PORT OF CENTRALIA
Established 1986

3508 Galvin Road · Centralia, WA 98531-9002
Phone 360-736-3527 · Fax 360-330-5666
www.portofcentralia.com

Minutes
Regular Meeting of the
PORT OF CENTRALIA
February 16, 2022
Port of Centralia Administrative Office & Via Teleconference
3:00 PM

Attendees: Commissioners: Kyle Markstrom, Julie Shaffley, Peter Lahmann
Executive Director: Kyle Heaton
Press: Susan Delaire, Business to Business, via teleconference
Public: Bob Jackins; Brian Dow; Jan Banevich; and Richard Schnatterly
Teleconference: Carol Lee Rickard; and two 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 Lahmann made a motion to approve the February 16, 2022, agenda as submitted. Commissioner Shaffley seconded the motion. The motion carried.

3) **Approval of Minutes:** Commissioner Shaffley made a motion to approve the February 2, 2022, regular meeting minutes. Commissioner Markstrom seconded the motion. The motion carried.

4) **Approval of Warrants:** Commissioner Lahmann made a motion to approve warrants 22301 through 22327 with an aggregate amount of $80,999.55. Commissioner Shaffley seconded the motion. The motion carried.

5) **New Business:**

   a) **Flood Fund:** Kyle Heaton presented the Commissioners with a letter addressed to Commissioner Shaffley from the Economic Alliance Committee of Lewis County. He read, "Reducing the impact of catastrophic flooding is a top priority of the Economic Alliance of Lewis County. We are strong supporters of the proposal from the Governor's Chehalis Basin Work Group. That proposal is for permitting of a water retention facility in the upper Chehalis basin along with an aggressive basin-wide salmon habitat enhancement. It also includes continued local project funding for China Creek and raising the Centralia-Chehalis airport levee. In 2010 the cities of Chehalis and Centralia along with Lewis County and many local businesses established a FEMA-Flood Fund to help cover the cost of professional services needed to assist our communities to advocate on these issues. These funds have been utilized effectively for their intended purpose. Presently there is a need to replenish flood funds. To support this effort, the Alliance serves as the manager of this fund. We are inviting the City of Centralia, City of Chehalis, Port of Chehalis, Port of Centralia, Industrial Commission and Lewis County to each contribute $15,000 this year to the flood fund. EDC is available to meet with your board to answer questions in the process."

   Commissioner Shaffley made a motion to contribute $15,000 to the Flood Fund. Commissioner Lahmann seconded the motion. The motion carried.

Commissioner Lahmann stated that he would like to see a presentation by them on the financial aspects and what they need the money for. Commissioner Markstrom replied that he recently met with Jay Vander Stoep, the consultant on the project, and he thought the funding was going to be used to cover Jay Vander Stoep's consulting fees on behalf of the group. Commissioner Lahmann said that he was not adverse to it, but he would just like to see the financial statements. He said that they all know what happens when it floods around the community and the Port needs to do what it can to help mitigate that. Commissioner Markstrom said that he was sure that the EDC would be happy to share that information.

b) **Executive Director Report:** Kyle Heaton reported that the demolition at 1920 Gallagher Road was complete. He also reported that the concrete debris that was left behind at 3804 Ives Road has been removed so the property will now be able to be farmed and mowed more effectively.

Kyle stated that everything has been submitted for the Fergerson Schmidt boundary line adjustment. It is now just a matter of working through the process with the City engineer.

Kyle said that InnerSpace Systems had departed for Texas the previous week. They left the 1711 Midway Court building in good shape and the maintenance crew is currently cleaning it up. He said that after 15 years of occupancy there will be some floor coverings that will need to be replaced and painting that will need to be done. Overall, InnerSpace left the building in extremely good shape. The Port is sorry to see them go, but happy to see that 4Legz is able to expand there. The Port has ordered the gas line extension from Puget Sound Energy and is waiting for that agreement.

Kyle reported that the final stormwater easements for Park 3 have been negotiated and are currently circulating with the other parties. The Port is also waiting for a boundary line adjustment with Reality Homes. It is progressing and is currently working its way through the City's process.

He also stated that there has been a tremendous amount of work that has gone on with the Washington State Department of Transportation, but Commissioner Markstrom will be reporting on that. Commissioner Markstrom replied that he will cover it during committee reports.

c) **Committee Reports:** Commissioner Shaffley reported that she attended the Centralia-Chehalis Chamber of Commerce Forum where Lewis County Assessor Dianne Dorey gave a presentation on the levy rate increases. She had explained that property assessments are now done annually per the Legislature and are increasing due to the property values and property sales in the currently hot real estate market. The levies will increase or remain at current levels depending on the different levies. Commissioner Shaffley also announced that the Chamber will be hosting a Business After Hours at the Chronicle on February 17, 2022, at 5:00 pm and everyone is welcome.

Commissioner Lahmann reported that he attended the Washington Public Ports Association's weekly update on political issues. He said that the Economic Revitalization Board is getting additional funding of $7.5 million for shovel-ready manufacturing site projects that can be used for economic development. There was also a discussion on the supply chain and trucking issues with a proposed bill that would require ports to provide off-road truck parking, like what the Port

struggles with on Kuper Road, and sanitation facilities in future developments. He said there was also a discussion on House Bill 1727, which would switch voting issues to even years, and how that could be an issue where Commissioner terms fall. Commissioner Lahmann also stated that he spoke with one of Lewis County's attorneys, Eric Eisenberg, regarding planning for housing issues, which is one of Mayor Johnson's and Commissioner Swope's hot issues right now. Eric Eisernberg said that they have worked with the Cities, but now they want to reach out to the Port. Commissioner Lahmann that they don't know what their application will be, but they will be looking at ways to mitigate taking a piece of property out that could be residential and if it can be offset somehow. Can another piece be declared eligible for that? Commissioner Lahmann said that Eric Eisenberg didn't exactly know when, but he would be coming to talk to the Commissioners about it eventually.

Commissioner Markstrom commented that housing is hot topic these days. He reported that he has recently had an impromptu meeting with some City and County elected officials to start the conversation about infrastructure and EDC initiatives. He said that it was good to see all of the different entities talking to each other and working toward the same goal. He also said that Port staff, engineers, and consultant met with the Washington State Departments of Transportation regarding Centralia Station. Commissioner Markstrom said that he reached out to Jaime Herrera Beutler's office. The Port had received word that the last of the packet had been sent to the Federal Highway Administration, so the Port was looking for assistance to make sure things move along at the federal level. He said that the Congresswoman's people are engaged and working for the Port. A meeting is scheduled with her office, the Port, and FHWA to ensure the Port has everything it needs and is moving forward appropriately. He stated that the Port has fulfilled everything that has been requested of it and is currently waiting on those agencies to get back to the Port. WSDOT has reached out to the City of Centralia for plan approvals and the City has indicated that they will be reviewing the plans, hopefully the Port will be getting approved plans.

Commissioner Shaffley thanked Commissioner Markstrom for doing that work. Commissioner Markstrom replied that the Port just wants to move things forward. He appreciates everybody's efforts to help the Port will get over the finish line.

Commissioner Lahmann asked if the Port needs any other political help on it. Commissioner Markstrom replied that he did not think so because things were moving. If the Port feels like things are grinding to halt it may get others involved, but right now it has positive momentum.

6) **Good of the Order/Public Comment:** Jan Banevich, of Centralia, reminded the Commissioners that at the last meeting on February 2, 2022, she made a statement regarding the inappropriate executive session and salary increase for the director with four pages for the Commissioner's packets. Now she wanted to let the Commissioners know that, on behalf of herself and their group, Concerned Citizens for Open and Honest Government, they are still waiting for a response, which they have not yet received. She is also waiting for a response to her letter to Commission President Markstrom, which she has not received yet from a week ago. Commissioner Markstrom replied that the Port has reviewed the meeting minutes from the meeting that Jan Banevich was concerned about and the Port was well within the law and the actions that were taken were appropriate.

Brian Dow, of Centralia, said that he was going to touch on Jan Banevich's request but Commissioner Markstrom answered it well. He also asked if all three Commissioners will be invited to go to the meeting with Jaime Herrera Beutler's office. Commissioner Marktrom replied that that would be a violation of the Open Public Meetings Act. Brian Dow asked if the Comissioners all had equal input. Commissioner Markstrom replied that it isn't input at this time; it is just making sure things are moving along since the Port is at the mercy of the other agencies.

7) **Adjourn:** Commissioner Shaffley made a motion to adjourn the meeting at 3:16 p.m. Commissioner Lahmann seconded the motion. The motion carried.

COMMISSIONER **COMMISSIONER**

Amy Graber

From: Linda Greenwood <lindagreenwood555@gmail.com>
Sent: Wednesday, February 16, 2022 1:12 PM
To: Amy Graber

Hi Amy, I have a question for the Port Meeting today. When will we hear what you are going to do about what I think is the inappropriate/illegal executive session you had and the vote to increase the director's by such a big increase? Have you decreased the raise at this time? I will be looking forward to hearing back from you. Thank-You Linda Greenwood.