PORT OF CENTRALIA
Established 1986

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

Attendees: Commissioners: Kyle Markstrom, Julie Shaffley, Peter Lahmann
Executive Director: Kyle Heaton
Public: Gary Odegaard; David Nunn; Jan Banevich; Scott Tennant; Brian Dow; Paul Crowner; Lindy Waring; Bob Jackins; Chad Taylor; Coralee Taylor; and Rick Schnatterly
Teleconference: Five 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 3, 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. He asked if the Port had made any progress on using Zoom. Commissioner Markstrom replied that the Port is looking into different options. Gary Odegaard asked if there might be something coming. Commissioner Markstrom replied that the Port is looking into things. Gary Odegaard discussed that he was disappointed in Commissioner Markstrom's tirade against Commissioner Lahmann at the previous meeting and how he had turned his body was very disparaging. He said that it was uncalled for and thought Commissioner Markstrom owed Commissioner Lahmann an apology. He said that Commissioner Markstrom never came up with any proof. He added that they assumed it was against Commissioner Lahmann even though his name was not mentioned and there no motion. He said he was disappointed. He added that his pastor's sermon the previous Sunday was about hate and he stated that he was getting close to that, but the pastor said that they need to forgive. He said that he forgave Commissioner Markstrom but asked that he apologize to Commissioner Lahmann. He also stated that King 5 News called and had some concerns, so he asked the Commissioners to get their act together, especially on the Open Public Meetings Act.

   Jan Banevich, of Centralia, stated that she had recently done a public records request for the inventory list of properties for sale, properties leased and rented, and properties privately owned. She said that all she got back that she asked for was a list of properties that were leased and nothing for sale. She asked about it because she did not consider the response appropriate and not complete. She said that the response she got back from Amy Graber was that the Port does not have a list of properties for sale and she thinks that is quite odd. She asked how the Port knows what it has for sale if someone calls and wants to buy property and wants to see what property the Port has and where they are at. She asked how the Port is going to tell them if the Port does not know.

Brian Dow, of Centralia, commented that there has been a lot of talk recently about a group that is trying to annoy and disrupt Port activities that has been going around. He said that some of them come and ask questions, but in his view everyone that is in that group that he has talked to and know of are not trying to stop the Port from progressing or moving ahead, or providing good jobs. None of them are. He said that no one wants to put a halt to the Port. They just want to know what is going on and for things to be open. He said there is no reason to hide anything and no reason not to answer things, which is why he continues to come. He started coming approximately two-and-a-half years ago because he felt like he was being ignored. He asked if there is such a thing as a reset and that when questions are asked, have them be answered in some fashion and not always think that someone is out to get the Port.

Paul Crowner, of Centralia, commented that in the past few months, questions have been raised about a new website for the Port. Currently, the Port's website is out of date and needs to be updated. He gave an example of the tax rates cited are from 2016 and the homepage aerial view does not show the latest construction, such as the UNFI site. He said the Centralia Station link has no information and simply says the section is under construction and has been that way for years. He said that a few months back, the Commissioners were asked about a new website. On May 18, 2022, they said the plan was to start website redevelopment later in the year and the Port will look at several different companies to provide that service, which is in the May 18 regular meeting minutes. In that same meeting, Commissioner Lahmann said that he would like to see the new website move ahead because there was money in the budget for it. Paul Crowner said that it seems like the Port Commission looks favorably on a new website and any other delay is unnecessary. He suggested that the Commissioners offer a motion today to instruct Port staff to begin work on a request for proposals. The sample motion could read: "I hereby move that the Port of Centralia staff begin writing the request for proposal for a new and improved Port of Centralia website. The RFP should be completed by September 7 for that meeting for approval by the Commission." He added that there are most likely local businesses that would respond and Commissioner Lahmann has already mentioned one with a recommendation whose owner attends the Port meetings on a regular basis. He said that there is no need to wait or postpone this action because, as noted on the bottom of the agenda, the Port Commission may add or take action on items not listed on the agenda.

4) **Approval of Minutes:**

   a) Commissioner Lahmann made a motion to approve the July 20, 2022, regular meeting minutes. Commissioner Shaffley seconded the motion. The motion carried.

   b) Commissioner Shaffley made a motion to approve the July 22, 2022, special meeting minutes. Commissioner Markstrom seconded the motion. The motion carried.

   Commissioner Lahmann mentioned that he did not attend the special meeting so could not comment on the minutes.

5) **Approval of Warrants:** Commissioner Lahmann made a motion to approve warrants 22583 through 22614 with an aggregate amount of $268,293.15. Commissioner Shaffley seconded the motion. The motion carried.

Commissioner Lahmann thanked Kyle Heaton for taking care of the question he had had regarding one of the warrants.

6) New Business:

a) **Executive Director Report:** Kyle Heaton reported that the maintenance crew is continuing to battle noxious weeds, adding that it has been a bumper crop year for them with the wet spring. He said that the Port is aware of which of its properties the noxious weeds are on. The first priority was poison hemlock, and now that it is controlled the maintenance crew has moved on to tansy.

Kyle Heaton stated that dumping RVs on Port property has resumed. He said that as homeless enforcement actions happen in the north, invariably some migrate to the south. He added that the Port has made arrangements to remove them, but every time the Port has to tow one away it costs around $700 of taxpayer dollars. He said that the police do a good job of running them off if they are caught, but the Port is going to have to remain vigilant as enforcement actions occur in Thurston and Pierce Counties.

Kyle Heaton reported that the demolition of the house at 2904 Foron Road is complete. He did a walk through and everything looks good. He added that it was the final house out of Park II.

Kyle Heaton said that Kuper Road will be closed for four days beginning August 4, 2022. He said that it has been a planned closing for Puget Sound and Pacific Railroad to replace the tub crossing on Kuper Road, as well as some other update issues with the switches. He estimated that the work will take fewer than the slated four days since the railroad is unable to run until the work is complete. He added that Sierra Pacific Industries, the other tenants, and Lewis County are aware of the closure and Foron Road will remain open the entire time.

Kyle Heaton stated that the bids for the Yew Street extension project are due August 23, 2022. He added that the Brotherson Road apartments were noticed the week prior that tenancy will end in 120 days. The Port is working with the property manager at the apartments to accommodate everyone. The tenants have been aware that this day was coming and have been on month-to-month leases for 10 years, so the process has now begun.

Kyle Heaton reported that the Port has begun diligence on the Ives property. The previous owner had everything up to code and kept everything well documented, which the Port appreciates because it makes diligence a lot easier.

Kyle Heaton also reported that Mildred Lehman passed away. She was the wife of former original Commissioner Art Lehman. She was 92. The Port has passed along the Commissioners condolences and the Lehman family knows how much Art and Mildred have meant to the Port.

Commissioner Shaffley asked if the RVs are being dumped in specific site or randomly. Kyle Heaton responded that the dump sites are random, including in the back of Midway Court and far off of Galvin Road. He said that since Long Road has been cleared out, one has not been dumped in that area but it has been a problem in the past. He said that with the Yew Street extension and the construction going on in that area it will look less attractive.

b) **Committee Reports:** Commissioner Shaffley said that she did not have any reports, but did have a question for Kyle Heaton. She asked if there was any way the Port could look into the allegations from the previous meeting of problems with parking or leaving the parking lot.

Kyle Heaton replied that the Port's auditor was instructed to see if there was any footage of those allegations. He said that after several reviews of the footage and after review by Larry Fagerness, one of the Port's attorneys, it was determined that there was no factual basis for the allegation and that there was no incident that occurred. Commissioner Shaffley said that it had been looked into, then. Kyle Heaton replied that it had.

Commissioner Lahmann asked if the tenants at the apartment building over at Centralia Station had 120 days, would it put off the project until next year to next spring. He said that even if the project goes out to bid in the next couple of weeks, with the timeline, the sewer line is going to be the first priority for someone. Kyle Heaton replied that the Port does not perceive it delaying anything and it is a matter of staging and working around it. Commissioner Lahmann said that he has requested a couple of times a list of the properties that the Port has for sale. He asked if that was in the works and asked if the Port has a list. Kyle Heaton replied that Commissioner Lahmann has been provided on at least seven occasions that he is aware of every piece of property the Port owns. He said that Commissioner Lahmann has been a Commissioner for five-and-a-half years and is aware of what the Port has acquired, what it owns, what has property on it, and what does not. The Port only has two pieces of property currently listed with brokerage. He said that the Port is not a car lot and it does not have a list. There is no sign and that is not how this works. He said that Commissioner Lahmann has been provided with the vacant properties that the Port has and the zoning and that encompasses it. Commissioner Lahmann says that he does not recall seeing that list. The Port is in the property sales business and he is surprised that the Port does not have a list and that it is a planning tool. Kyle Heaton says that it has not come up in 22 years but he will keep it in mind. Commissioner Lahmann said that he appreciated that. He added that in the four years he has been at the Port, the Commissioners have not reviewed their goals and usually most organizations have a five-year revolving plan on goals where they look to see if they have achieved their goals and at what they want to achieve in the future. He said that he did not look up what the zoning was on the Swope property and that there is a lack of low-income housing in Lewis County. The City and the mayor have been working on the issue. He said that he has seen pieces of property that the Port has bought in the past that have been removed from residential into Port Master Plan zoning, which is fine since the Port is going to be building businesses there, but it is not replacing the residential zoning. He said the golf course has been a big issue with the kind of zoning and housing density it requires. He reported that he had a talk with the general manager of UNFI and affordable housing is one of the issues that their employees are facing. UNFI is in the hiring mode for mid-level management positions and Commissioner Lahmann provided a list. He added that UNFI has a group that is trying to be socially responsible and they are looking for projects to work on. Commissioner Shaffley asked if they said what kind of projects the group was looking for. Commissioner Lahmann said that he had mentioned his garbage pickup group, the Centralia Clean Team. Last year the group provided turkeys for the Centralia-Chehalis Chamber of Commerce. Commissioner Lahmann also requested a legislative report from Amber Lewis Consulting. He said that he thinks he has been at the Port for four years and he has never met her. He said that the Port is paying her $40,500 per year and he would like to at least get a report on what they are talking about.

Commissioner Markstrom reported that he attended the 2022 Washington Public Ports Association Commissioner seminar in Walla Walla. He said the topic of housing came up and the situation is not unique to the Lewis County area. He said that every Commissioner he spoke to and all the staff members that were presenting shared that it is equally challenging in their

communities as well. There all kinds of people who are looking at how to tackle the issue. He said there was a talk on the Snake River dams and some of the things that are going along with power in Washington State. He added that another important topic was workforce development, and the took a tour of Walla Walla Community College and a couple of the programs there that work with supporting their area. Commissioner Shaffley said that she was proud of Centralia College as well. Commissioner Markstrom said that as he was introducing himself from Centralia, the Walla Walla personnel were very familiar with Centralia College and the programs it has there. He said they spoke very highly Centralia College. Commissioner Lahmann added that Centralia College has a facility to do special industrial training.

7) **Adjourn:** Commissioner Shaffley made a motion to adjourn the meeting at 3:22 p.m. Commissioner Lahmann seconded the motion. The motion carried.

COMMISSIONER **COMMISSIONER**