

## COMMISSIONERS' MEETING MINUTES

January 28, 2014 – 10:00 a.m.

Those present were:

Chairman, Gary Weaver  
Commissioner, Terry Thompson  
Executive Director, Doyle Palmer  
Admin Assistant, Kim Coreson  
JUB Engineer, Kerry Albin

Chairman Gary Weaver called the meeting to order.

Agenda was reviewed, amended to include JUB's Kerry Albin to give a bid report. It was moved T. Thompson, seconded by G. Weaver that the agenda be approved. T. Thompson moved, and G. Weaver seconded to approve last meeting's minutes. Vouchers were approved in a motion by G. Weaver, seconded by T. Thompson.

Kerry Albin introduced the plan recommended by the FAA to include additional signage to the airport AIP08. He reviewed the bids and recommended to award Sierra Electric, Inc., contingent on FAA approval. T. Thompson moved that we award the job to Sierra Electric, Inc, contingent on FAA approval. G. Weaver seconded the motion.

Kerry also said that they are trying to get Trang the final numbers for AIP08, but they need the Simpson issue completely resolved. Kerr has asked for a 25% release of their retainage, which comes to \$93,736, because of a settlement reached with one of their sub-contractors. It's allowed by law, so he recommends we issue that to Kerr. T. Thompson made a motion we pay Kerr 25% of their retainage free. G. Weaver seconded the motion. Kerry Albin then left the meeting.

D. Palmer reviewed the 5-year CIP. 2015 – Apron design and reconstruction, 2017 – New hangars, 2018 – Perimeter fencing. It was suggested that the hangars be done first, as we have a waiting list, and the apron is still in real good shape. T. Thompson moved we approve the 5-Year CIP as revised. G. Weaver seconded the motion.

The hangars are in need of maintenance. The contractor suggested we wait till March to replace damaged door seals. Hangar rental price was discussed. G. Weaver said that we are not even close to market value on our hangar rentals. He recommended we raise hangar rentals. After some discussion, T. Thompson motioned we raise hangar rentals for slide doors to \$125/month, and bi-fold to \$175/month, alerting the customers to the change that will begin at the start of the third quarter, allowing adequate notice for them to adjust. G. Weaver seconded the motion.

D. Palmer reported on a railroad meeting he attended. The committee was recommending that we support Royal City's upgrade of the railroad. They've already used \$900k in grant money for a preliminary upgrade that brought it up to a 10mph rating. They are looking at \$12M to bring it up to shipping standards. Upon hearing this, D. Palmer said that this will not benefit our community, given that there is no industry in Royal City that will use the

transportation. The one rock shipping manufacturer will not use it because the process they have in place is less cumbersome than it would be if they had a railroad there. He suggested we focus on the bottleneck trouble we have with current industry in Bruce and Warden. The committee agreed that it would make more economic sense to spend the money in proven industry areas than it would to support the Royal City line that does not have an established clientele.

We have an engineering project coming up in the Bruce area for the 42 acres, and we need to decide on an engineering company for this project. D. Palmer has researched several in the area and recommends we extend an invitation to Harm Engineering in Pasco to come visit with the Commissioners.

D. Palmer goes before the board at the Irrigation District to present the drain plans. We are hoping to walk away with a letter of approval for file, so that, when the time comes, it can be proven that the issue has been approved, allowing the project to move forward without having to revisit the drain concern again.

In discussion about renting units at 705 E. Hemlock, D. Palmer brought up whether we should get an attorney to develop a lease agreement and what attorney should we use. T. Thompson suggested we just get a template and use that for our lease to save on legal costs. G. Weaver agreed that would be fine.

Two contractors bid for the job of putting up a dividing wall to separate Port offices from the two offices rented to Shannon McKay at the north end of the building. After the bids were reviewed, T. Thompson motioned to accept the bid from Straight A Contracting, knowing that there may be a change order for the moving of the light in the ceiling.

There is a business in town that is interested in the option of putting a building up on our Broadway property. G. Weaver said have him bring us a detailed proposal to look at.

K. Coreson updated the Commissioners on the progress of the new website, and asked their input on the content.

G. Weaver was sworn in as the new Chairman after the last meeting.

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

PORT COMMISSIONERS



Gary Weaver



Kenny Schutte



Terry Thompson



Attest: Kim Coreson, Clerk