PORT OF CENTRALIA
Established 1986

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**Minutes**
**Regular Meeting of the**
**PORT OF CENTRALIA**
**May 4, 2022**
**Port of Centralia Administrative Office & Via Teleconference**
**3:00 PM**

Attendees: Commissioners: Kyle Markstrom, Julie Shaffley, Peter Lahmann
Executive Director: Kyle Heaton
Public: Bob Jackins; Brian Dow; Gary Odegaard; Scott Tennant; Dawn Merchant; Jan Nontell; Rebecca Staebler; Jan Banevich; and Paul Crowner
Teleconference: Three 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 May 4, 2022, agenda as submitted. Commissioner Shaffley seconded the motion. The motion carried.

3) **Approval of Minutes:** Commissioner Shaffley made a motion to approve the April 20, 2022, regular meeting minutes. Commissioner Lahmann seconded the motion. The motion carried.

4) **Approval of Warrants:** Commissioner Shaffley made a motion to approve warrants 22433 through 22459 with an aggregate amount of $110,710.21. Commissioner Lahmann seconded the motion. The motion carried.

5) **New Business:**

   a) **Executive Director Report:** Kyle Heaton reported that new Alderhouse location is rezoning their parcel out of Port Master Plan and into compliance with its use a group home. He said that that process and the construction of their facility are moving along. Commissioner Markstrom asked if any action was needed. Kyle Heaton replied that testimony can be submitted in favor of it but he doesn't know that they need any.

   Kyle presented the Commissioners with the site plan review for Midway Logistics – Georgia Pacific. He said that the Port reviewed the site plans with the SEPA MDNS that was issued last year and had expressed concern that their employee access was located on Foron Road south of the Puget Sound and Pacific Railroad crossing because that is a residential neighborhood and the Port has specifically kept truck traffic away from that area. He said the road would require substantial improvement if they go that route because there isn't even a fog line because it is so narrow. The Port's land use attorney conveyed those concerns to the City of Centralia and the City concurred so they will revisit that with the choice of a massive improvement of Foron Road or, the more likely option, a drop lane on Harrison Avenue for employees and trucks to slide over and get out of traffic. Commissioner Shaffley asked if the original site plan was for an entrance on Harrison Avenue. Kyle Heaton replied that was correct. He said that the Port was keeping track of it as it moves through the process and is supportive of the project because it is a

good employer and tax base. The Port just wants to make sure that it doesn't impact its development or the surrounding residents unnecessarily.

Kyle stated that 4Legz is waiting on Puget Sound Energy to install the gas meter. Their ovens have arrived but they can't do much until the gas is hooked up.

Blue Rhino is completing paving repairs to their parking lot, Kyle said, at their own expense. The asphalt was damaged from trucks pivoting and Blue Rhino was gracious about doing the necessary repair work.

Kyle reported that the Port is working on the issue of trucks parking on Mahoney Drive. He said that the 'no parking' signs have arrived and they will be posted. Some of the Port's tenants past the Steelhammer Lane cutoff are experiencing damage from trucks that are turning into the UNFI employee entrance rather than the shipping/receiving area. Also, trucks are arriving several hours early for their dock appointments and are waiting in the park instead of at a truck stop, sometimes blocking tenant driveways. He said they have also run over a couple of signs. He proposed placing a sign at the corner of Mahoney Drive and Steelhammer Lane stating no trucks beyond that point, which would give the trucks the opportunity to turn left onto Steelhammer Lane and loop around to UNFI's shipping/receiving area. He said that it is a continuing learning curve with UNFI and their trucks, but the Port is working on it and Patty Page at the City of Centralia is working on it as well.

Kyle said that the last residential home in Park II has gone through the asbestos testing process. By using the point count testing system, no abatement was needed and the demolition permit has been issued. He reported that the demolition project is now out for bid.

Kyle stated that maintenance costs have significantly increased this year from off-road diesel to chemical sprays and fertilizer. He said that the maintenance crew is careful to choose the days that they spray so no product is wasted.

Commissioner Lahmann asked how the plan submittal is going for the City of Centralia. Kyle Heaton replied that he spoke to TENW and Hatton Godat Pantier. He explained that because the Port has three engineers reviewing it, every time the City makes a change all three consultants have to review it, then it goes to the Washington State Department of Transportation, and then it comes back so that is why it is not a one-week turnaround. He said that they expect to have it completed by the end of the next day. Commissioner Markstrom clarified that Commissioner Lahmann was referring to the submittal for Centralia Station. Kyle Heaton said that he assumed they were discussing the Yew Street extension. Commissioner Lahmann said that it was all part of the same project. Kyle Heaton said that was the portion that was currently being reviewed.

b) **Committee Reports:** Commissioner Shaffley said that she attended the Economic Alliance of Lewis County meeting and they are going to be having a hydrogen summit on May 12, 2022, from 4:00 to 6:00 pm at Centralia College. She said that the Economic Alliance is also going to be having an ARPA and infrastructure stakeholder meeting on May 6, 2022, from 9:00 am to 12:30 pm at the Lewis County hearing room. They will have opening remarks from the Lewis County Commissioners; legislative updates with Representatives McIntire and Walsh and Senator Wilson; and Representatives Abbarno and Orcutt and Senator Braun will be going over the updates of the Economic Alliance. They are also going to be discussing ARPA funding and

managing ARPA money. She said that the event is invitation only due to space constraints, but there is a Zoom link on the EALC website.

Commissioner Lahmann reported that he attended a couple of City Council meetings.

Commissioner Markstrom stated that the Washington Public Ports Association's spring conferences were currently ongoing so the Port will see what news they will be releasing from that event. He said that he would be attending the WPPA's commissioner seminar at the end of July. He also stated that the farmers market is opening the upcoming Friday and that he hoped people could get out and enjoy that.

Commissioner Lahmann requested that if anyone has an extended boom forklift that they would like to loan for a day or two, the volunteers need to set some logs on the Borst blockhouse.

6) **Good of the Order/Public Comment:** Commissioner Markstrom reminded everyone that the public comment time limit is three minutes and that the Port encourages public comment, however it is a time for comments and not to have questions answered. He said that it has not been the policy of the Port, or many other ports and councils, to answer questions during public meetings, partly because the answer might not be known at that time. He said that he tries very hard to reach out to people and answer questions that he knows comes up.

Brian Dow, of Centralia, said that when the Port does committee assignments for different entities, it has a lot of expertise at this table, with Julie and Pete, to lean on, which might be construction-type stuff, and he suggested that the Port takes advantage of everyone's expertise and knowledge.

Gary Odegaard, of Centralia, said that he recently attended the Chehalis port meeting and he thought that they might learn something. He said that there is a different attitude, no tension, and questions can be asked. He said that the problem here is that a motion is passed before public comment so the public has no chance to ask questions or make comments. He also said that they were given copies of budgets, which he understands can be hard to get without a request form. He thought he heard one of the Commissioners comment that if they open it up too much it becomes like Port of Seattle and it will go on for a few hours, but the Port of Centralia is much smaller and maybe it doesn't hurt once in a while to go to two hours anyway. When he chaired committees in Olympia for the State Senate, they would go to the early hours of the morning and while he is not saying that should be done, but it is something to be considered and appreciated.

Jan Banevich, of Centralia, said that she is interested in finding out whether Scot Industries is moving out of the Port of Centralia and over to Napavine. She would like more information about that. Commissioner Shaffley replied it was announced months previously that Scot Industries was looking for property in Napavine and the Economic Alliance of Lewis County was helping them look for properties for their expansion. Jan Banevich asked if they will be empty. Commissioner Shaffley replied that she could not speak to that. Commissioner Markstrom recommended that they ask Scot Industries directly because they own that building. Jan Banevich said that she would like to know when the huge pile of concrete at Centralia Station is going to be removed since it is in the right-of-way for the Yew Street extension. She would also like to know when Alder Street is going to be widened and improved because it looks like a disaster area and she doesn't know how any business would want to come to that area with it looking that way. She also stated that Emil Pierson

from the City's economic development departments says that no business called WinCo has ever contacted the City.

Paul Crowner, of Centralia, commented that it is nice to see a full room instead of having only two or three people. He wondered that to ensure this kind of attendance if the Commissioners could look into placing the meetings in the community calendar section of The Chronicle. He believes it is done at no charge and the publisher would look upon it favorably. He said there are lots of organizations that have a listing there, even the Lewis County cemetery district, and it something the Port might look into.

7) **Adjourn to Executive Session:** Commissioner Shaffley made a motion to adjourn the meeting to executive session to discuss real estate matters pursuant to RCW 42.30.110(1)(b) at 3:17 p.m. Commissioner Lahmann seconded the motion. The motion carried. Kyle Heaton stated that executive session should last approximately ten minutes with no possible decisions.

8) **Reconvene:** Commissioner Markstrom reconvened the meeting at 3:27 p.m.

9) **Adjourn:** Commissioner Shaffley made a motion to adjourn the meeting at 3:27 p.m. Commissioner Lahmann seconded the motion. The motion carried.

**COMMISSIONER**

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