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
September 1, 2021
Port of Centralia Administrative Office & Via Teleconference
3:00 PM

Attendees: Commissioners: Julie Shaffley, Peter Lahmann
Executive Director: Kyle Heaton
Press: Chad Taylor, The Chronicle; Susan Delaire, Business to Business (via teleconference)
Public: Gary Odegaard; Rick Schnatterly; Bob Jackins; Alicia Fox, Centralia-Chehalis Chamber of Commerce; Adam Warren, Centralia-Chehalis Chamber of Commerce; John Elmore; Brian Dow; and Jan Banevich
Teleconference: Matthias Smith, Laborers Local 252; Christina Riley; and one unknown caller
Absent: Commissioner Kyle Markstrom, absence excused

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

2) **Approval of Agenda:** Commissioner Lahmann made a motion to approve the agenda as submitted. Commissioner Shaffley seconded the motion. The motion carried.

3) **Approval of Minutes:** Commissioner Lahmann made a motion to approve the August 18, 2021, regular meeting minutes. Commissioner Shaffley seconded the motion. The motion carried.

4) **Approval of Warrants:** Commissioner Lahmann made a motion to approve warrants 22038 through 22062 with an aggregate amount of $65,223.22. Commissioner Shaffley seconded the motion. The motion carried.

5) **New Business:**

   a) **Resolution 2021-05:** Commissioner Lahmann made a motion to approve Resolution 2021-05 Authorizing the Surplus of Personal Property for the pole building located at 1920 Gallagher Road. Commissioner Shaffley seconded motion. The motion carried.

   b) **Resolution 2021-06:** Commissioner Lahmann made a motion to approve Resolution 2021-06 Concerning the Adoption of Tax Anticipation Line of Credit Note with Columbia Bank in the amount of $1.8 million. Commissioner Shaffley seconded motion. The motion carried.

   Kyle Heaton stated that the line of credit acts as a bridge between contractor pay estimates and WSDOT project funds reimbursement. Commissioner Lahmann said that he had questions regarding the resolution but Kyle had answered them, which he appreciated, and he looks forward to getting on with the project.

c) **Executive Director Report:** Kyle Heaton provided the Commissioners with the bid tabulation for the Yew Street extension project prepared by Hatton Godat Pantier. He said that the Port has been working with the Washington State Department of Transportation and it has been the understanding that the project will have a phased approach. The Yew Street extension is a local arterial and does not require any of the federal permits, whereas the ramp portion of the project does. Those federal permits therefore triggers NEPA. He said that the Port has worked closely with WSDOT very carefully and at their request to not federalize the Yew Street portion of the project. He reported that WSDOT's position now is that they will not release funding until NEPA is complete, despite Port staff's and consultants' best efforts. He said that the Port has completed NEPA and submitted it seven weeks prior and have asked for an updated timeline on approval. Michael Williams, WSDOT's local program director, replied that if there are no changes to be made, it could take up to six weeks to authorize local arterial funding stage one, which is the Yew Street extension, and an additional six weeks to authorize funding for the Mellen Street phase two. Kyle said that is where the Port sits as of that day and that it is frustrating. He reported that the Port's lobbyist and Senator Braun have been engaged in the issue. Two aspects of concern are not only does the Port want to start the project, but there is significant inflation in the current economy and for the foreseeable future. Commissioner Lahmann asked if this was going to push the contractors back into spring. Kyle Heaton replied that was likely. If the projected timelines are adhered to, the Port will be advertising for bids again in November or December. Commissioner Shaffley asked if WSDOT gave any reason why it would take up to six weeks. Kyle Heaton replied that they did not. Commissioner Lahmann asked if the NEPA was a WSDOT issue or a Federal Highway Administration issue. Kyle Heaton replied that it was a blend of the two. He said that AECOM and Van Ness Feldman prepared the Port's NEPA and are now engaged working with the FHA.

d) **Public Works Project #2021-001 Park 3 – Yew Street Extension:** Commissioner Lahmann made a motion to release all bid bonds of the contractors, reject all bids, and rebid once funding is released for Public Works Project #2021-001 Park 3 – Yew Street Extension project. Commissioner Shaffley seconded the motion. The motion carried.

e) **Executive Director Report (continued):** Kyle Heaton reported that work removing the vegetation continues at 1920 Gallagher Road. He said that the Port has awarded bid for asbestos abatement for the residence, and once that is completed demolition will go out to bid.

Kyle provided the Commissioners with a letter to the property owner neighboring 1920 Gallagher Road that shares a line of fir trees on the property line. It has been agreed that the trees will remain and the Port will construct a chain line fence three feet back from the property line. The trees will be limbed up so the Port can install and maintain the fence. Kyle said that the property owner has been a very good neighbor in the past and continues to be.

Kyle reported that the Foundation for the Challenged has broken ground on their new facility. He said that the Port has been working with Hillary Hoke with the City of Centralia to move their approvals along. The Foundation for Challenged will be applying for a rezone in 2022.

Kyle also said that he met with Todd Chaput from the Lewis Economic Development Council regarding the infrastructure initiative. They are gathering a list of projects over the next 60 days

to create a scoring matrix to present to the Lewis County Commissioners and respective city councils in October. He said that Todd Chaput felt there would be a map released later in the month to show proposed project locations. Kyle said that the Port wishes the EDC well in their efforts.

f) **Committee Reports:** Commissioner Lahmann reported that he attended a Lewis County Board of County Commissioners meeting the previous week.

6) **Public Comment:** Gary Odegaard, a Centralia resident, said that at the previous meeting he had discussed the Centralia Station Logistics Center. He brought a printout of the advertisement from the computer. He said that he imagined that the Port must have some ownership and put out some money to help with it. Kyle Heaton replied that the Port had not. Gary Odegaard asked if they did it on their own. Kyle Heaton replied that they did. Gary Odegaard asked that it was free gratis. Kyle Heaton replied that, again, yes it was. Gary Odegaard asked why they would do that. Kyle Heaton asked Gary Odegaard if he had called them. Gary Odegaard replied that he had not. Kyle Heaton replied that he could not answer for anyone and that they are trying to market the property. Gary Odegaard asked if there was any concern of the wordiness of it and that otherwise it was a bad reflection on the Port. Commissioner Shaffley thanked him for his comments.

Alicia Fox with the Centralia-Chehalis Chamber of Commerce said that she was there to discuss the Chamber's upcoming hiring event, but she had looked up the website that Gary Odegaard was discussing. She said that from a Chamber standpoint, when someone is promoting low labor costs, it doesn't mean that specifically wages are going to be lower, but that having a business in the area will cost less money than possibly another location. Taxes are lower in Lewis County, and different things like that, so it makes labor costs lower here. Adam Warren with the Centralia-Chehalis Chamber of Commerce stated that the Lewis County Hiring Fair will be held on September 14, 2021, at Dick's Brewing Company. Alicia Fox said that they had about 25 businesses and organizations already signed up, including several Port tenants.

Jan Banevich, a Centralia resident, said that she was submitting a Public Records Request requesting "any and all communications from/to/between Port director Kyle Heaton and Amy Graber to/from/between John Elmore, Robert (Bob) Jackins, Alicia Bull (Chamber director) from Jan. 1, 2020, to and including Sept. 1, 2021. This includes but not limited to all e-mails, phone calls, everything pursuant to RCW 42.56.010 Definitions (4) "writing.""

Brian Dow, a Centralia resident, stated that he has been asked why he is coming to the meetings, speaking up, and asking questions and that it is because he hasn't received any answers or responses to what he thinks are reasonable questions. He said that he wonders if the Port can do a better job informing the public as to what is going on, not that he is saying there is anything wrong going on. He just wants a few answers. Commissioner Shaffley thanked him for his comments.

7) **Adjourn:** Commissioner Lahmann made a motion to adjourn the meeting at 3:24 p.m. Commissioner Shaffley seconded the motion. The motion carried.

COMMISSIONER

COMMISSIONER