

## COMMISSIONER'S MEETING MINUTES

June 25, 2024 – 9:30 am

Those present were:

Commissioner Gary Weaver  
Commissioner Deena Vietzke  
Commissioner Homer Montemayor

Executive Director Chris Faix  
Executive Assistant Carmon Derting

Guests:

Called to order at 9:30am.

H. Montemayor made a motion to approve the agenda with additional discussion on Richard Smith; D. Vietzke seconded, motion passed.

H. Montemayor made a motion to approve the minutes from the last meeting with a change to the ACDC section, D. Vietzke removed herself from the meeting, but not the building; D. Vietzke seconded; motion passed.

D. Vietzke made a motion to approve the vouchers; H. Montemayor seconded; motion passed.

### ADAMS COUNTY COMMISSIONER MEETING

G. Weaver gave an update on the Port. He discussed Highway 26/Reynolds and the issue with the roundabout that is part of what is causing Meritage to not move forward with the purchase. The County Commissioners were able to give the Port an idea of how the WSDOT funding is going overall and how their budget may be getting cut even more and it does take about 2 years to get any of that money approved.

C. Faix updated Adams County Commissioners on the Water Tower Project which is estimated to be completed September 2026.

The Adams County Commissioners phase for Lind and Ritzville for Broadband is going forward. The complete project will be done in two phases. It will be both underground and above ground depending on the location.

D. Vietzke asked the Adams County Commissioners about when they dealt with Hood and why they chose to settle out of court. They said it was just a cost analysis that helped them make the decision.

### AIRPORT

The Port got the grant for the Pavement Project.

H. Montemayor made the motion to accept the FAA CIP Grant, D. Vietzke second, motion passed.

C. Faix met with Don, fieldman from Wilbur Ellis. They sprayed Husky and Banvil on the Kochia, which should have been sprayed a month ago. They recommend mowing it this fall. As far as reseeding, they said to have them look at the field and they can give a recommendation then. Also, do not disc – just run a grain drill. It had been seeded previously with CRP mix. There will be a discussion in the future with K&L Spray soon and the possibility of paying for the reseeding or the ReClaim chemical. We will be using Wilbur Ellis to spray in the future.

### BRUCE

We are at 60% design and hopefully there will be concept drawings available at the next meeting.

### HIGHWAY 26/REYNOLDS

C. Faix has been talking with Meritage about the extension that is ending on June 25, 2024. They will not buy the pipe that the Commissioners asked for to grant another extension and they are trying to call the Irrigation District. C. Faix tried to tell them the sooner the pipe is bought, the sooner it could be scheduled for burial. The problem is that the roundabout is not guaranteed. Meritage wants to do a Promissory Note for the pipe. One idea is to have Meritage apply for the necessary permits and pay for the second phase of the TIA to grant a 6-month extension. It has been recommended to the Port not to move forward with the TIA, which could be \$30,000 - \$40,000, if Meritage drops out because it is tailored to the development. Meritage has sent an offer where they would consider agreeing to a Bump Clause, in lieu of cash, they would also sign a Promissory Note for the purchase of the pipe for an 18-month extension with an additional 6 months possible.

The official extension offer from the Commissioners is to pay for the second phase of TIA and apply for the necessary permits within 30 days for a 6-month extension and include a bump clause if a full price offer is made. After the 6 months, another extension would be considered.

#### PROPERTY MANAGEMENT

#### OTHER

Our offer on the Hood Lawsuit was rejected to our attorney is taking the next step. Our attorney stated it will cost the Port over \$100,000 or much more to go to court. C. Faix has researched what other settlements he has taken, and it was decided to offer \$37,500 and have the lawyer draw up one more offer to settle.

The Commissioners signed the Resolution 24-4 DRS Voluntary Social Security Coverage

The Port got an additional \$100,000 from the Department of Commerce for the Site Readiness Grant for Bruce and it will include a complete site drawing. The first reimbursement is due by July 3<sup>rd</sup>, 2024. There is an idea of potentially buying the land near the Tunstall house clear to and including the Rail Switch and improving/extending Lee Road.

C. Faix let the Commissioners know about the Annual Commissioners meeting in Richland from July 22-24. H. Montemayor and G. Weaver have said they both signed up.

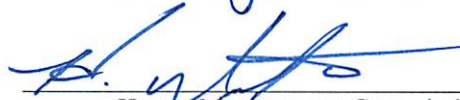
The Meeting for July 23<sup>rd</sup> is being moved to July 30<sup>th</sup> due to the Annual Commissioners meeting.

D. Vietzke did some research into the Landaira West project and could not find any information in the other states they say they have operations.

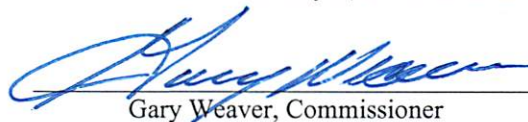
With no further business coming before the Port of Othello Commissioners, the meeting adjourned at 10:51 am.

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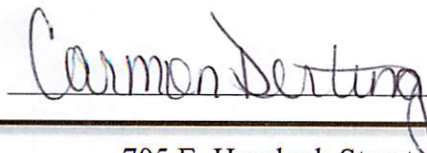
Deena Vietzke, Commissioner

A handwritten signature in blue ink, appearing to read "H. Montemayor", written over a horizontal line.

Homer Montemayor, Commissioner

A handwritten signature in blue ink, appearing to read "Gary Weaver", written over a horizontal line.

Gary Weaver, Commissioner

A handwritten signature in blue ink, appearing to read "Carmen Berting", written over a horizontal line.