

# **PORT OF LEWISTON MINUTES OF REGULAR MEETING**

**July 10, 2019**

The regular meeting of the Port Commission was held at the Port District Office at the hour of 12:00 p.m. on July 10, 2019.

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

## **AGENDA APPROVAL:**

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

**CITIZEN COMMENTS:** -- Commission President Hasenoehrl asked everyone to introduce themselves. After introductions there were no citizen comments.

## **ADOPTION OF MINUTES:**

Port Commission President, Mary Hasenoehrl, called for review of the draft minutes. The Port Commission examined the Minutes for the Regular Meeting of June 12<sup>th</sup>, 2019. Commissioner Klemm made a motion to accept all Minutes as presented; seconded by Commissioner Thomason. The motion passed unanimously.

## **MANAGER'S REPORT:**

### **Active Agenda:**

K & G Construction Lease Amendment – Manager Doeringsfeld presented a lease amendment, for the small warehouse at the container yard, with K & G Construction to extend their term for an additional two years, with rental rate adjustments. After review and discussion Commissioner Thomason made a motion to approve the lease

amendment for K & G Construction as presented; seconded by Commissioner Klemm. Voting Aye – Commissioners Hasenoehrl, Klemm, Thomason; voting Nay – none. The motion passed unanimously.

Lewis Clark Amateur Hockey Association Lease Amendment – Manager Doeringsfeld presented a lease amendment with Lewis Clarks Amateur Hockey Association (LCAH) to extend their term length one year. Dan McFetridge, Treasurer LCAH, asked for a \$200.00 monthly rate reduction in rent payments for the upcoming year. He listed a number of capital expenditures that need to be completed - new rubber flooring, insulation on the walls, new ceiling tiles and work on a chiller. Discussion was had regarding the Port paying for a portion of the building improvements instead of reducing the rent to \$3,800.00/month. Manager Doeringsfeld recommended that the commission approve the lease amendment as written, leaving the monthly rent at \$4,025.00. Manager Doeringsfeld will work with the LCAH to cost share in the building improvements. Commissioner Thomason made a motion to approve the lease amendment for Lewis Clark Amateur Hockey Association as presented with the lease of \$4,025.00 per month; seconded by Commissioner Klemm. Voting Aye – Commissioners Hasenoehrl, Klemm, Thomason; voting Nay – none. The motion passed unanimously.

Confluence Riverfront Master Plan - David Witthaus, Project Manager with David Evans & Associates, presented the Confluence Riverfront Master Plan to the Port Commission and staff. Manager Doeringsfeld was pleased with the plan and recommended approval. After discussion Commissioner Klemm made a motion to approve the final report of the Confluence Riverfront Master Plan; seconded by Commissioner Thomason. Voting Aye – Commissioners Hasenoehrl, Klemm, Thomason; voting Nay – none. The motion passed unanimously.

### **Non-Active Agenda:**

McCall Construction – Manager Doeringsfeld is working with Kyle McCall of McCall Construction on their interest in buying a canyon on Port property for inert debris disposal. Manager Doeringsfeld hired Western Appraisals to complete a comparison report for similar canyon properties. After reviewing the sales data, Manager Doeringsfeld's recommendation is \$.13 per square foot for the 8.3-acre

canyon. Mr. McCall is receptive to the discussed price. Discussion was had regarding the land price for the flat, developed frontage property needed to allow Mr. McCall access to the top of the draw. Manager Doeringsfeld recommended \$3.00 per square foot for the developed property. Mr. McCall agreed to explore an alternative approach from Down River Road with Idaho Transportation Department. Commission directed staff to continue forward on the sale of the canyon.

Proposed land lease by Eldon Likkel – Doug Likkel of C&B Music spoke to the Port Commission regarding his interest in relocating his vending and game machine repair shop and sales office to the Harry Wall Industrial Park. Currently he has 4 full time employees and would not be adding more. He is also interested 1 – 2 acres for R.V. storage. The commission was concerned about a commercial business locating in an industrial zone and the lack of job potential. Discussion included the availability of commercial properties throughout Lewiston. The Port Commission directed Manager Doeringsfeld to discontinue efforts to move this project forward to port property.

Community Outreach Update – Riverfest September 7, 2019 – Port of Lewiston will have a booth for the event.

Upcoming Meetings/Events – Jaynie will be attending the Governor’s Broadband Task Force in Twin Falls, ID, July 16<sup>th</sup> and 17<sup>th</sup>. David will be attending the Governor’s Salmon Task Force Meeting in Salmon, ID, July 30<sup>th</sup> and 31<sup>st</sup>. The next Port Commission Meeting is August 14<sup>th</sup> at noon.

## **TERMINAL II AND FIBER OPTIC NETWORK REPORTS:**

Dock Operations - Manager Doeringsfeld stated that the dock had a strong month. Alta Forest Products sent out three barges in June and the incoming sawdust barges for Clearwater Paper were up.

Terminal II (Inland 465) –Port Manger Doeringsfeld gave an update on issues with the fire pump. Western States is going to tear down and rebuild the fire pump.

Fiber Optic Network – Jaynie Bentz, Assistant Port Manger, reviewed the status of construction and service requests. Assistant Manager Bentz also reviewed the Governor’s Broadband Task force that she attended in Boise in June.

A short recess was taken at 1:16 p.m. Commissioner Hasenoehrl reconvened the open meeting at 1:21 p.m.

### **COMMISSION COMMITTEE REPORTS:**

Commissioner Hasenoehrl/Urban Renewal Agency— Commissioner Hasenoehrl reported that URA had approved the budget and the revised amended budget for publication. Commissioner Hasenoehrl also attended the Valley Vision annual meeting and the Governor’s Salmon Task Force meeting.

Commissioner Thomason/Valley Vision/Chamber of Commerce Board – Commissioner Thomason reported that there were 31 graduates from the Lewis-Clark Valley Chamber of Commerce Leadership Class and they are recruiting now for the upcoming class.

Commissioner Klemm/LC Valley Chamber Government Affairs Committee and Natural Agricultural Resource Committee member, PNWA representative – Commissioner Klemm did not attend the Natural Agricultural Resource Committee and the Government Affairs Committee meeting was canceled. Commissioner Klemm attended the C.L.E.A.N., Carbon-free Labor Energy Action Network, meeting in the Tri-Cities. It is a labor group in support of the Snake River Dams.

### **FINANCIAL REPORT:**

The Port Manager presented a Financial Statement prepared by the Port Auditors for the ending June 30, 2019. Port Manager, Doeringsfeld next reviewed a Port Financial Summary concerning the status of Port funds on June 30, 2019. Commissioner Thomason made a motion to approve the Financial Report as presented; seconded by Commissioner Klemm. Voting Aye – Commissioners Thomason, Hasenoehrl and Klemm; Voting Nay – None. The motion passed unanimously.

**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 Thomason to approve and pay Port Vouchers Nos. 20650-20674, 20675-20686, transfers and EFTPS for a total amount of \$83,755.53; seconded by Commissioner Klemm. Voting Aye – Commissioners Thomason, Hasenoehrl and Klemm; Voting Nay – None. The motion passed.

Being no further business, the meeting adjourned at 1:47 p.m.

*Mike Thomason*

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Secretary  
Mike Thomason