PORT OF CENTRALIA
Established 1986

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Minutes
Regular Meeting of the
PORT OF CENTRALIA
August 24, 2022
Port of Centralia Administrative Office & Via Teleconference
3:00 PM

Attendees: Commissioners: Kyle Markstrom, Julie Shaffley; Peter Lahmann (via teleconference)
Executive Director: Kyle Heaton
Public: Gary Odegaard; Jan Banevich; and Bob Jackins
Teleconference: Four unknown callers

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

2) **Approval of Agenda:** Commissioner Shaffley made a motion to approve the August 24, 2022, agenda as submitted. Commissioner Lahmann seconded the motion. The motion carried.

3) **Good of the Order/Public Comment:** Gary Odegaard, of Centralia, Precinct 10, said that he had been in Lewis County since 1962 and he came to the area to teach school. He said he has been asking about Zoom and asked if there was any timeline or goal in getting it set up. Commissioner Markstrom replied that the Port would not be utilizing Zoom due to cybersecurity issues. He said that the Port is looking at what other ports use. Gary Odegaard asked if that decision was voted on by the Commission. Commissioner Markstrom replied that it was not. Gary Odegaard said that the Port of Chehalis sent him an agenda for the meetings that navigated him to Zoom. He said it was really easy and works nice. He said it was good for people with disabilities especially. He said that he noticed a list of properties that the Port of Chehalis has for sale in The Chronicle. He said that Commissioner Lahmann had asked about that at the last meeting and he said it was something he thought that the Port could do, too, and work with the Economic Alliance of Lewis County on that. He added that he thought that the public not having the ability to provide oral public comment is against the new law and he thinks the Port is violating the Open Public Meetings Act. He said that he has had two more calls with King 5 television so the Port better get on the ball.

   Jan Banevich, of Centralia, asked if the Port has plans to mitigate its contribution to the housing shortage in the area as it continues to purchase properties containing low- and mid-income housing.

4) **Approval of Minutes:** Commissioner Shaffley made a motion to approve the August 3, 2022, regular meeting minutes. Commissioner Markstrom seconded the motion. The motion carried.

5) **Approval of Warrants:** Commissioner Shaffley made a motion to approve warrants 22615 through 22638 with an aggregate amount of $74,541.39. Commissioner Lahmann said that he would second the motion, but requested that Warrant 22637 be removed for discussion after the motion. Commissioner Markstrom stated that Commissioner Lahmann's motion failed for lack of a second. He seconded the motion to approve warrants 22615 through 22638 with an aggregate amount of $74,541.39. Commissioner Lahmann opposed the motion. The motion carried.

6) **New Business:**

a) **Executive Director Report:** Kyle Heaton reported that the homeowner has moved out of the final house on Alder Street. He said that the Port is preparing the residence for demolition with the asbestos test expected the following week and bids going out after that, depending on the outcome of the test.

Kyle Heaton stated that the stormwater easement is complete and thanked Larry Fagerness for getting that finished up for the Port on time. He said that the bids are due on August 25, 2022, for the Yew Street extension. He explained that the bid due date had been extended per the Port's engineer to provide additional clarity to bidders. He said that the Port had a good plan holders list and a good field of bidders, so he was optimistic there would be good news on Friday.

Kyle Heaton said a letter had been received from the Lewis County Noxious Weed Control Board because the Port had been turned in for tansy on the former retirement home property in Park 3. He said that there had been tansy there due to the wet spring delaying maintenance and extending the growing season. The Port appreciated being alerted about the tansy and it has been cut as much as possible until the Port's equipment is repaired. Kyle said that both the brush hog and the flail mower are out of operation due to damage and are waiting for parts.

Kyle Heaton reported that the Swope property purchase will be closing the following week. He said that the Port's due diligence is pretty much complete and no red flags have arisen. He said that the Port appreciates the sellers for their help in producing helpful documentation.

Kyle Heaton added that there had been some complaints when Puget Sound and Pacific Railroad recently replaced the Kuper Road crossing. He assured the Commissioners that Foron Road was open the entire time that Kuper Road was closed and that Kuper Road was closed for barely 24 hours. He said that that is PSAP's main line so it was a priority for them to get it back open. He said that the Port appreciates their help getting that done.

b) **Findings of Fact – RCW 53.25:** Kyle Heaton stated that the Port Commission held a public hearing at 2:30 p.m. on August 24, 2022, to discuss the proposed sale of 3.667 acres of ground together with a 10,000-square-feet building (Tax Parcels Nos. 023922000000, 023923001000, 023923004000, 0239005000, 023923006000, and 023923007000). He said that the Findings and Determination determines that 1) the sale would be in furtherance of and consistent with the Port's Comprehensive Scheme of Harbor Improvements, also called the Port's Master Plan of Development; 2) the property proposed for sale will result in the creation of employment opportunities for the Port's constituents; 3) the proposed sale would increase the tax base of Lewis County and would be a consistent use with the Port's surrounding property; 4) the proposed sale would allow the further development of marginal lands within the Industrial Development District of the Port; 5) the proposed use is consistent with the Port's Comprehensive Scheme of Harbor Improvements; 6) that the subject property is currently platted and if after the completion of a restricted use appraisal on the subject property it is determined that the Port's taxpayers would receive a higher financial return by selling the property as opposed to maintaining ownership and leasing the asset, then the sale would be in furtherance of the Port's policy of maximizing taxpayers' investment in return. Kyle said that this is the first step down a long road if the Commissioners were to agree and pass the Findings, then the Port

would start the work of negotiations and begin to call up appraisals and other work that would come before the Commissioners at a future date.

Commissioner Shaffley made a motion to approve the Findings of Fact and Determination of Viability of Sale of Property by the Port of Centralia Pursuant to RCW 53.25. Commissioner Lahmann seconded the motion. The motion carried.

c) **Resolution No. 2022-02 To Void Warrant 22521:** Kyle Heaton explained that Warrant 22521 has been outstanding and the recipient was unable to locate it, so it needs to be voided and reissued.

Commissioner Shaffley made a motion to approve Resolution No. 2022-02 To Void Warrant 22521. Commissioner Lahmann seconded the motion. The motion carried.

d) **Committee Reports:** Commissioner Lahmann said that he attended the Lewis County Board of County Commissioners meeting and the Port of Chehalis meeting. He added that he had a concern on Warrant 22637 and said that it was a possible violation of the Port's ethics code 2005-05. He said that he hoped to have a discussion about it and he is not averse to saying that it shows that the Commissioners need to go back through the Port's rules and regulations and do a review to see if things need to be brought up to date.

7) **Adjourn:** Commissioner Shaffley made a motion to adjourn the meeting at 3:14 p.m. Commissioner Lahmann seconded the motion. The motion carried.

COMMISSIONER **COMMISSIONER**