Commissioner Shaffley that Gary Odegaard was asking her to follow up on a political statement made be a political candidate at a political forum. Commissioner Shaffley said that she could not make any statement. Gary Odegaard replied that Commissioner Shaffley should know if that was the Port's policy. Kyle Heaton responded that it has never been the policy of the Port of Centralia to attract low wages. He asked Gary Odegaard where it was advertised so he could have it corrected because it has never been authorized by the Port. Gary Odegaard said that he didn't know. Jan Banevich said that it was on the website. Kyle Heaton and Commissioner Shaffley asked which website. Jan Banevich stated that a Google search for Centralia Logistics Center in Centralia, Washington, brought up plans for three warehouses and that information is there. Kyle Heaton clarified that it was not a Port-owned website. Jan Banevich asked if the Port was authorizing it. Kyle Heaton replied that the Port did not authorize it. Jan Banevich asked if there would be warehouses there. Kyle Heaton replied that there may be a mixed-use development, but that website is not the Port's website, and there is nothing on the Port's website so he took exception to it. Commissioner Shaffley called for order.

7) **Adjourn:** Commissioner Markstrom made a motion to adjourn the meeting at 3:23 p.m. Commissioner Lahmann seconded the motion. The motion carried.

COMMISSIONER

COMMISSIONER