PORT OF CENTRALIA
Established 1986

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Minutes
Regular Meeting of the
PORT OF CENTRALIA
July 7, 2021
3:00 PM

Attendees: Commissioners: Julie Shaffley, Peter Lahmann, Kyle Markstrom
Executive Director: Kyle Heaton
Press: Chad Taylor, The Chronicle
Public: Alicia Fox, Centralia-Chehalis Chamber of Commerce; Matthias Smith, Organizer, Local 252; Jimmy Peterson, Laborers' International Union of North America; Paul Crowner; Naomi Pavlicek, Local 252; Taylor Allen, Local 252; Jan Banevich; Rick Schnatterly; and Gary Odegaard

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

2) **Approval of Minutes:** Commissioner Lahmann made a motion to approve the June 16, 2021, regular meeting minutes with amendments. Commissioner Markstrom seconded the motion. The motion carried. .

3) **Approval of Warrants:** Commissioner Markstrom made a motion to approve warrants 21937 through 21961 with an aggregate amount of $77,316.28. Commissioner Lahmann seconded the motion. The motion carried.

4) **New Business:**

   a) **Executive Director Report:** Kyle Heaton noted that the Commissioners were provided with news articles regarding the recent arsons on Port property on Alder Street. He reported that those structures had been demolished and the debris has been removed. There are no remaining unoccupied houses in Park 3 that have not been demolished. The Port will not be taking action on the occupied residences until September.

   Kyle reported that a contractor will be removing vegetation in the Park 3 retention ponds, as well as removing the trees on the former Alderhouse property. Work is expected to begin early next week and should take approximately 10 days, weather depending.

   Kyle stated that the Port is continuing work with its project engineers AECOM, TENW, and Hatton Godat Pantier. The I-5 offramp project has been on the books for several years. There has been significant escalation in construction costs, so the Port asked each engineering firm for their updated costs so the staff can collaborate with the Port's lobbyist and work with the Washington State Department of Transportation, who received significant funds from the federal government to update greenlit projects. Kyle said that the I-5 offramp project is an approved project in the current year's fund and on the approved list, so those all bode well. He said that the feedback from the Port's engineers totaled a project cost increase of approximately $1.3 million over 10

years. Kyle said that the Port will continue to push forward the issuance of the permit, which is waiting for final details from Centralia City Light regarding conduit and volt-box placement for streetlights. There were also some modifications to the illumination plan submitted to WSDOT that were approved.

Kyle reported that CenturyLink, now Lumen, will be fixing the conduit issue that damaged the stormwater lines at 3802 Galvin Road later this week at their own expense.

Kyle also reported that the Port's maintenance crew and farmer were able to successfully mow all three parks prior to the July 4.

b) **1st Addendum to Lease:** Commissioner Lahmann made a motion to approve the 1st Addendum to Lease with Blanc Display Group for the building located at 3639 Galvin Road. Commissioner Markstrom seconded the motion. The motion carried.

c) **Residential Purchase and Sale Agreement:** Commissioner Markstrom made a motion to approve the Residential Purchase and Sale Agreement with Bruce E. and Margaret Pearl Howard for 1920 Gallagher Road in the amount of $454,000. Commissioner Lahmann seconded the motion. The motion carried.

Commissioner Lahmann commented that he thought that the purchase price of only $30-40,000 more than the assessed value and this was significantly more. Kyle Heaton responded that he had his transactions confused. Commissioner Lahmann said it was fine. Commissioner Shaffley stated that the Port was paying the asking price and that he had agreed to it at the previous meeting. Commissioner Lahmann stated that he had gone home to do further research. He was not averse to the price, but he was just questioning it.

d) **Committee Reports:** There were no committee reports made.

Commissioner Markstrom noted that he attended the City of Centralia's 4th of July celebration at Fort Borst Park. He said that it was good to see so many attendees.

Commissioner Shaffley said that she attended the Centralia-Chehalis Chamber of Commerce Business After Hours hosted by Port tenant Dick's Brewing Company. She said that it was very well attended. She thanked the Chamber for putting on the event.

5) **Public Comment:** Gary Odegaard asked about the progress of an interchange that many people have been hearing about and where it would be located. Commissioner Shaffley responded that Lewis County is still considering it but there hasn't been any significant work done on it during COVID. Kyle Heaton replied that it was not really for the Port to speak to since it was a County project. Kyle suggested that he contact either Josh Metcalf or Erik Martin at Lewis County to better answer any questions that he has on the project. Gary Odegaard asked if the Port has meetings with the County. Kyle Heaton responded that the County hasn't had meetings in three years.

Naomi Pavlicek, Laborer's Local 252 asked if there was a scope or project finalization on the project that was over $1 million previously discussed during the meeting. Kyle Heaton replied that the project will be utilizing WSDOT funds and WSDOT bid documents.

Jan Banevich asked when questions and comments that were submitted during the remote meetings will be addressed. She said that they were attached to the minutes without responses. Commissioner Shaffley said that they were attached to the minutes and were put into public record. Jan Banevich asked why they will never be answered. Kyle Heaton said that she was currently in front of the Port Commission and she was certainly welcome to ask them those questions. He explained that the Port was holding meetings remote during that time and the Commission was under no requirement to answer questions. Jan Banavich asked if the submitted questions were going to be ignored. Kyle Heaton said that he was waiting for her questions. Jan Banevich said that was her question. Commissioner Shaffley stated that they were not ignored, but put into public record. Jan Banevich said that they were not answered and the minutes only had the questions attached, not the answers. Commissioner Shaffley said that she could ask the questions now if she would like. Jan Banevich said that she doesn't have the questions with her at the moment. Commissioner Shaffley said that she was more than welcome to bring her questions in the future.

Commissioner Lahmann said to the ladies that have come in regarding apprenticeship utilization that RCW 39.04.300 is the apprenticeship utilization statute. RCW 39.04.310(3) pertains to ports and projects over $1 million will have apprenticeship utilization. He said that he would like future projects to have language in the contracts that pertains to that. He said that Kyle Heaton is correct in saying that the WSDOT project will have apprenticeship utilization in it. Kyle Heaton responded that he doesn't know if it does or doesn't, but the project will be using WSDOT documents. He said that throughout the project, that is all that is going to be utilized. Commissioner Lahmann asked if that would be the case on the Yew Street extension project as well. Kyle Heaton replied that it was, so it was a moot point. Commissioner Lahmann said that they can request to have at least one former student, such as from Centralia High School if an agreement is in place, on future projects. He said that he would like the Port to think about it. Commissioner Shaffley stated that it was duly noted.

Chad Taylor stated that he was grateful for the road work that has been done between Centralia and Chehalis. He said that it was a lot safer and quicker. He thanked the Port Commission both current and prior for their work on that. Commissioner Shaffley and Commission Markstrom thanked him for his comments.

6) **Adjourn:** Commissioner Markstrom made a motion to adjourn the meeting into executive session to discuss real estate matters pursuant to RCW 42.30.110(1)(c) at 3:18 p.m. Commissioner Lahmann seconded the motion. The motion carried. Kyle Heaton stated that the executive session will last approximately 5 minutes with no decisions likely.

7) **Reconvene:** Commissioner Shaffley reconvened the meeting at 3:23 p.m.

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

Patty Lahmann
COMMISSIONER

COMMISSIONER