

Port of Pasco Commission
Minutes of Regular Meeting of Port Commission
Held at 1110 Osprey Pointe Blvd., Pasco, WA 99301
July 12, 2017 | 10:30 a.m.

CALL TO ORDER

Commissioner Reimann called the meeting to order at 10:30 a.m.

Present: Commissioner Ron Reimann, Commissioner Jim Klindworth, Commissioner Jean Ryckman, Port Counsel Dan Hultgrenn, Executive Director Randy Hayden, Director of Airports Buck Taft, Director of Economic Development and Marketing Gary Ballew, Director of Properties Mayra Reyna, Director of Finance Donna Watts, Deputy Director of Airports Don Faley, and Administrative Assistant Audrey Burney

Guests: Todd Coleman - Parametrix

APPROVAL OF AGENDA

Commissioner Ryckman moved and Commissioner Klindworth seconded to approve the agenda as presented. Motion carried unanimously.

CONSENT AGENDA

- a) Regular Meeting Minutes of June 22, 2017.
- b) Vouchers and Warrants #87799 - 88203 in the amount of \$911,651.22.
- c) Letter to accept T-131 Truss Repair – Accepted as Complete.
- d) Freedom of Speech Policy Modification.

Commissioner Klindworth moved and Commissioner Ryckman seconded to approve the consent agenda as presented. Motion carried unanimously.

PUBLIC HEARINGS & RESOLUTIONS

Resolution 1459, Change the location of the second meeting in August – Commissioner Klindworth moved and Commissioner Ryckman seconded to approve Resolution 1459. Motion carried unanimously.

ITEMS FOR ACTION/CONSIDERATION

JUB Taxiway A Design – Mr. Taft reported that JUB Engineers design fee for the Taxiway Alpha Project was \$45,820 lower than the IFE performed by Kutchins & Groh.

Commissioner Ryckman moved and Commissioner Klindworth seconded to award the Taxiway Alpha design project to JUB Engineers in the amount of \$475,100. Motion carried unanimously.

AIP 44 Grant – Mr. Taft reported that the funding for the AIP-44 grant in the amount of \$5,610,877 is expected at any time. AIP 44 will fund the East General Aviation Apron and design for the Taxiway Alpha project and will be the standard 90% federal/10% local match.

Commissioner Ryckman moved and Commissioner Klindworth seconded to authorize the Executive Director to sign the AIP 44 grant when it is received from the FAA pending approval as-to-form by the Port Attorney. Motion carried unanimously.

ITEMS FOR DISCUSSION

Economic Development Report – Mr. Ballew updated Commissioners on:

- Staff assisted Franklin County on the review and facilitation of 0.09 applications/applicants.
- August 3rd Port of Seattle will conduct an economic development roundtable to learn more about the Tri-Cities followed by a tour of the port and airport.
- Commission requested information regarding the land transfer request by the community and the Corps of Engineers.

Airport Directors Report:

Mr. Taft reported on:

1. The new Tri-Cities Airport sign.
2. Interviews for the architecture consultant for the car rental car wash facility.
3. June enplanement activity is up two percent over last year. Year to date is up one percent.
4. Air traffic control privatization and pilot shortage issues..

RECESS

At 11:25 a.m., Commissioner Reimann recessed the meeting for a five minute break. At 11:30 a.m. the meeting was reconvened.

ITEMS FOR DISCUSSION

Wagenaar Center Tour – Commission and Staff toured building OP 1011, formerly the Wagenaar Center.

RECESS

At 12:10 p.m., Commissioner Reimann called a twenty minute recess for lunch. At 12:30 p.m. the meeting was reconvened.

ITEMS FOR DISCUSSION

Director's Report Cont'd:

Mr. Taft reported on the privatization of Air Traffic Control (ATC) and its impact to the Tri-Cities Airport. Staff is still gathering information on the topic and unsure if it will make it into the Aviation Bill.

Alaska Airlines will be pulling 2 flights for the month of August. The Portland flight and the 5:00 p.m. flight from Seattle. This is due to the pilot shortage created in part by an increase in training hours for co-pilots from 250-1500. Staff is gathering information on the subject and intends to follow up with Commissioners at a later date.

Advance refunding 2010 Bonds – Mrs. Watts informed Commissioners that the Port's previous bond underwriter contacted her and discussed advance refunding the 2010 LTGO bonds.

She contacted Northwest Municipal Advisors (formerly Alan Dashen Assoc.) and their recommendation was to hold off for now as the Port could potentially save more by refunding the bonds at their original callable date in 2020.

Commissioners concurred and asked Mrs. Watts to bring the topic back to Commission if interest rates begin to rise appreciably.

AARF Services – Mr. Taft informed Commission that an analysis of the city provided ARFF services has been completed. Based on the review, staff believes the current City of Pasco arrangement for AARF services remains the best option for providing emergency response services at the airport. The evaluation showed that the Port would not realize any significant cost savings by contracting with a private firm or managing a port staffed fire department.

Staff will continue to do evaluations to make sure costs stay competitive and everything is working efficiently.

ITEMS NOT ON THE AGENDA

1. Mrs. Reyna reported:
 - a) The barge moorage for the July 4th River of Fire was successful.
 - b) Donaldson LLC land lease amendment has been executed.
 - c) CHS, Inc. will be bringing in approximately 100 rail cars to store on the Heritage Rail Track (#405) for the month of August.
 - d) Staff is currently working on finalizing a Dock usage agreement for docking two vessels overnight at the container barge terminal.
 - e) Circle K is subleasing a space in the gas station to a Barber Shop.
 - f) We received an invoice from Tippet Company for the broker's fee for our new tenant Aromatics.
 - g) Panda Holdings has started to dismantle the Green Power plant.
2. Mr. Hayden informed Commissioners that:
 - a) The City of Pasco selected Osprey Pointe for the June Business Appearance of the Month award.
 - b) CERB meeting may be cancelled on July 27th due to state legislative delays on passing a capital budget.
3. Mr. Ballew reported that Somos Pasco Vision project is wrapping up and they are taking two tracks, one working with organizations and the other a grass roots effort called the Somos Pasco Community Conversation.


EXECUTIVE SESSION


At 1:40 p.m., Commissioner Reimann announced that the board would go into executive session for twenty minutes to consider the minimum price at which real estate will be offered for sale or lease and to discuss with legal counsel representing the agency litigation or potential litigation to which the agency, the governing body, or a member acting in an official capacity is, or is likely to become, a party. At 2:00 p.m. Mr. Taft announced on behalf of the Port of Pasco Commissioners that executive session would be extended an additional 5 minutes. At 2:05 p.m. the meeting reconvened.

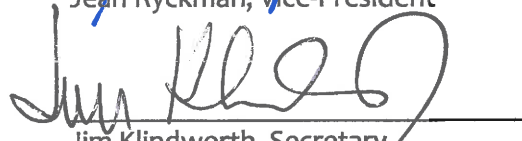
ADJOURNMENT

The meeting adjourned at 2:05 p.m.,

Port of Pasco Commission:


Ronald Reimann, President


Jean Ryckman, Vice-President


Jim Klindworth, Secretary