

# PORT OF SUNNYSIDE

## MINUTES OF THE STUDY SESSION & BUSINESS MEETING

Held July 20/22,2009

The July 20, 2009 Study Session was called to order at 7:00 p.m. by President Woodworth. The July 22, 2009 Business Meeting was called to order at 7:00 p.m. by President Woodworth. The meetings were held at the Port of Sunnyside Administration Office at 520 S. 7<sup>th</sup> St., Sunnyside, WA.

Commissioners and Staff present at the Study Session & Business Meeting:

St. Clair Woodworth, Jeff Matson, Arnold Martin, Commissioners;  
Amber Hansen, Executive Director;  
Jay Hester, Property, Development & Project Manager;  
Robert Farrell, Port Engineer;(attended Study Session)  
Gary Holwegner, Sprayfield Manager;(attended Study Session)  
Travis Jansen, Maintenance Manager;(attended Study Session)  
Vernita Coffey, Administrative Assistant;(attended Study Session) and  
Steve Winfree, Legal Counsel

List of guests available on request.

**EXECUTIVE DIRECTOR:** Amber Hansen presented a written report and the following items were discussed;(written report available upon request).

- ▶ Ms. Hansen reported that she has spoken to Mr. Don Schram of SVID regarding the lack of response from the Union Pacific Rail Road on the JD 33.4 piping project. SVID plans to proceed with piping and attempt to bill Union Pacific Rail Road. Estimated additional cost is \$30,000-\$35,000. Ms. Hansen will give updates as she has more information. SVID will work with Central Washington Rail Road to insure safety.

**PROPERTY, DEVELOPMENT & PROJECT MANAGER:** Jay Hester presented a written report and the following items were discussed;(written report available upon request).

- ▶ Mr. Hester provided for review a copy of the Construction Management Services scope and budget on the de-watering facility from HDR Engineering.
- ▶ Mr. Hester stated that a pre-construction meeting for the de-watering facility is scheduled for Thursday July 23<sup>rd</sup> at the IWWTF operations office.

**MAINTENANCE MANAGER:** Travis Jansen presented a written report and the following items were discussed; (written report available upon request).

- ▶ Mr. Jansen stated that the grass on the east end of Reith Way is the wrong variety of grass. He has worked with the contractor and it should be sprayed out and re-seeded towards the end of August.
- ▶ Mr. Jansen indicated that he will be researching filtration options for the pump station for Golob landing. SVID treating their canals for aquatic plants, which is an ongoing practice, has occasionally plugged the pump necessitating cleaning on a daily basis.

**PORT ENGINEER:** Robert Farrell presented a written report and the following items were discussed; (written report available upon request).

- ▶ Mr. Farrell stated that they expect to see record influent flows from the industries as they process the very large harvest that is forecast. At this time, it appears as though we should not have any problem storing water through the coming winter. Irrigation may begin in March 2010, rather than April, however.
- ▶ Mr. Farrell reported that in mid-June they discovered subsidence along the west side of the Influent Pump Station. During investigation of this they discovered that the vault for the check valve in the overflow pipe was flooded and there was a problem with the float switches in the Pumphouse No. 3 wet well. As a result of this float switch problem, the wet well at the storage lagoon was overflowing into the lagoon. Since the water in the wet well was at the overflow level, the 24-inch line was surcharged back to the influent pump station. New float switches have been ordered for the lift pumps at the storage lagoon and will be installed as soon as possible. He stated that we will replace the lift pump float switches every other processing season.
- ▶ Mr. Farrell indicated that the variable frequency drive (VFD) will be installed on July 16<sup>th</sup>.

**SPRAYFIELD MANAGER:** Gary Holwegner presented a written report and the following items were discussed;(written report available upon request).

- ▶ Mr. Holwegner described his research of the delivery availability of allocated SVID water to determine if water could be delivered directly to the sprayfield pressure pumps in pumphouse No. 3. This water will be used to supplement our IWWTF irrigation water and also in the fall to leach salts out of the soils. Mr. Holwegner explained that after witnessing the growth of the soybean fields, it is apparent that they are not a suitable rotation crop for the Port soils. The high sodium content in the soils caused the young plants to turn yellow and die. He has done extensive research to find crops that might work and that are sodium tolerant. These type of crops need supplemental nitrogen to grow successfully which we are not able to apply timely under our permit. He recommended that we change the soil profile by leaching the sodium out of the root zone. Commissioner Matson commented to Mr. Holwegner that he appreciates the ideas that he is bringing to the table.

**STAFF COMMENTS:** Mr. Hester advised that he had attended the Planning Commission meeting on July 14 regarding the airport.

**COMMISSIONERS COMMENTS:** Commissioner Woodworth reported on his recent attendance at the woodworking and furniture suppliers trade show in Las Vegas. There were 600 companies displaying their products. He handed out business cards to companies interested in potentially doing business in Sunnyside and collected several cards from businesses that we will be contacting.

Commissioner Martin reported on the YCDA New Vision event he attended on July 16<sup>th</sup>. Gary Christiansen was recognized for his 12 years association with YCDA and his dedication to economic growth in the Yakima Lower Valley. The featured speaker that evening was Mike Schwenk, Vice President and director of Technology Deployment and Outreach Pacific NW Laboratory in Richland. Commissioner Martin found Mr. Schwenk very interesting and appreciated his comments on establishing a good business plan and retaining employees that are productive.

Commissioner Matson reported on the Tri-Chamber event he attended on July 16<sup>th</sup>.

CITIZEN COMMENTS:       None

ACTION ITEMS:       Action items were taken on Wednesday, July 22, 2009 (unless otherwise noted).

- ▶ The consent agenda includes minutes of the Port Meetings held on July 06/08, 2009 and accounts payable checks in the amount of \$140,275.08 for issue on July 22, 2009 and payroll in the amount of \$20,873.69 for issue on July 20, 2009 totaling \$161,148.77. Commissioner Matson moved to approve, Commissioner Martin seconded, motion carried.
- ▶ Motion to approve Resolution 2009-04 “A RESOLUTION of the Port of Sunnyside, Yakima County, Washington, approving and authorizing the Sunnyside Port District application for community Economic Revitalization Board (CERB) funds for the Midvale Industrial Rail Park Project”. Commissioner Martin moved to approve, Commissioner Matson seconded, motion carried.
- ▶ Motion to approve Resolution 2009-05 “A RESOLUTION of the Port of Sunnyside, Yakima County, Washington, approving and authorizing the Sunnyside Port District application for Supporting Investments in Economic Development (SIED) funds for the Midvale Industrial Rail Park Project”. Commissioner Matson moved to approve, Commissioner Martin seconded, motion carried.
- ▶ Motion to approve the Dedication Bill of Sale for the completed road in the Golob Landing Business Park including the domestic water and sanitary sewer lines and authorize Amber to sign on behalf of the Port. Commissioner Martin moved to approve, Commissioner Matson seconded, motion carried.
- ▶ Motion to approve the Dedication Bill of Sale for the completed Bauerle Drive including the domestic water and sanitary sewer lines and authorize Amber to sign on behalf of the Port. Commissioner Matson moved to approve, Commissioner Martin seconded, motion carried.
- ▶ Authorize Amber to attend the American Association of Airport Executives conference September 13-15, 2009. Commissioner Martin moved to authorize, Commissioner Matson seconded, motion carried.
- ▶ Approve the Commercial Real Estate Purchase and Sale Agreement between the Port of Sunnyside and Bleyhl Farm Service, Inc. and authorize Amber to sign on behalf of the Port. Commissioner Martin recused himself from this action item. Commissioner Matson moved to approve, Commissioner Woodworth seconded, motion carried.
- ▶ Approve the Construction Management Services scope and budget with HDR Engineering on the Dewatering Facility at a cost not to exceed \$315,231.00 and authorize Jay to sign on behalf of the Port. Commissioner Martin moved to approve, Commissioner Matson seconded, motion carried.
- ▶ Authorize Gary to move ahead on the SVID irrigation project and approve the cost of materials and equipment rental with operator at \$35,000. Commissioner Matson moved to authorize, Commissioner Martin seconded, motion carried.

NOTICE ITEMS:

- ▶ Sunnyside City Council hearing on the overlay airport plan is slated for July 27, 2009.
- ▶ Port of Benton Appreciation BBQ located at the Prosser Wine and Food Park Gazebo on Thursday, July 30, 2009 at noon.

EXECUTIVE SESSION: Executive Session was called during the Study Session by President Woodworth at 8:17 p.m. to discuss real estate as allowed under RCW 42.30.110 Subsection C. Session was expected to last 10 minutes. Session closed at 8:27 p.m. with no action required.

ADJOURNMENT: The Study Session was adjourned at 8:30 p.m. and the Business Meeting was adjourned at 7:31 p.m., peace and harmony prevailing.

\_\_\_\_\_  
St. Clair Woodworth, President

ATTEST:

\_\_\_\_\_  
Arnold Martin, Secretary