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 15, 2021
Port of Centralia Administrative Office & Via Teleconference
3:00 PM

Attendees: Commissioners: Julie Shaffley, Peter Lahmann, Kyle Markstrom
Executive Director: Kyle Heaton
Public: Brian Dow; Alicia Bull, Centralia-Chehalis Chamber of Commerce; Charles Snell; Gary Odegaard; Dave Nunn; Adam Warren, Centralia-Chehalis Chamber of Commerce; and John Elmore
Teleconference: Renee Laguna; Matthias Smith, Laborers 252; Jan Banevich; and one unknown caller

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 Markstrom seconded the motion. The motion carried.

3) **Approval of Minutes:** Commissioner Lahmann made a motion to approve the September 1, 2021, regular meeting minutes. Commissioner Shaffley seconded the motion. The motion carried.

4) **Approval of Warrants:** Commissioner Markstrom made a motion to approve warrants 22063 through 22083 with an aggregate amount of $54,073.47. Commissioner Lahmann seconded the motion. The motion carried.

   Commissioner Lahmann asked what Vector Development was and what they were doing for the Port. Kyle Heaton explained that Vector Development is the developer that the Port entered into an Purchase and Sale Agreement with in 2020, part of which agreed that the Port would split the cost of the studies required to entitle the property. He said that if Vector does not close, the reports become full property of the Port. Commissioner Lahmann and Commissioner Shaffley thanked Kyle for his explanation.

5) **New Business:**

   a) **Executive Director Report:** Kyle Heaton reported that bids for the surplus pole barn located at 1920 Gallagher Road are due on September 30, 2021. He also updated the timeline for the asbestos abatement and vegetation removal for that property.

      Kyle stated that the maintenance crew has been working on programming the new irrigation controller that was successfully installed for the south side of Park I.

   b) **Findings of Fact – A Portion of 3704 Ives Road:** Commissioner Lahmann made a motion to approve the Findings of Fact and Determination of Advisability of Sale of Real Property for the

seven-acre portion of the property located at 3704 Ives Road. Commissioner Markstrom seconded the motion. The motion carried.

c) **Findings of Fact – 2904 Foron Road:** Commissioner Lahmann made a motion to approve the Findings of Fact and Determination of Advisability of Sale of Real Property for the 4.35-acre property located at 2904 Foron Road. Commissioner Markstrom seconded the motion. The motion carried.

Commissioner Lahmann stated that he wanted to thank Port management for working on this and that he is looking forward to getting this property in place.

d) **Committee Reports:** Commissioner Markstrom reported that he attended the job fair hosted by the Centralia-Chehalis Chamber of Commerce at Dick's Brewing Company. He said that there was a lot of companies from the area and a lot of companies from the Port there. He said that there not a huge number of applicants coming through, but the ones who did were very interested and it sounded like a lot of people signed up for interviews.

Commissioner Markstrom also said that as things slow down for winter, he would like to ask Port staff to look into updating the website.

Commissioner Lahmann reported that he attended a couple of Lewis County meetings and the Chamber's career fair. He said that he would like to compliment the Chamber of a Commerce for an excellent job. He had spoken to several companies that attended and they were happy with the way that it went. They always want a larger attendance but the attendants that came were good and were picked up for potential candidates, which is what they are looking for. He thanked the Chamber for working on that and said that they did a great job.

Commissioner Shaffley said that she would also like to thank the Chamber and said it was a great opportunity for employers and employees to meet and get together.

Commissioner Shaffley reported that she also attended an informational meeting concerning COVID with the Lewis Economic Development Council. She said there was a discussion panel with Peter Abbarno, Dr. Floyd Smith, and Gaelon Spradley, the CEO of Valley View. She said it was very informative and that it dealt with the mandates and duties of businesses with 100 employees or more. She said that basically there is not any clear definition of what is going to happen and that there are a lot of lawsuits pending concerning the mandates, but the results won't be known for quite some time. She said that it was generally recommended that everyone get the vaccine, but again, freedom of choice. She said that it was very informative and she was glad that the EDC put that on.

6) **Public Comment:** Brian Dow, a Centralia resident, stated that after listening to the sale of property, he wondered what makes the Port decide to sell property to a business instead of leasing it when the Port might need the income for years. He asked why the Port sells instead of leasing and if the property is turned back to the Port later. Commissioner Shaffley said that no, if the property is purchased by a company it is their property. She said that some companies prefer to purchase and some prefer to lease; it all depends on what their business model is. The Port has properties that are

for lease and some that are for sale, and then they do the building on that property. She thanked him for his comments.

Alicia Fox and Adam Warren with the Centralia-Chehalis Chamber of Commerce gave an update on the job fair. Alicia Fox also stated that the Chamber's Home and Sportsman Show is coming up on October 22, 2021. They are also having a Business After Hours on September 16, 2021, at ToledoTel. Commissioner Shaffley thanked them for their comments.

John Elmore, a Centralia resident, stated that he would like to address the Commissioners regarding the Public Records Act. He said that RCW 42.56.010 is a governing RCW about public records and that in 2010, the Supreme Court ruled about public records applying to computers. He said that since then, there have been two court cases: Nissen versus Pierce County, as well as O'Neill versus the City of Shoreline. In O'Neill versus the City of Shoreline, one of the city councilors decided to create emails at home and then forwarded the information to a friend, who then forwarded it to the individual in his official capacity. He said that the individual doing the O'Neill public records request argued that that information was now public, and the courts ruled with him on that point. He said that when an official decides to forward information to a personal computer or their cell phone, it has now jeopardized their personal computer to be subject to such sudden declass and the recipients that may have been coordinated are also subject to sudden declass, which can be very serious. He said that elected officials are required by law within the first 90 days to take information and training to avoid this, yet it still happens. He said that Commissioner Lahmann campaigned on transparency and that this is his opportunity. He stated that he is submitting a public records request requesting that all metadata and forms of communication, as well as Commissioner Lahmann's personal computers and cell phones, that is subject and will be used in an investigation of his official capacity. He said that the law states that anything that is used to generate a workplace product is now subject to that request. He said that when he gets Commissioner Lahmann's written information about his calendar, it will be very interesting for him to make that connection and it will be interesting to see what that comes up with. He stated that he was eager to divulge that information to the voters who have a right to know what's going on.

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

Peter Lahmann
COMMISSIONER

COMMISSIONER