

PORT OF LEWISTON MINUTES OF REGULAR MEETING

February 8, 2017

The regular meeting of the Port Commission was held at the Port District Office at the hour of 12:00 p.m. on February 8, 2017.

Present at the meeting were Port Commission President, Mike Thomason, Port Commission Vice-President, Jerry Klemm, and Port Commission Secretary/Treasurer, Mary Hasenoehrl. Administrative staff in attendance were David Doeringsfeld, Port Manager, Jaynie Bentz, Assistant Port Manager, and Kelly VonLindern, Administrative Assistant. Port Commission President, Mike Thomason, convened the meeting at 12:00 p.m.

AGENDA APPROVAL:

Port Commission President, Mike Thomason, called for review of the agenda. Commissioner Klemm made a motion to approve the agenda as presented; seconded by Commissioner Hasenoehrl. The motion passed unanimously.

CITIZEN COMMENTS:

Carmel Donohue, 2611 4th Avenue North, Lewiston – Voiced concern regarding safety in the Northport area with increased pedestrian traffic around the ROC mixed with heavy industrial road traffic. She stated she is engaged in the current process for homeless shelters under review by P & Z and the city of Lewiston. She also discussed safety within shelters, behaviors of drug addicts, shelters with barrack style housing vs individual style housing and their respective requirements, male vs female facilities, 30% of the homeless population having drug or mental health issues, the need to balance populations of homelessness vs. over saturation of distressed individuals in any one given area, code requirements, and not to hide a homeless facility. Examples given were YWCA and Salvation Army facilities.

DeAnn Scrabeck, 512 24th Street North, Lewiston – Voiced concern of the amount of cars, lack of parking and pedestrian traffic around the ROC with heavy truck traffic nearby. She stated concern for the future success of the Port's incubator program and

safety of the employees and patrons due to homeless individuals lingering nearby; she referenced notable increased vandalism per police records. She also voiced concern that the services needed to help homeless individuals that are not located on this side of the river; no grocery stores, no job service offices, no mental or health facilities, no housing options and lack of ease to public transportation. She commented that the North Lewiston residents have been cohabitating with the homeless population long before the ROC but an oversaturation of the area due to the attraction to the ROC has added to and increased safety concerns for all involved.

Pat Hohnstein, 602 20th Street North, Lewiston – Voiced concern about increased pedestrian traffic and not enough parking at the ROC. He stated he is also engaged in the homeless shelter zoning process currently under review by P & Z and the city of Lewiston. His business, Lunch Box Deli, and patrons have experienced, and continue to experience negative situations from individuals served by the ROC. He commented that there is no respect for other people's property.

Commissioner Thomason thanked everyone for their comments. He stated that the Port wants to be a good neighbor and landlord with safety in mind. The Port has also experienced vandalism, break-ins and razed a derelict house on Port property. Commissioner Klemm agreed that homelessness can't be ignored and must be dealt with as a community to find the best solutions. Manager Doeringsfeld stated that mixing pedestrian traffic and heavy industrial truck traffic has been an ongoing longtime concern. For this reason, the Port has tried to discourage sidewalks in the Northport heavy industrial area.

ADOPTION OF MINUTES:

The Port Commission examined the Minutes for the Regular Meeting of January 11, 2017. A motion was made by Commissioner Hasenoehrl to accept the Minutes as presented; seconded by Commissioner Klemm. The motion passed unanimously.

TERMINAL II & DOCK OPERATIONS REPORT:

An overview was presented by David Doeringsfeld, Port General Manager, concerning operations at Terminal II (Inland 465). He reported that the facility has had a few roof leaks but no damage to inventory has been identified.

Port Manager, David Doeringsfeld, next provided updates on Terminal I, the public dock facilities. He reminded the Port Commission that the river system is currently closed for a 14-week lock outage for U.S. Army Corps of Engineers maintenance to locks. The reopening of the river may be delayed by one week due to projects impacted by adverse weather conditions. The BPA transformer remains stored in the Port's container yard. Manager Doeringsfeld confirmed that rent is being paid for storage of the unit and movement out of the yard is expected by the end of February. The Clearwater Paper Company will locate its equipment dockside about 30 days before the river reopens.

Year to Date container shipments are down -100% and wheat shipments down 100%. Container shipments and wheat shipments for the month of January, as compared to the same month last year, reflect a -100% change in container shipments and a decrease of -100% in wheat shipments for the month. A Year to Date and January shipping summary of statistics was reviewed. The extended lock closure began in December and is scheduled through March.

MANAGER'S REPORT:

Active Agenda: -- None

Miscellaneous Project Review/Updates & events:

Harry Wall Site Development – Port Manager, David Doeringsfeld, reported that the earthwork project will advertise on February 9th with a pre-bid conference offered on February 21st. Bids will be opened and read on March 2nd at 2:00 p.m. at the Port District Office. A Notice to Proceed may be issued the first of April allowing approximately 50 construction days. Substantial completion is expected in June.

Fiber Optic Network Update – Assistant Port Manager, Jaynie Bentz, reported that the Southway bridge owners are negotiating the bridge crossing; the Snake River Avenue segment has been approved and awarded; Segment 10 into Nez Perce Plaza has been awarded; final documents with the airport authority remains pending; a segment downtown has been submitted for review by Avista now that the 5th Street conduit

agreement has been reached. All construction has been on hold due to weather conditions and should resume within the next week.

Community Outreach Update – Manager Doeringsfeld reported a Port Report is scheduled to go out next week; distribution will be electronic and mailed. The EIS comment period for the Columbia Snake River Operations closed February 7, 2017. Manager Doeringsfeld participated in a radio show in Moscow last week.

Miscellaneous Projects –

A derelict house has been razed and trees removed from around the building. The project will be under the \$25,000 budgeted amount.

Lighting improvements to the exterior of Clearwater Converting are complete. Avista rebates were utilized for the project. Another lighting improvement project at the K&G warehouse is planned for springtime also utilizing Avista rebates.

Repairs and clean up to the waterline break at Clearwater Converting is complete. The final project cost was approximately \$7,500.

Upcoming meetings/events:

February 10, 2017 – AgTC in Boise

February 17, 2017 – PNWA regional meeting in Pasco

March 7, 2017 – Ag Banquet at Elks

March 9, 2017 – Regular Port Commission meeting at noon at Port office

COMMISSION COMMITTEE REPORTS:

Commissioner Hasenoehrl/Urban Renewal Agency— Reported that the URA had a special meeting last week and will meet again next week. They approved an MOU with the city regarding a revenue allocation area being formed around the site for the new high school. She confirmed that if the high school bond doesn't pass or the hospital doesn't sell, then the URA Board will review and reconsider changing where the next allocation area will be. Commissioner Hasenoehrl stated she will be participating in the upcoming Ag Summit in February in Boise.

Commissioner Thomason/Valley Vision – Reported that the LCV Chamber board heard a presentation by Nathan Alford and Bob Donaldson regarding the high school bond. The audience was unanimously in favor of the bond. He also reported that the

board submitted a letter to the EIS scoping comments in favor of the dams, tourism, navigation and hydroelectric power generation.

The Valley Vision board heard a presentation by Mark Alexander, a private developer who has acquired 13 properties in the community with over 100,000sf of building space. Mr. Alexander is in full support of the school bond which also addresses some of the workforce development issues the community is trying to address. He believes public and private investments must be made for a community's success. The Commissioners discussed whether the Port should take a position regarding the school bond. Mr. Alexander also asked the city to: rebuild Main Street and D Street; equitable code enforcement and the need to develop a comprehensive vision.

Commissioner Klemm/LC Valley Chamber Government Affairs Committee, Chamber Natural Resource Committee, PNWA Board of Directors – Reported he was not available to attend the Government Affairs meeting. At the Natural Resource Committee, they heard a presentation by the new Fish & Game Commissioner. Discussion was had regarding a partnership with their raise and release program in the schools. Commissioner Klemm participated in the Idaho Water User's Association annual meeting. He reported that they are seeking a new Executive Director.

FINANCIAL REPORT:

As the next order of business, the Port Manager presented a Financial Statement prepared by the Port Auditors for seven months ending January 31, 2017. After discussion, Commissioner Hasenoehrl made a motion to approve the Financial Statement as presented; seconded by Commissioner Klemm. Voting Aye – Commissioners Thomason, Hasenoehrl and Klemm; Voting Nay – None. The motion passed.

The Port Manager next reviewed a Port Financial Summary concerning the status of Port funds on January 31, 2017.

ACT ON CLAIMS:

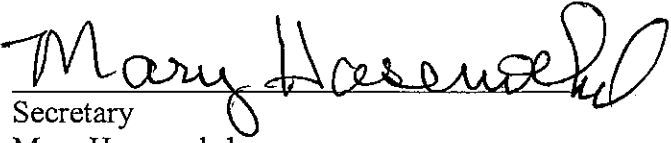
The next order of business was review and discussion of claims against the Port as presented by the Check Detail Sheet. A motion was made by Commissioner Hasenoehrl to approve and pay Port vouchers Nos. 19362 through 19432, transfers and EFTPS for a total amount of \$84,542.75; seconded by Commissioner Klemm. Voting Aye – Commissioners Thomason, Hasenoehrl and Klemm; Voting Nay – None. The motion passed.

OTHER BUSINESS: -- None

EXECUTIVE SESSION:

None.

Being no further business, the meeting adjourned at 12:58 p.m.


Secretary
Mary Hasenoehrl