

COMMISSIONERS' MEETING MINUTES

March 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:

Called to order at 9:00 am.

G. Weaver made a motion to approve the agenda with the addition of a discussion on Nitrate results and a water leak in the Incubator, K. Schutte second, motion passed

G. Weaver made a motion to approve minutes from March 14th, 2023 meetings, K. Schutte second, motion passed

G. Weaver made a motion to approve vouchers with a question on the K and L invoice, K. Schutte second, motion passed.

Airport

The proposed leases for the Conner Hangar and the Conner Spray Site were reviewed. It was decided to remove item #9 about the Nitrate levels as the new testing result of 5.63 and research has determined the levels are potable. It was also discovered that the Spray Site Leases dated from 1984 was still in place and is a year to year lease and the Commissioners decided to leave that one in place. The Land Lease contract for Flight Level Zero is in place until 2052.

The EPA Coverage quote for \$7200 per year was presented.

G. Weaver made a motion to accept the Airport Environmental Insurance quote, K. Schutte second, motion passed.

The water charges for Flight Level Zero from 2013 to current were reviewed. C. Faix is still planning to meet with Mr. Gardner to find out history on the water meters and how many there actually are. The meter at the head of the well at the Airport will begin being read each month. It was decided that all of the water rates will be reviewed on an annual basis.

K. Schutte made a motion to remove the annual line charges, make the monthly line charges the same at both the Bruce Water System and the Airport Water System and raise the Water Usage rate from \$0.0075 per cubic foot to match the City of Othello at \$0.0091 per cubic foot. G. Weaver second, motion passed.

Highway 26/Reynolds

The Meritage Purchase and Sale agreement was reviewed. It was noted that the land amount was reduced due to a lot line change. The following terms were accepted: \$30,000 initial earnest payment, 2nd \$30,000 at 90 days, \$40,000 at 180 days with final purchase on March 27th, 2024. Upon day 91, the \$60,000 becomes non-refundable and day 181, the \$40,000 becomes non-refundable. The agreement was signed and will be emailed to each Commissioner.

Due to the pending land sale, it was decided not to attend the event in Las Vegas in May.

Bruce

The CERB application was submitted on March 24th, 2023. There will be a CERB board meeting that must be attended by a representative from the Port and each of the Committed Private Partners. If one entity is missing, the meeting will be cancelled.

There was a letter presented from Waste Management requesting purchase of water from Bruce. C. Faix did some research and we are allowed to sell water outside of the Port boundary. They will be looking at about 72,000 gallons a day at top

usage during construction years and about 18,000 gallons a day on non-construction years. After some research, a fire hydrant meter that would do well with the amount of water being asked for and will protect the hydrant was found: Zenner FHD 30 Hydrant with backflow assembly. This information will be sent to Waste Management for them to purchase the meter and necessary hoses themselves. The possibility to take water out of the canal head in Bruce or at the water box at the Airport was discussed. The hydrant located at Well 2 in Bruce would be the best hydrant location and allowance for the semis needed for carrying the water. A contract will need to be drawn up that will also include termination clauses for both parties. It was determined to charge \$15.00 for each 3,000 gallons used.

Other

C. Faix believes the phone and internet issue is resolved. The Port will continue using Vyve for internet and will use Verizon for all of the phones.

A meeting with the WPPA Port attorney was done and a settlement offer was discussed.

With no further business coming before the Port of Othello Commissioners, the meeting adjourned at 10:32am with a motion made by G. Weaver and seconded by K. Schutte.



Deena Vietzke, Chairperson



Gary Weaver



Carmon Derting, Executive Assistant

Kenny Schutte