

PORT OF OLYMPIA COMMISSION  
MINUTES OF REGULAR MEETING

**June 12, 2000**

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**CALL TO ORDER**

Vice President Pottle called the meeting of June 12, 2000, to order at 5:30 p.m. at the Tumwater City Hall, Council Chambers. Commissioner Van Schoorl was in attendance. Commissioner Dickison was out of town.

Staff in attendance were: Executive Director Nick Handy, Deputy Director Wendy Holden, Administrative Manager Jeri Sevier, Finance and Information Services Director George Fox, Airport Manager Doug Sandau, Property Development Manager Heber Kennedy, Marketing and Property Development Director Kari Qvigstad, and Facilities Project Engineer Rod Hudson.

Members of the public in attendance included Timothy Knittle, Olympia; Keith Bausch and Robert Rose representing the ILWU Local 47.

**APPROVAL OF AGENDA**

The agenda was approved as submitted.

**PUBLIC COMMENT**

No public comment was given.

**COMMISSIONERS REPORTS**

Commissioner Van Schoorl congratulated Commissioner Pottle on a successful event held on June 6<sup>th</sup> sponsored by the EDC.

**CONSENT CALENDAR**

**Minutes.** The minutes from May 22, 2000 were unanimously approved as submitted.

**ACTION CALENDAR**

**Cascade Pole Bid Approval**

Mr. Rod Hudson indicated to the Commission that nine bids were received on June 7, 2000 for the construction of the sediment containment cell. After receiving the Agreed Order from the Department of Ecology, the bids were opened on June 9. The lowest base bid was submitted by Wilder Construction Company in the amount of \$1,452,480.00.

Mr. Hudson indicated that Wilder Construction has performed several other projects for the Port in recent years and have proven to be proficient and capable of performing the work. Mr. Hudson estimated the construction on the project would begin in July. The Commission unanimously awarded the contract to Wilder Construction in the amount of the base bid of \$1,452,480.00.

Commissioner Van Schoorl thanked staff for the hard work put towards this project. It has been very time consuming addressing the issues that have arisen in recent months.

**Option Amendment #1 – Metal Building Components**

Mr. Heber Kennedy presented the Commission with option amendment #1 for Metal Building Components for the period

of April 26, 2000 through April 25, 2001 at a fee of \$9,680.00. The Commission unanimously ratified the option amendment with Metal Building Components.

### **Lease Option – J/4 Associates**

Mr. Kennedy presented the Commission with a five-year option lease for 1.402 acres at NewMarket Industrial Campus with J/4 Associates. The parcel is located between Tumwater Printing and Four Star Accessory. The yearly option fee is \$870.00. The Commission unanimously ratified the option lease with J/4 Associates.

### **CEA – Marine Terminal Improvements**

Ms. Wendy Holden requested the Commission to approve additional funds to make improvements needed to accommodate a new tenant at the Marine Terminal. The improvements to the cargo yard include repairs to damaged pavement on Berth 3, filling in areas of the cargo yard that are not currently paved, and purchasing a modular office space that will be leased to the tenant.

Mr. George Fox reviewed the financial analysis for the proposed improvements indicating a very positive rate of return over the next five years. The Commission asked the longshore in attendance if the location of the new modular building was a good location. Mr. Keith Bausch indicated to the Commission that this was a perfect location and he also requested the Commission to approve the CEA noting that the work will be more expensive if done later and that Plum Creek is a good company and will be around for a long time.

The Commission unanimously approved the CEA for additional improvements to the Marine Terminal.

### **Planning and Advisory Committee (PAC) Business**

Mr. Nick Handy recommended the Commission re-appoint four PAC members for three-year terms. The PAC members with terms expiring June 2000 include Chris Lane, Deborah Johnson, Allen Ziegler, and David Clark. Mr. Handy indicated these members have regularly attended meetings and provided positive contributions to the PAC. Although the desire of the Commission is to promote turnover on the PAC, at this time the recommendation is to re-appoint these members.

Vice President Pottle noted that when the PAC was established, the goal was to promote new opportunities for the community to participate in Port business and activities. He indicated that turnover promotes new ideas and would like to see the PAC members continue to rotate. Commissioner Van Schoorl asked staff to review the bylaws for language about turnovers.

The Commission unanimously approved the recommendation to re-appoint PAC members Chris Lane, Deborah Johnson, Allen Ziegler, and David Clark to a three-year term to expire June 2003.

Mr. Handy further requested the Commission provide guidance regarding an appropriate role for the PAC in the West Bay Planning process. Mr. Handy indicated the PAC played an active role advising the Commission on development of and significant amendments to the Port's Comprehensive Plan and would like to give the PAC direction to participate in the public planning process for the West Bay area.

The Commission indicated they would like for the PAC to attend a joint tour of the West Bay properties on Monday, June 26 at 5:30 p.m. and at that time the Commission will discuss the PAC's role to monitor, participate, and provide input on the Port owned property.

## **ADVISORY CALENDAR**

### **Airport Threshold Relocation Advisory**

Ms. Wendy Holden provided the Commission with a briefing of the airport threshold relocation project. Ms. Holden advised the Commission that as a result of the public workshops held in May and June of which Commissioners were in attendance, we realized that we would not be in a position to ask the Commission to support an alternative at this time. There has simply not been enough time to finish all of the necessary analysis and bring a complete recommendation this evening.

Ms. Holden indicated that while the road relocation is the main item that requires more work, noise, stormwater, and traffic impacts are also a concern. Staff now recommends doing the appropriate level of analysis and environmental review on alternative 2 and bring the recommendation back to the Commission at the September 11 meeting. At that time staff will also have amendments to the Comprehensive Plan and the Airport Master Plan. Ms. Holden noted that the FAA has agreed to this extension of time.

The Commission asked staff if they would be able to bring a recommendation any sooner than September 11. Sandy Mackie, legal counsel for the Port, indicated that in order to obtain the information and analysis needed, it would not be possible to bring a recommendation any sooner. Commissioner Van Schoorl asked staff to keep this issue in front of the public during this process.

**ADJOURNMENT**

Vice President Pottle adjourned the meeting of June 12, 2000 at 6:05 p.m.

PORT OF OLYMPIA COMMISSION

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President

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Vice President

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Secretary-Treasurer