



COMMISSIONERS' MEETING MINUTES

February 28, 2023 – 9:00 am

Those present were:

Commissioner Gary Weaver
Commissioner Deena Vietzke
Commissioner Kenny Schutte

Executive Director Chris Faix
Executive Assistant Carmon Derting

Guests: Mark Conner
Brad Boersma
Steve Sackmann, Attorney

Called to order at 9:00 am.

K. Schutte made a motion to approve the agenda, G. Weaver second, motion passed
G. Weaver made a motion to approve minutes from February 14th, 2023 meetings, K. Schutte second, motion passed
G. Weaver made a motion to approve vouchers, clarification was made on the JUB and Sloan Levitt invoices. K. Schutte second, motion passed.

Steve Sackmann

C. Faix presented the requested lot line map with measurements. The map is just internal and for lease purposes. Nothing will be recorded with the County. B. Boersma has requested a lease of 20-25 years on the hangar building. The lease was agreed to be 20 years at \$1500 a year, with a review every 5 years and the lease amount will be adjusted at that time per the CPI. M. Conner would like a 5-year lease on the Spray Site with a 1-year roll over clause. There will be an obligation to remediate the spray site in M. Conner's lease. Upon termination of the lease, the underground tank must be removed and the hole completely filled in. S. Sackmann will look into if the egress/ingress is recorded with the County. The leases will include that the ingress will be used by B. Boersma and M. Conner and that the Port has the access to use it. Each lot has its own septic. The septic for the spray site is in front of the office. The Lessees will be responsible for repair and maintenance of the systems. Each lot will be metered separately for water. Water may include a line charge of \$50 per month for a 2-inch line and \$80 per month for a 3-inch line plus water usage charge, this will be discussed at the next meeting. This can be paid annually or monthly. If it is discovered that anyone is living in the building, the water will be turned off and the lease could be terminated. If repairs are needed and not done by the tenant, the Port will have the repairs done and charge it to the tenant. S. Sackmann will draw up both lease agreements. M. Conner and B. Boersma left.

S. Sackmann reviewed the proposed Purchase and Sale Agreement Draft containing his suggested changes for Highway 26 and Reynolds. The Commissioners would really like to see the terms previously agreed upon in January. S. Sackmann will send the Purchase and Sale Agreement and the buyer will be given until March 10th to sign.

S. Sackmann brought a request to the Commissioners to sell .3 acres of the land purchased from Amoruso back to them. A map of the requested purchase was presented.

G. Weaver made a motion to sell the land back using the same price the Port bought the land for and the boundary line adjustment would be the responsibility of the buyer. K. Schutte second and the motion passed.

Airport

Fuel Master will be doing the upgrade in March. There is a concern due to the House Bill that will ban leaded aviation fuel that has passed the House. If the HB passes the Senate, it will make 100LL fuel obsolete.

Hangar Building 4 is full.

There has been a change to the CIP. The tie down cannot be done until the ALP is completed and so it will be moved to 2025.

Bruce

The farmer wanting to lease the land has been contacted and has agreed to \$100 per acre, pay the water and take care of the weeds. The lease will terminate on September 1st.

Other

C. Faix changed all phone services (internet, office, cell phones) to Verizon. This will take the monthly billing from \$510 to only \$175 and once the upgrade is complete at the Airport, CenturyLink will be disconnected.

With no further business coming before the Port of Othello Commissioners, the meeting adjourned at 12:04 am with a motion made by G. Weaver and seconded by K. Schutte.

Deena Vietzke, Chairperson

A blue ink signature of Gary Weaver, written in a cursive style, positioned above a horizontal line.

Gary Weaver

A blue ink signature of Kenny Schutte, written in a cursive style, positioned above a horizontal line.

Kenny Schutte

A blue ink signature of Carmon Derting, written in a cursive style, positioned above a horizontal line.

Carmon Derting, Executive Assistant