

COMMISSIONERS' MEETING MINUTES

August 12, 2014 – 9:00 a.m.

Those present were:

Chairman, Commissioner Gary Weaver
Commissioner Kenny Schutte
Commissioner Terry Thompson
Executive Director Doyle Palmer
Admin Assistant Angela Davis

Guests: Stephen McFadden: Adams County Economic Development Council

Chairman G. Weaver called the meeting to order.

The agenda was approved by a motion from T. Thompson, seconded by K. Schutte. Regular meeting minutes from July 22nd were approved in a motion by T. Thompson, seconded by K. Schutte. Vouchers were approved in a motion by T. Thompson, seconded by K. Schutte.

D Palmer reported that six of the new meters were in. Work was done by Dig n 4 U which had been sent out to bid. Five more meters will be installed next month, with the remaining meters being installed in 2015 and 2016. All of the meters now read in cubic feet now (as opposed to some as gallons) and the new meters will be able to be read electronically.

At the meeting on July 22, Jon Sperl with Union Elevator requested assistance from D. Palmer to find out who was responsible for maintaining the road. It determined in a meeting with the road department it is a private road, and the county will only take it over if the limit the road to four access points and it would require several improvements. D. Palmer stated that the county would be willing to maintain at the cost of materials and labors and is presenting that information to J. Sperl.

D. Palmer received information from Columbia Basin Railroad that it will cost approximately \$12,290 to fix the railroad crossing, and another \$17,020 to completely refurbish the spur to Wolfkill. Discussion has taken place with the businesses affected by the crossing and it has been determined they are willing to pay to fix the crossing, but not the spur itself. Consensus of the Board is the same, that the spur should be the responsibility of Wolfkill if they want it refurbished. Contracts with the railroad from 1992 show that there was a shared crossing agreement between the Port and four tenants by that crossing, however in 2010 a contract was signed abandoning the private crossing agreement, showing no one has legal responsibility. The railroad will close the crossing if no one fixes it. T. Thompson made a motion that the Port pay an

equal portion not to exceed \$3000 with the other tenants of the crossing to repair the crossing itself, but no the spur. It was second by K. Schutte, and approved.

The Conner Lease was reviewed. In 2002 the lease was rewritten to allow an adult residence (allowing more than one adult to live on the property). According to the contract, the port has first right of refusal if M. Conner decides to sublet or sell his business. If sold, whomever takes over the lease would be required to abide by the terms of the existing lease, which has the two properties together, it has to be a commercial site conducive to airport business and the residence would remain an adult only residence.

The Port was contacted by the Association of Washington Arial Applicators to have a fly in held at the Othello Airport in late September or early October. The event would be a full day event where applicators would have planes checked by the USDA, and test sprays would be done. These sprays would leave a non-permanent pink strip. The event can be open to the public or schools for educational purposes if so desired. K. Schutte made a motion to allow the Association to hold the event. It was second by T. Thompson and approved.

Bids to paint the hangar were presented. The Bids ranged from \$64,565 to \$13,125. All of the bids would use the same FlexBond paint. Sherman Williams is willing to give a deal to which ever company wins the bid to get the paint at a discounted rate. D. Palmer is requesting clarification in the bid from Straight A Construction, to make sure the amount includes the primer and preparation of the building to include screw tightening. T. Thompson made a motion to accept the bid proposal of Straight A Construction pending clarification. The motion was second by K. Schutte and approved.

K. Schutte made a motion to sign the Notice of Acceptance for the Airport Grant. The motion was second and approved. The notice was signed by G. Weaver. D. Palmer will place ad in the paper to run next week.

D. Palmer reported that he is starting to have inquiries for the 615 S. Broadway building. It was discussed to wait for tenants before a decision was made as to what type of building is to be built. The matter is to be tabled until there are more inquiries.

JUB contacted D. Palmer and said the feasibility study is going better than expected. Wages are coming in higher than \$15 as hoped. They have two possible companies to occupy the land, with one of them wanting all 42 acres. The Board of Commissioners discussed staying with the original plan, and trying to find someone that is a large water user and would use all 42 acres. D. Palmer is meeting with JUB again next week to further discuss the study.

D. Palmer has been talking to Cascade Natural Gas about Natural Gas at Bruce Industrial Site. According to CNG the line is not to capacity, and a large user could be provided for. Stephen McFadden from Adams County Economic Development Council stated that Grant County, Moses Lake and Quincy are all hitting issues with capacity, and that from what he has been told a transmission line upgrade is required He has been asked by the City of Othello to put together a coalition for discussing natural gas at the federal level.

S. McFadden stated one of the things he will be doing as Director of the ACDC is to attend meetings around the county, including the Port meetings. K Schutte expressed interest in having him report at our meetings issues affect the Port.

A motion was made by T. Thompson to do at least a ½ page ad in the Adams County Magazine. The motion was second by K. Schutte and approved.

A. Davis presented payroll corrections done for to the payroll in the months of April – July. During that time, the payroll was being processed by an outside firm and they were taxing the medical insurance reimbursement the commissioners receive. Additionally, A. Davis reported that beginning in August, the medical insurance reimbursement will no longer be on the paycheck, but it will be on the expense check they receive.

The Port received renewal information from Endurance, and D. Palmer noticed that the Port was being charged to insure things that they no longer own. He requested an updated policy quote from Sloan Insurance.

There being no further business, it was moved by T. Thompson and seconded by K. Schutte that the meeting be adjourned.

PORT COMMISSIONERS



Gary Weaver



Kenny Schutte



Terry Thompson



Attest: Angela Davis, Clerk