

## COMMISSIONERS' MEETING MINUTES

February 10, 2020 – 9:00 am

Those present were:

Commissioner Gary Weaver  
Commissioner Deena Vietzke  
Commissioner Kenny Schutte

Executive Director Chris Faix  
Executive Assistant Carmon Derting  
Consultant Doyle Palmer

Guests: Sam Garza  
Samantha Garza  
Vanessa Casarez

Called to order at 9.05am

K. Schutte made a motion to approve the Agenda, G. Weaver seconded the motion and it was passed.  
K. Schutte made a motion to approve the Minutes for the 1/28/2020, 1/31/2020 meetings, G. Weaver seconded the motion and it was passed.

K. Schutte made a motion to approve the Minutes for the 2/7/2020 meeting as amended, G. Weaver seconded the motion and it was passed.

G. Weaver made a motion to approve Vouchers, K. Schutte seconded the motion and it was passed.

S. Garza, S. Garza and V. Casarez presented their business plan and discussed their idea for a bakery and coffee shop called "Momma's Bakery and Specialty Coffee". It was decided that Mr. Garza research possible land opportunities and bring the information to another meeting to discuss what could be done.

The commissioners were shown the new presentation folders that will be used for the bid packages.

G. Weaver made the motion to charge \$25 to contractors for the bid packages, K. Schutte seconded the motion and it was passed.

The Broadband tour is set up for March 9<sup>th</sup> at 1pm. The departure time from the Port office is 11am.

There was a reminder that HDR will be at the next meeting on February 24<sup>th</sup>, 2020.

D. Palmer suggested that there be a plat of land put aside for blueberries. The commissioners asked that research be done on tax sifter for Blueberry, LLC.

The Commissioners signed Resolution 2020-3 for the sale of land to Michael Cutler or assigned.

The Commissioners confirmed the sale price of the 105 acres on Booker be set at \$35,000 an acre.

A firewall between the electrical room and storage area is required by the fire chief when building a storage shed.

TD&H let C. Faix know that permission will be needed from the Railroad in order to run pipes under the railroad. There was discussion of where the pipes have already been run under and near the tracks. C. Faix will contact TD&H and ask for clarification on the railroad and the pipe size. G. Weaver has requested that TD&H be asked to come to a meeting for clarification and to discuss the project. C. Faix is going to contact the fire marshal to find out how much actual storage is needed.

The airport ground is owned by Bureau of Reclamation and that should come up during the SEPA. BOR gave the Port permissions to lease out the land, but not sell it. If the Port no longer wants to use the land then it returns to BOR.

C. Faix was unable to locate the Covenants and Restrictions that were thought to have been placed on land sales. It was discovered that none had been officially filed with the Assessor in Ritzville. C. Faix and D. Palmer will do research and bring the results to the next meeting.

Research will be done on a finding out if there is an RCW with a 90 statute for building on Port land.

There seems to be high electrical bills for Well 2. Farmers Electric and Avista have both been out to see if there was an issue. At this time, there does not seem to be one. It was recommended to turn it off in March and then see what the resulting bill is.

C. Faix and D. Palmer will be meeting with Shawn O'Brien today to ask questions about the water/sewer line for Reynolds and 26.

If the City wants to include the Port in the LID, then the proposal is that the lines must go all the way to Reynolds. If the Port pays for the water/sewer lines from the Soccer Complex to Reynolds the Port will not pay for LID fees for that same portion. The Port would retain the right to collect the Late Comer Fees for that same portion the Port paid for. This would be in exchange for the land and pipe burial. The other option would be to sell them the acreage for the complex.

C. Faix attended the Ag Show and was able to talk to many companies like Best Western, R&M and Suberizer. It was a good experience. He will be attending the Food and Beverage Show next week.

There is a Chamber banquet later this month and they have requested a sponsorship. The Port is unable to do that.

C. Faix let everyone know that the Lee Road is zoned "open space" but will be rezoned to Industrial 1.

The Commissioners when into Executive Session from 11:25-11:48. The commissioners discussed a possible land sale and farm lease offer. The decision was made to take the Reynolds and 26 property

off of the market until the water and sewer is ran, unless a full offer price for the total acreage is made. The offer for the 14.2 acres of rill ground was accepted from Sunny Farms.

G. Weaver motioned to adjourn with K. Schutte 2<sup>nd</sup>. Meeting was adjourned at 11:50am.

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Deena Vietzke, Chairwoman



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Kenny Schutte



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Gary Weaver



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Carmon Derting, Executive Assistant