PORT OF CENTRALIA
Established 1986

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Minutes
Regular Meeting of the
PORT OF CENTRALIA
September 7, 2022
Port of Centralia Administrative Office & Via Teleconference
3:00 PM

Attendees: Commissioners: Kyle Markstrom, Julie Shaffley, and Peter Lahmann
Executive Director: Kyle Heaton
Press: Susan Delaire, DeVaul Publishing (via teleconference)
Public: Gary Odegaard; Scott Tennant; Jan Banevich; and Brian Dow
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 Shaffley made a motion to approve the September 7, 2022, agenda as submitted. Commissioner Lahmann seconded the motion. The motion carried.

3) **Good of the Order/Public Comment:** Scott Tennant, of Chehalis, said that he was a retired United Brotherhood of Carpenters carpenter. He said that he has come to these meetings before to talk about tax fraud and that he wanted to talk about it again. He recognized that open government is critical to building citizen trust and as a key contributor to achieving different policy outcomes in diverse domains including public sector integrity, anti-corruption, public sector modernization, civic freedom, digital government, public procurement, public sector innovation, public financial management, and human resource management, as well as major socioeconomic targets within the framework of the 2030 global agenda for Sustainable Development Goals. He recognized that stakeholder participation increases government accountability, broadens citizens' empowerment and influence on decisions, builds civic capacity, approves evidence-based policymaking, reduces implementation costs, taps a wider network for innovation and policy making, and service delivery. He recognized the need for establishing a clear, actionable, evidence-based, internationally recognized, and capable framework for open government, as well as related processes, output, outcome, and impact indicators taking into account the diverse institutional and legal settings of the members and nonmembers having to adhere to the recommendations, hereafter they will be called "the tenants." He said that considering that open government strategies and initiatives are a shared responsibility of all branches and levels of government according to their existing legal and institutional frameworks, that therefor this recommendation is relevant to all of them. He asked the Commissioners to please consider his proposal for a Public Government's Committee. The Port would agree that for the purpose of the present recommendation, the following definitions would be used: "open government:" a culture of governance that promotes the principles of transparency, integrity, accountability, and stakeholder participation in support of democracy and inclusive growth; "open state:" when the executive, legislative, judicial, independent public institutions, and all levels of government recognize their respective roles, prerogatives, and overall independence according to their existing legal and institutional framework, collaborate exploit synergies, share good practices and lessons learned among themselves and other stakeholders to promote transparency, integrity, accountability, and stakeholder participation in support of democracy and

inclusive growth; "Open Government Strategy:" a document that defines the Open Government Agenda… Commissioner Markstrom informed Scott Tennant that his allotted three minutes were over and it was time to wrap it up. Scott Tennnant asked if it was time to stop and thanked Commissioner Markstrom.

Gary Odegaard, of Centralia, said that the Commissioners probably knew who he was and wished that he wouldn't keep coming to the meetings. He said there was a group that has quite an interest in what goes on at the Port and that the Port has open transparency that Scott Tennant spoke to. He said that sometimes the group gets the feeling that they are not important and he has to say it has been quite the group. Scott Tennant, who the Commissioners heard from, was a foreman at the steam plant and active in the union. Jan Banevich [inaudible 21:06]. He said it was really very impressive. Paul Crowner used to be with The Chronicle and was involved with the education program there, as well as sitting on the Lewis County Budget Committee. Brian Dow is involved in many, many community activities and does a great job. He said that he himself had formerly been a state senator, majority caucus chair, chairman of the budget committee, and became assistant state budget director for the governor and traveled for her all over the county, so he guesses that he knows something. He had been the acting dean of instruction at the college when the dean was out of town and chairman of the business division for many years. He retired after 30 years of teaching. He said that he wanted the Port to take the group a little more seriously. He said that at the last meeting they were told that the Port had decided against Zoom and he does not know who decided that. He asked for the Port to consider unmuting people who wish to ask questions or make comments on the phone system.

Jan Banevich, of Centralia, stated that leadership is based on inspiration, not domination, on cooperation, not intimidation. She felt that domination and intimidation are two things that describe the Port and especially the director. She said that lately some of the Commissioners have been very dominating and intimidating in the way they handle things, in the way they talk to people and even in the way they don't talk to people. She said that they listen to the director, who is dominating and intimidating, has a habit of behavioral problems, and neglects his job duties. Commissioner Markstrom stopped Jan Banevich's comments and told her that she was not going to disparage people in the room like that. He said that if she wanted to make comment then she could make comment, but asked her not to say disparaging things like that. He said it was not acceptable. Jan Banevich said that they were the voices of the people and asked if they can't say anything. Commissioner Markstrom replied that he was just asking her to be respectful. Jan Banevich said that she was being respectful and that she has the right to her opinion. She asked if this was not a free country anymore.

Brian Dow, of Centralia, said that it has been stated that there are people who want to see a change. He said the Centralia City Council asks repeatedly through the meetings for public comment. He said the new mayor has been super good about asking for public comment. He said they do not wait, or put it all at the front, and things like that that have been brought up. He said that people that have disabilities that cannot come to the meetings are able to call in. He does not think that these things are that difficult. He said that he knows it has been explained that there are security issues but other entities are getting past the security situation and why can't the Port. He said that things like that keep percolating and asked if some of these things can be tackled, because they are not asking for a lot. He does not think that it is a lot to ask to move the public comment to the end of the meeting or throughout the meeting. He asked why that is not possible. He said that it needs to be looked at that way and they would have a lot better rapport if they can do that.

4) **Approval of Minutes:** Commissioner Lahmann made a motion to approve the August 24, 2022, regular meeting minutes; August 24, 2022, public hearing minutes; and August 26, 2022, special meeting minutes. Commissioner Shaffley seconded the motion. The motion carried.

5) **Approval of Warrants:** Commissioner Shaffley made a motion to approve warrants 22639 through 22664 with an aggregate amount of $1,952,714.50. Commissioner Lahmann seconded the motion. The motion carried.

6) **New Business:**

a) **Executive Director Report:** Kyle Heaton reported that the Port has awarded the contract to Midway Underground of Toledo for stage 1 of the Yew Street extension project. He said the Port has been working with its engineer, Midway Underground, and the Washington State Department of Transportation in getting all of the necessary paperwork in order and Amy Graber has been doing a tremendous job on that. He said WSDOT approved the Port issuing the Notice to Proceed so it has been issued to Midway Underground and they will be heading to the site soon.

Kyle Heaton stated that the Swope transaction closed. He said that the Port has been working with its attorneys to bring all of the current leases into compliance and that should be wrapped up within the next few months. He said the Port has reached out, as did the seller, to let the mobile home park tenants know that the sellers are moving, there are no changes in the rent, and the Port needs to get formalized leases, proof of insurance, and other information any landlord typically needs. He said that in the sellers' defense, they are settling their parents' estate so this was not their leases so they did not necessarily know where they all were. The Port is reaching out and he said it was so far so good. He said the Port also intends to bring in a dumpster in October, at its expense, to provide a one-day cleanup for people that may have things lying around that they have not gotten to the dump. He said that it would be an opportunity with a 20-yard dumpster to take care of some of that.

Kyle Heaton reported that the maintenance crew has been working on the irrigation systems and has been doing a good job keeping them up. He said that the weather went from rain to absolute dry, but the pumps are holding up this year.

Kyle Heaton said that the Port performed its annual levy inspection of the Long Road dike with the US Army Corps of Engineers. He said the inspection went well and the levy will be certified. The Corps of Engineers has asked for the Flood Control District to provide video inspection on the two culverts, which is typically done every five years, so the Port has gathered bids for that. He said that the work will get underway as soon as the Flood Control District approves the bid.

Kyle Heaton stated that the first public hearing regarding the Port of Centralia redistricting will be on October 5, 2022. He said the Port's attorney has nearly completed the package and the Port will have it posted on its website soon.

Kyle Heaton gave a brief budget status report as of July 31, 2022. He said the Port is pretty much on track across the board and even a little ahead on operating revenue, some of which is the timing on payments. He said that overall the Port is on track for the budget for year end.

Commissioner Lahmann asked if WSDOT will give any leeway on when the Port can go to bid for the nexgt round, such as if the Yew Street Extension project is 60% completed. Kyle Heaton replied that WSDOT has not made a statement on that and he will not speculate. WSDOT has been all over the board, and some of that is in the Federal Highway Administration's control. He thought that WSDOT would like to see it get going and guessed that the Port will know more in 90 days. Commissioner Markstrom added that it is safe to say the Port's staff and consultants are engaged in working on getting that part moving as fast as possible. Kyle Heaton agreed that that was very much the case. He said that the paperwork is approved as far as the ramp and it was just a matter of getting it released to go to work. He said that was what the Port was waiting for and in the meantime will get as much work done as possible on the rest of it.

Commissioner Markstrom stated that the budget update looked good and thanked Kyle Heaton for providing it.

b) **Committee Reports:** Commissioner Shaffley reported that she attended the Centralia-Chehalis Chamber of Commerce Board meeting and they are discussing new fundraising opportunities and getting the calendar ready for the next year, which is going along very well. She said that on September 21, 2022, the Economic Alliance of Lewis County luncheon will be at Jeremy's at noon. She said she was not sure if they had a subject and Kyle Heaton said it would be broadband.

Commissioner Lahmann said that he had an impromptu meeting with Senator Cantwell's office and they discussed broadband a little bit, such as if more fiber is needed or Skynet, that kind of thing. He said they also discussed on-grade crossings. They are working on a bill to help with on-grade crossings and since there is a small amount of traffic and railroad, the Port might benefit from that at some point. He said they also discussed the North Industrial Interchange, hydrogen production, and local medical access for veterans. He stated that they mostly had roped him in because he works with the veterans. He reported that he also attended the Lewis County Board of County Commissioners meeting. He attended the Thurston/Lewis/Mason Counties annual Labor Day picnic and Representative Peter Abbarno, Senator Sam Hunt, Chehalis City Councilmember Kate McDougall, Centralia City Councilmember Elizabeth Cameron, Lewis County Commissioner Lindsay Pollack, Thurston County Commissioner Carolina Majia, and Washington State Labor Council President Larry Brown all attended, along with 120 people. He added that he did want to bring up using Zoom and the security issues. He said that a couple of years ago when COVID started, the County and the City went to Zoom meetings. He said that he checked with them and they had offered at the time if the Port did not have the capacity of the facility they would probably help out. He said that he did some research and there is government Zoom which has a higher security level. The costs for it are not overwhelming, but the Port does not meet the capacity to get into it. He knows that the state and federal government also uses the teams platform, which has a little bit higher security level. He said that commercial Zoom seems to have a security level that would probably work for the Port if that is the way it wanted to go. He said that he personally thinks that the more communication the Port has, the better off it is.

Commissioner Markstrom reported that there is a .09 Committee meeting coming up on September 9, 2022. He said that he will be attending and will report back.

Commissioner Lahmann added that September 17, 2022, is Flying Saucer Day at the Lewis County Historical Museum. He said that everything anyone ever wanted to learn about flying

saucers out of the Centralia-Chehalis Airport in 1947, which was the first registered credible flying saucer report. He said they have a little fundraiser for the museum.

7) **Adjourn:** Commissioner Shaffley made a motion to adjourn the meeting at 3:20 p.m. Commissioner Lahmann seconded the motion. The motion carried.

COMMISSIONER

COMMISSIONER