

Port of Dewatto  
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Regular Meeting  
May 4, 2010

Commissioner Lynett McLean called meeting to order. Commissioner Robert D. Stevens, and Port Manager Chris Phalen were in attendance. Chairperson Richard T. Edwards was late getting to the meeting.

Guests Present: Mr. Jarstad, Mr. Lambert, Mr. Cooper, Mr. Backen, and Mr. Quigley.

Consent Items:

1. Motion was made and seconded to accept minutes of April, 2010.  
Motion carried.
2. Vouchers: motion was made and seconded to accept vouchers for May, 2010 as prepared.  
Motion carried.

Unfinished Business:

1. Campground:

Port Manager Chris Phalen said the campground is very slow, and she only had one reservation for Memorial Day weekend. Petty cash has \$569.77, and deposited \$936.00 in Shelton. The campground fund has \$200.00 in it, and \$157.00 still to go.

2. Website:

Mr. Jarstad said website is going along about the same. He said he did have a list of things the people are looking for on the website. He gave all the board members a copy.

3. Manke:

Commissioner Stevens said we sent Manke a letter about a new lease, our lease is up in 2011 and we asked for a 25 year lease. Manke came back and asked for proof of Insurance and said they would give us another 5 year lease, with some revisions.

#### 4. Fire Department:

Commissioner McLean said we have been talking about the possibility of building a Fire Station and all we have done is just the basics.

Commissioner Stevens said he had talked to Joe O'Leary and Gordon Walgren, our attorney, and we had a meeting with Debbie Harper with the US Agriculture Department. She came out and gave us some ideas about what way to go and what options we have. She also talked about financing the building and about the need for a Fire Station in the area. The first thing is a commitment from the Fire Department. To continue at this point and build something and go further into getting information to seek the loan, the Fire Department has to commit to this first. Commissioner Stevens said as for as what the Fire Department can do is seed money or part of the cost of it.

Commissioner Stevens said we have thrown a few things around. He told the Fire Department is we do this; you will need to sign a 20-year lease to start. Then in 20 years none of us will be around. If we did a 20-year, funding the Fire Department will be there for how long the loan is for. We could get a 40-year loan, but right now we can get the loan for 4.1% interest.

Debbie Harper said we would need a construction loan if we could get one. If we could secure one, with the bank knowing we are getting a loan, we might get turned down. Knowing we are getting one with the Department of Agriculture. Commissioner Stevens told the Fire Department after the station is built there, will be things to add to the building to finish the inside, there are grants they can get for that.

Commissioner Stevens said he is not sure what they will ask for from the Fire Department, which will come from Joe O'Leary, who will be writing this in conjunction with the resources, and with Gordon Walgren along with the Fire Department attorney. Right now we are accruing charges for Joe O'Leary and our attorney Walgren.

Commissioner Steven said the building would not be big enough in 10 to 15 years. If we get the growth our here, that is expected. Commissioner McLean said to get the loan, we have to put in a service and this way the Fire Department would be paying the loan back through the rent of the building. Commissioner Stevens said he was sorry the Fire Department didn't make the meeting with Debbie Harper, Joe O'Leary and Gordon Walgren. He also said the Port needs to do what the community needs. Commissioner Stevens added he was going to have Joe O'Leary keep doing what he is doing. He said the Joe just got back from San Francisco after 8 days there.

Commissioner Stevens said the Fire Department came to us with this idea, we did not go to them, we have the property, but if they find a piece other than here, we would also look at that???. The Fire Department said they are not looking for anything further down. They wanted the station here so it would be more protected. It was talked about putting it at the Park, and the commissioners said there is not enough room there.

He told the Fire Department to go over everything we talked about tonight and let him know when they want a meeting with Mr. O'Leary, and he would set that up.

Commissioner Stevens told the Fire Department they needed to let him know what they want to do. The cost for the building itself, and all the process we have to go through, the writers, he said he's not sure how that temporary construction loan works. We can ask those questions of Joe.

Chairperson Edwards said we have to concentrate on the lease agreement. We need a firm commitment form the Fire Department.

Chairperson Edwards said there is a difference in cost on a building, this size, a drive thru or not, and the design of the building. You also have environment cost, permits, Indian Tribe, to make sure this is not a burial ground. Commissioner Stevens said the funding is coming

through a rural funding. He also said there are hoops we will have to jump through before this is finished. Chairperson Edwards said we could enter into a long-term lease on the property, and let you do what you want. He also said he thought it would be better for the Port to acquire the loan and lease the building. Chairperson Edwards also asked Commissioner Stevens if he wanted another Commissioner at the fire Department meeting with Joe and attorney Walgren. Commissioner Stevens thought that would be great.

Our next meeting will be June 1, 2010 at 6:30 p.m.

Meeting was adjourned at 7:35 p.m.

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Richard T. Edwards, Chairperson

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Robert D. Stevens, Commissioner

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Lynett D. McLean, Commissioner

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Christine F. Phalen, Port Manager