



# Clark County Railroad Advisory Board Meeting Minutes

Monday, May 13, 2024, 4:00pm to 4:53pm  
Public Service Center, 1300 Franklin St., 6<sup>th</sup> Floor BOCC  
Training Room and virtual via Microsoft Teams

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**Advisory Board-Present:** Dan Weaver, Gregg Smith, Jim Malinowski, Jim Pearson, John Hansen, John Shaffer, Mark Daniels, Mark Herceg, Neil Chambers

**Advisory Board-Not Present:** Eric Fuller, Zack Keith

**Clark County Staff and Leadership:** Denielle Cowley, Kevin McDowell, Kevin Tyler, Rocky Houston, Sue Marshall

**Battle Ground, Yacolt, Chelatchie Prairie Railroad (BYCX):** Randy Williams, Doug Auburg

**Portland Vancouver Junction Railroad (PVJR):** None

**Guests:** Charles Hancock, Dan Robinson, Jackie Lane, Jerry Jacobus, Kim O'Hara, Marvin Mathison, Michael O'Connell, Nancy Halvorson, Ronald Homola, Steve Jagelski, Terry Gardner (Town of Yacolt)

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**4:00pm** Quorum present and meeting called to Order – Dan Weaver

**4:02pm** April 8, 2024, minutes adopted (Motion by Neil Chambers, Second by Jim Malinowski)

**Comments from the Chair** - Spoke with Kathleen Otto regarding the FRDU decision – they are looking at other candidates that have broad experience of railroad and general properties, and will be moving forward in the near future

**Portland Vancouver Junction Railroad (PVJR)** – No one in attendance

**Battle Ground, Yacolt, Chelatchie Prairie Railroad (BYCX)** – Randy Williams

- Delayed start date due to bridge 25 not being rated to take current locomotives – some volunteers purchased a 25-ton locomotive that needs a little work and should be ok for that bridge – will have an abbreviated train upon start with the locomotive, ramp car and two cabooses – should stay under weight capacity for bridge 25
- Small purchases = ballast regulator and track crane – one of the volunteers is a crane operator so they will go through the certification and see if anything is needed for the track crane
- The meeting tonight will determine start date
- Diesel engine is having work done
- Steam engine is getting the tubes in
- Sideline heavy coach as it is too heavy for bridge 25 and can't cross bridge 23 until repairs are made
- Impact Auto is having a small circus in Yacolt on May 27<sup>th</sup> and 28<sup>th</sup> on the back lot where the building will be – Randy will get Kevin the insurance information
- Volunteers are working on the ramp car and inside the coach

**County Activities** – Kevin Tyler

- Bridge Repairs Project Update

- Low bid was Railworks, same company that performed roadbed rehab project last year
- Award recommendation made by Construction Management and Purchasing will work with the County Manager to get the contract awarded in the next week or two depending on signatures
- Construction will start when Railworks is ready and there will be a pre-construction meeting
- Slide repair is in the contract and should be the first order of work
- Randy offered help with mobilization
- Railroad Roadbed Rehabilitation Project Update
  - Exeltech has done a first walk-through and a preliminary look at total amount of ties that need to be replaced
  - They will do a second walk-through this week (MP14 up north to Chelatchie)
  - They will have initial plans (90% plans) in June which will include recommendations for ties, ballast, surfacing, etc.
  - The bridge over HWY 99 with the bearings underneath needs to be repainted – WSDOT is not able to help at this time so it will go out for bid in the near future – John asked if the bridges have to be transferred all at once or if they can go one at a time – Kevin will check with the attorney
- Questions for Kevin
  - Appears car count is low for the year – that is a question for PVJR
  - No updates to the FAQs on the website regarding the enforcement against the operator – Kevin said there is nothing new other than a couple things DOE and EPA requested of the operator – Kevin will be following up on that – County is still working with Mr. Temple on regular basis
  - Jim asked why isn't the county enforcing the riparian habitat repairing ordinance on other neighbors, or do they just focus on people like Eric? Kevin is not aware of anything happening on Cedar Creek (Jim's example) and doesn't work in Code Enforcement/Community Development – Jim said he did report this and asked County Manager what was done with trailer court moving creek so they could get another park and no answer – wants to know how to find out what the county's position is on enforcing regulations – Kevin offered to follow up if Jim can provide the address or parcel numbers – there does not seem to be any consistency in enforcement
  - Doug asked if Kevin knows about the legal notice in the paper about PVJR and the EPA – Kevin doesn't know but John mentioned it as well and it could be for the DOE's request to submit for a construction stormwater general permit coverage – Kevin understands that they did submit and it was incomplete and that information has possibly been supplied – Kevin will follow up

#### **Unfinished Business – Dan Weaver**

- Candidates for vacant RRAB Positions – Positions should be filled so interviews will be scheduled for the people who volunteered to join the board – selections will be brought back to the board
- Open House/Presentation – Not sure of timeline for consultant – could have information booths set up but need to start working on it now – Dan doesn't have time but can provide information – need volunteers to take it on and put together framework – there were seven items originally
  - Overall tax effect of having commercial/industrial properties
  - Overall tax effect on schools
  - Zoning
  - Environmental
  - Economics/Jobs
  - Communication
  - Rock Mine

#### **General Discussion**

- Discussion regarding cost benefit analysis for PVJR's envisioned railroad and expansion

### **Public Comment – Dan Weaver**

Kim O’Hara - Comment about cost benefit analysis and tax revenue - Believes the presentation to Council was based on an expanded overlay, not on the existing overlay and John just said those tax numbers were going to be very different than the ones presented to the Council. So, you're not talking about having the one mile adjacent, all of that land, rezoned into FRDU businesses. You're talking about those 330 acres of land that are currently zoned in the overlay, is that correct? Dan said yes, they will redo that calculation. Kim said so that could have a big impact on whatever numbers you share with anyone who asks about how much revenue these things are gonna make. The proposal or the new businesses or whatever goes in. That's going to be a very different number I think. Which means that doing the cost benefit analysis would be a good idea. That would give you the information you need to have an informed discussion about the viability of what is being proposed here and also Kevin saying that Eric wouldn't do it if it wasn't gonna make him money. It'd be nice to have some numbers to back that up. Dan said there is no leverage on Eric in terms of telling us what his business does, so it's going to be difficult. Kim said she understands that but your projections on what would happen should this FRDU be implemented on the scale that you are speaking of is very different. The one-mile overlay is very different than the overlay that exists. Now that's a very different scenario of businesses and who's going to relocate and the so-called jobs that may or may not show up that that those are different numbers.

### **Good of the Order – Dan Weaver**

**4:53pm** Meeting Adjourned

Submitted by Chris Walker

### **Upcoming Meeting:**

**Date:** June 10, 2024

**Time:** 4:00pm to 5:30pm

**Location:** Public Service Center, 1300 Franklin St., 6<sup>th</sup> Floor Training Room and virtual