

Port of Pasco Commission
Minutes of Regular Meeting of Port Commission
Held at Michael J's Restaurant, 710 Columbia Ave., Connell, WA 99326
August 25, 2016 | 10:30 a.m. / Meeting called to order by Commissioner Ron Reimann

CALL TO ORDER

Present: Commissioner Ron Reimann, Commissioner Jean Ryckman, Commissioner Jim Klindworth, Port Counsel Dan Hultgren, Executive Director Randy Hayden, Director of Airports Ron Foraker, Director of Finance & Administration Linda O'Brien, Director of Marketing and Economic Development Gary Ballew, Property Manager Mayra Reyna, and Vicky Keller

Guests: Mayor Blackwell, Maria Pena – City of Connell, and Todd Coleman – PBS Environmental

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 August 11, 2016
- b) Vouchers & Warrants 85982 - 86111 in the amount of \$1,456,125.69

Commissioner Klindworth moved and Commissioner Ryckman seconded to approve the consent agenda with the edit to the meeting minutes as noted. Motion carried unanimously.

PUBLIC CITIZEN COMMENT

Mayor Blackwell provided an update to Commission and staff on the efforts the City of Connell is undertaking to attract business development to the Connell Industrial Area. He also informed Commission that the City of Connell installed another BNSF Mainline switch in preparation for a future BNSF rail interchange near Connell. Commission noted their appreciation of Mayor Blackwell's efforts in establishing a BNSF quiet zone in Connell.

ITEMS FOR ACTION/CONSIDERATION

Terminal Loop Road – Mr. Foraker reported the bid results for repaving and resealing the Airport Terminal Loop Road. Commissioner Ryckman moved and Commission Klindworth seconded to award the Terminal Loop Road Project to Granite Construction, Inc., in the amount of \$237,962.69 (includes W.S.S.T.) Motion carried unanimously.

Terminal Building Kids Play Area – Mr. Foraker reported that Mr. Buck Taft and Ms. Tara White, airport staff, were successful in obtaining a \$50,000 grant from the BNSF Railway Foundation that will go toward funding the installation of the Children's Play Area at the Tri-Cities Airport. He also informed Commission that the Columbia Basin College Art Department has asked to participate in the project by painting the play area walls with mountains, river, the Blue Bridge and a BNSF train.

Mr. Foraker presented the bid proposals for the purchase and installation of the play equipment. Commission Klindworth moved and Commission Ryckman seconded to award the Children's Play Area project to Playtime, Inc., in the amount of \$84,676.51 (includes W.S.S. T.). Motion carried unanimously.

Building 69 Lease – After discussion, Commissioner Ryckman moved and Commissioner Klindworth seconded to approve a month-to-month lease with SullinAir for Building 69 with a first right of refusal for a long term lease. Motion carried unanimously.

Surplus of Equipment – Ms. Keller discussed auctioning off various exercise equipment, office furniture and aging vehicles that are no longer useful to the Port. Based upon a comment by Mayor Blackwell, Commissioners asked Ms. Keller to contact the City of Mesa and Basin City to provide them a chance to purchase the equipment prior to sale.

Commissioner Ryckman moved and Commissioner Klindworth seconded that the property identified by Ms. Keller be surplus to the needs of the Port and released it for auction by Vail Auctioneers after contacting the City of Mesa and Basin City. Motion carried unanimously.

Trans Pacific Partnership Letter of Support – Mr. Hayden informed Commission that the Washington Council on International Trade has asked the Port of Pasco to be listed as a supporter of the Trans Pacific Partnership (TPP) trade pact letter that will be sent to the Washington Congressional delegation. After further discussion, Commissioner Klindworth moved and Commission Ryckman seconded to include the Port of Pasco on the list of entities supporting the Trans Pacific Partnership. Motion carried unanimously.

Commissioners asked Mr. Hayden to talk with the Pasco Chamber of Commerce about inviting Mr. Schinfeld to be a guest speaker at a Chamber luncheon to discuss the Trans Pacific Partnership. Mr. Hayden will make the request to the Pasco Chamber of Commerce.

CHS, Inc. Rail License – Mrs. Reyna discussed a proposed lease with CHS, Inc. to lease rail track at the Heritage Industrial Center. Commissioner Klindworth moved and Commissioner Ryckman seconded to approve a month-to-month rail license agreement with CHS, Inc., in the amount of \$15,000 per month for 6,000 lf of rail on the Heritage Rail track to store an 80-car train with fertilizer for the purpose of selling the cars individually or in groups for local agricultural uses. Motion carried unanimously.

RECESS

At 11:58 AM, Commissioner Reimann recessed the meeting for 20 minutes for lunch. At 12:20 PM the meeting was reconvened.

ITEMS FOR DISCUSSION

July 2016 Financial Statement - Mrs. O'Brien reviewed the July financial statement and highlights.

Tenant Delinquent List - Mrs. O'Brien handed out and discussed the current delinquent list.

Musser Auto Auction Update - Mr. Ballew reported that Mr. Musser continues to be interested in 3 acres of property adjacent to Rickenbacker Drive to site an auto auction. Mr. Musser provided a modified landscaping proposal for the site, but it will still require exceptions to the Airport Business Center Covenants, Conditions and Restrictions (CCR's) to allow a car sales business. Following a lengthy discussion about the appropriate business uses of the Center, Commissioners determined that they would maintain the CCR's as written, and not provide an exemption for an auto auction lot. They directed staff to inform Mr. Musser, and work with him to identify other location opportunities within the Port to site an auto auction.

Airport Director's Report:

1. Mr. Foraker reported that during the 1940s, the Navy disposed of various aviation equipment on the naval base by crushing the equipment and burying it. Some of the known burial locations are located on currently leased property and/or within the secured area of the airport. Mark Smith, an aviation enthusiast that restores aircraft has requested permission to excavate these sites in order to retrieve aviation objects that could possibly be displayed in the proposed aviation tower museum at the Tri-Cities Airport. Due to the location of the buried sites, Commissioner Ryckman moved and Commissioner Klindworth seconded to deny archaeological exploration and/or artifact reclamation activities at the Tri-Cities Airport. Motion carried unanimously.
2. Mr. Foraker reported that a small delegate of Japanese representatives involved with commercial aviation security requested an opportunity to tour Airports in Minneapolis, Seattle and Pasco to discuss security structures and protocols of the various sized U.S. airports. Mr. Foraker reported that the tour went well, and the Japanese delegation were impressed with the Tri-Cities Airport operations.
3. Mr. Foraker reported that Columbia Basin College (CBC) is working with Fed Ex to modify an Airbus 317 aircraft into a STEM Jet classroom for local schools and colleges. CBC has asked to site the aircraft near the Bergstrom Fixed Based Operator on the industrial side of the airport. Mr. Foraker informed Commission that he has requested JUB Engineers to prepare a schematic of the requested site in order to verify that placement of the aircraft will not impact the normal operations of the tenants at the Tri-Cities Airport. Mr. Foraker will provide more information at a future commission meeting.
4. Mr. Foraker reported that Chep Gauntt has decided to refine the plan to construct up to four commercial industrial storage buildings on the west end of the Tri-Cities Airport Business Center. Mr. Gauntt expects to bring the request to the Airport sometime in 2017.
5. Mr. Foraker stated that he reached out to Carol Suomi, with the FAA and a longtime friend of the Airport, to enlist her assistance to find out when the Tri-Cities Airport would receive the \$207,000 reimbursement check for the completed VOR Relocation Project. Ms. Suomi stated that the Airways Facilities division of the FAA expects to issue a check to the airport by the end of 2016.
6. Mr. Foraker reported that in accordance with the Part-139 Airport Certifications requirement, a multi-jurisdictional emergency exercise will be conducted on September 14, 2016. The exercise will take place on Airport property along Road 36, and will require the temporary closure of Road 36 during the exercise.

WPPA Legislative Committee - Mr. Hayden informed Commission the WPPA Legislative Committee will meet on September 20, 2017 to outline possible legislative priorities for the 2017 Washington State Legislative session. Commissioners had no new legislative issues to present. They believe the top priority of the State will be resolving the education funding shortfall. They also supported WPPA's position on statewide tourism funding.

ITEMS NOT ON THE AGENDA

2016 Washington State Audit – Mrs. O'Brien stated that the audit of the Port should be completed by the end of August.

Date Night at the Pointe – Mr. Ballew stated that the last Date Night at the Pointe for 2016 was August 19th. About 75 people attended. Attendance at the 2016 movie series did not meet targets and staff will review the merits of continuing in 2017, along with the opportunity to secure a business sponsor.

Commission Workshop – Mr. Hayden stated that the October Commission workshop will be conducted on October 4th at 10:00 AM in the Port of Pasco Administration Office.

IPNG – The Inland Ports and Navigation Group issued an e-mail informing its members that a coalition of groups has filed a notice of intent to sue the U.S. Environmental Protection Agency over the role hydropower dams play on river temperatures. IPNG will continue to update their membership as information becomes available.

EXECUTIVE SESSION

At 2:00 p.m., Commissioner Reimann announced that the board would go into executive session for forty minutes to consider the minimum price at which real estate will be offered for sale or lease. At 2:39 p.m., the regular meeting was reconvened.

NEXT MEETING

Regular Commission Meeting – Thursday, September 8, 2016 at 9:00 a.m.


ADJOURNMENT

The meeting was adjourned at 2:40 p.m.

Port of Pasco Commission:


Ronald Reimann, President


Jean Ryckman, Vice-President


Jim Klindworth, Secretary