

**PORT OF BENTON
SPECIAL COMMISSION MEETING MINUTES
March 29, 2017**

- A. CALL TO ORDER:** The special Commission Meeting was called to order at 8:30 a.m. at the Port of Benton Commission Meeting Room, 3250 Port of Benton Boulevard, Richland, Washington. Present were Commissioners Jane F. Hagarty, Roy D. Keck and Robert D. Larson. Staff members present included Executive Director, Scott D. Keller, PPM ®; Director of Finance, Stuart B. Dezember, CPA; Director of Airports and Operations, John D. Haakenson; Director of Maintenance, Kevin Howard; Director of Economic Development and Governmental Affairs, Diahann Howard; Director of Real Estate, Teresa Hancock; Director of Marketing, Wally Williams; and Administrative Assistant, Kelly Thompson. Also present were Port Counsel Tom Cowan and David Billetdeaux, Roger Wright, Terry Christensen and Kevin Sliger.
- B. PLEDGE OF ALLEGIANCE:** John Haakenson led those present in reciting the Pledge of Allegiance.
- C. DISCUSSION ITEMS:**
- 1. CONTRACT FOR RDO EQUIPMENT:** The Director of Maintenance discussed the equipment purchase of a four wheel drive tractor John Deere 6120 E, purchased through the state contract from RDO Equipment Company, Pasco, Washington, in the amount of \$81,835.71, including sales tax.
- A motion was made by Commissioner Roy Keck, seconded by Commissioner Jane Hagarty, and unanimously passed by the Commission authorizing the Executive Director to complete all necessary documents for the purchase of four wheel drive tractor John Deere 6120 E, purchased through the state contract from RDO Equipment Company, Pasco, Washington, in the amount of \$81,835.71, including sales tax.**
- 2. REVIEW BIDS ON PORT OF BENTON RAILROAD REHABILITATION PROJECT:** Roger Wright, RGW Enterprises and The Director of Finance reviewed the bid received for the Port of Benton Railroad Rehabilitation Project and the apparent successful bidder. This is to replace ballast rock from Berry's Bridge to Columbia Park Trail.
- A motion was made by Commissioner Roy Keck, seconded by Commissioner Jane Hagarty, and unanimously passed by the Commission authorizing the Executive Director to award the bid to the successful bidder, Railworks Track Systems Inc., in the amount of \$435,753.16, The Project is funded by a Washington State grant, along with a \$50,000 contribution from Burlington Northern Sante Fe Railway.**
- 3. CORRESPONDENCE FROM TRI CITY RAILROAD COMPANY (TCRY) TO COMMISSIONERS AND DISCUSSION OF COMMISSION'S RESPONSE:** Counsel Tom Cowan reviewed the letter received by Commissioners from Lisa Anderson, Tri City Railroad Company (TCRY). Counsel recommended Commissioners advise Ms. Anderson and/or TCRY to direct all correspondence regarding railroad to the Executive Director and his designees. If an employee or agent of TCRY wishes to address the Commission, they may do so at an open public meeting.

A motion was made by Commissioner Roy Keck, seconded by Commissioner Jane Hagarty, and unanimously passed by the Commission authorizing the Commission President, Robert D. Larson, to send a letter to TCRY to direct all correspondence regarding railroad to the Executive Director and his designees. If an employee or agent of TCRY wishes to address the Commission, they may do so at an open public meeting.

4. **PRESENTATION REGARDING IMPROVEMENTS OR MODIFICATIONS TO PORT OF BENTON RAILROAD:** Roger Wright, RGW Enterprises, briefed the Commission on options for a passing track being proposed by the City of Richland to relocate the passing track at Center Parkway.
The Port is being asked to approve relocation of a portion of Port-owned track.
5. **EXECUTIVE SESSION:** The regular Commission Meeting was recessed at 9:00 a.m., and an Executive Session was convened pursuant to RCW 42.30.110 (1) (i) to discuss pending litigation, threatened litigation, evaluation of legal risks of a proposed action and real estate negotiations. The Commission announced the Executive Session would last no longer than sixty (60) minutes. The Executive Session was adjourned at 10:00 a.m. and the regular Commission Meeting was reconvened.

The Commission authorized the Executive Director to continue negotiations with Chukar Cherry for the agreement for design and feasibility of construction of a building providing for reimbursement to the Port for consultant's costs and to sign the agreement on behalf of the Port.

- D. **ADJOURNMENT:** With no further business, the Commission meeting was adjourned at 10:00 a.m.

Roy D. Keck,
Commission Secretary