



COMMISSIONERS' MEETING MINUTES – Land Sale

February 7th, 2020 – 9:30 am

Those present were:

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| Commissioner Gary Weaver | Executive Director Chris Faix |
| Commissioner Deena Vietzke | Executive Assistant Carmon Derting |
| Commissioner Kenny Schutte | Consultant Doyle Palmer |

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| Guests: | Shawn Logan, City of Othello Mayor | Terry Clements, Public Works Director |
| | Ann Henning, Community Development Director | Shawn O'Brien, City Engineer |

Called to order at 9:30am

C. Faix talked about a talk he had with someone interested in some of the Reynolds land while at the Ag Show.

A question about cost of the sewer line that needs to come from Concrete Dr. The amount was unknown but could be around 100 a foot +/- . There are already hydrants.

The City will look into a CBDG grant of up to &750,000 for sewer lines up to the property. An income survey will need to be done and that will start near the end of February to prove Othello is low to moderate income.

CERB might help with a planning grant. Chris is already talking to them and now is waiting for the next cycle.

The City Council would need to agree to a joint venture and that their contribution would be the water/sewer lines.

S. O'Brien mentioned doing a Local Improvement District (LID) bond. If 60% of the people along the line agree to connect, it would be done and all people along the line pay a portion of it. It might also bring in more commercial.

The intersection was brought up. The Port has already paid about \$250,000 towards it. S. Logan stated that a new transportation package is coming out next year and suggested that both entities partner in promoting the need and help the DOT to fund it. A. Henning stated that DOT cannot make us pay for the roundabout. Shawn said the money spent would be a credit for future improvements.

D. Palmer asked about the possibility of a sewer connection at the corner of the property to 14th. It is a possibility.

S. Logan introduced the scenario of the Port being the developer and A. Henning outlined some of the steps to do that. D. Palmer discussed what the Port has already done to the first section. He also discussed that many people and companies were in support of the project and some had offered in kind contributions to the project. The schools would even use the fields for tournaments if the top two fields were done with astro turf.

The project could take 3-5 years. A grant for the sewers could be applied for by the city in June and they would know in September. The City Council would need to be brought in to the project.

If it turns into a Park and Rec park, a levy could be asked for.

The Port and City of Othello would be responsible for hiring a consultant and project manager which can be done with a planning grant. K. Schutte would like the water/sewer agreement in place first. G. Weaver stated that Chris

and the City can work on finding a manager after the joint Project Agreement was put in place. S. Logan will contact his legal team for an agreement.

S. Logan did mention the benefit of housing along Concrete drive and along the back of the property.

K. Schutte talked about just selling it to a big developer and letting them do the project.

If the City bring water and sewer to the edge of the of the property, they would want assurance that the project will move forward. It was asked if the Port puts money aside if that would be assurance and the answer was yes. The Port would need to sign an agreement or deed acreage to the City.

S. Logan will have a committee meeting in the next two weeks and talk to City Council and legal team and requested time at the March 10th Port meeting to discuss the deed, other details and deadlines.

G. Weaver asked about taking the sewer to Reynolds and it was mentioned the cost to the City just for the 17 acres would be about \$800,000. S. Logan suggested the Port do a LID agreement with buyers on the rest of the land.

K. Schutte requested that a map for the property on the west side be brought into the March meeting. It will be.

Guests left.

D. Vietzke discussed the land swap and moving the soccer complex to Lee Road.

G. Weaver would like to negotiate for the water/sewer lines to be taken all the way to Reynolds Road as well as having the city pay for their share of the pipes for the drain abandonment. There was discussion but no decision was made. The Port wants to address a possibility for prorating the pipe for the drain abandonment.

K. Schutte made a motion for C. Faix and D. Palmer to meet with S. O'Brien and to talk about the City's limitations to water/sewer and how far they can go and bring the results to the February 24th meeting. D. Vietzke seconded, G. Weaver was not present. Motion passed. C. Faix will ask about a meeting on February 10th.

D. Palmer suggested reinvesting the money for the recent sales of the Bruce land into the Reynolds property and let C. Faix be the spokesman at the March meeting.

K. Schutte motioned to adjourn meeting, D. Vietzke seconded, meeting was adjourned at 11:55am.

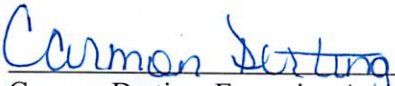
Deena Vietzke, Chairwoman



Kenny Schutte



Gary Weaver



Carmon Derting, Executive Assistant