

MINUTES OF THE REGULAR MEETING OF THE PORT OF EPHRATA COMMISSIONERS

April 8, 2024

The Board of Commissioners for the Port District No. 9 of Grant County met in regular session on April 8, 2024 in the Port conference room. Commissioner Nicholas Moore called the meeting to order at 4:00 p.m.

PRESENT: Commissioners: Nicholas Moore and Shelly Rivard Detrick; Staff: David Lanman, Executive Director; Kurt Oxos, Operations and Maintenance Supervisor; Charla Bomstad, Finance Officer; Guests: Rob Harris, Christian Roeder, Ray Towry & Shawn O'Brien from the City of Ephrata and Rob Miller of Columbia Basin Herald.

MINUTES: MOTION CARRIED unanimously to approve the minutes of the regular meeting on March 25, 2024 (M/S: Shelly Rivard Detrick / Nicholas Moore).

VOUCHERS: The following Vouchers/Warrants were approved for payment.

Airport Fund: Payroll Warrant #19187 - 19196 Totaling \$19,669.16

Vouchers # 19197 - 19209 Totaling \$51,710.52

MOTION CARRIED unanimously to authorize payment of above Vouchers/Warrants (M/S Shelly Rivard Detrick / Nicholas Moore).

NEW BUSINESS:

Airport Street Repair Needs/City's Obligation – Report: The City of Ephrata was represented by Ray Towry, City Administrator and Rob Harris, Public Works Director. Repairs to Airport Street (north from 5th Ave and Railroad Avenue). There was disagreement despite the Interlocal Agreement, dated May 10, 2005, which was executed by the City of Ephrata and the Port of Ephrata. The Port of Ephrata had consulted their attorney prior to the meeting. It was unclear whether the City had consulted with theirs. The Port's legal opinion from CSD was shared. Commissioner Moore suggested that the matter be left up to the respective attorneys for each part to discuss with the hope a legal solution could be achieved. The opinions expressed were made by those in attendance and may not be reflective of the City Council as nothing was formally submitted at the time of this meeting. Despite the lack of consensus of responsibility, it was agreed that the roads need repair and the costs associated with the repairs could be challenging to either entities' budget. The City stated that they would be willing to work with the Port to find grants and other sources of funding. Director Lanman, Commissioner Detrick and Commissioner Moore agreed.

City Industrial Use Water Project: Rob Harris and Ray Towry presented the commissioners with information regarding the City's proposed Industrial Use Water Project. Mr. Harris stated that wastewater i.e. "industrial use" can be used for industrial purposes in lieu of using potable water. Currently the City is looking at extending a 10" PVC pipe from its Water Treatment Facility to SR282/Nat Washington Way intersection. Mr. Harris went on to say that bringing industrial use water to the site could be a huge draw to bring a manufacturing facility to Port property. They

want to bring non potable but still useable water up to Port property for eventual resale to future industrial businesses. Instead of treating this water and just dumping it into the ground, it could be conserved and reused. The City would build a lagoon and once a user is established, the user could build a pumping station to bring the water up to their business location. Mr. Harris also mentioned the future need for two – one-acre parcels to drill wells on. He also stated that the current well on Division Street by the work release building cannot be saved.

As such, the City’s Public Works Department is requesting that a letter of support for the project from Director Lanman, on behalf of the Port, be presented to the City. The commissioners showed informal support for the City’s project subject to a final proposal and motion. It is understood that the initial target of water distribution hasn’t been determined as it is subject to future tenant needs. This project is still in the early stages of discussions.

The piping route to Port property hasn’t been determined either but utilizing easement property from the SR282/Nat Washington intersection is a consideration. There is(are) a private landowner(s) that may need to be consulted also. Further discussion is to commence but a letter will be sent out acknowledging support for the concept.

OLD BUSINESS:

Paint Striping Project – Report: This project is now complete, and the taxilanes look good.

Jet-A Fuel Retail/Avfuel Card Rate Breakdown – Report: Director Lanman informed the commissioners about the pricing system that is being developed for the Port’s Jet-A sales. The retail price is comparable to Wenatchee’s at \$6.90 a gallon. The Port is working with AvFuel to develop a tiered interplane rate based upon the amount of fuel purchased. To date, 480 gallons of fuel have been sold so far to a currently based tenant.

Boeing 737-500 to re-fuel at KEPH: Director Lanman gave the commissioners a picture of the Boeing 737, operated by Dynamic Aviation out of Virginia, that is scheduled to be coming in to refuel once a month starting in May or June. Dynamic will purchase ten to twelve thousand pounds of fuel at each fueling. The company is waiting for an FAA STC (Supplemental Type Certificate) to be approved allowing the aircraft to operate on a two-tank system as opposed to a three-tank system so as to lower its overall total gross weight to closer meet KEPH runway load stress capacity limits. Runway 3/21 would be utilized along with taxiway A2 only.

Fencing Requirement re: Pup Trailer: The Port was notified by the City Fire Department that there needs to be a temporary fence around the “pup” trailer and skid. Kurt found fencing for rent from a company in Wenatchee for \$900.00 per six months to include delivery and pick up. The fence will be installed by Tuesday, April 9th.

Warehouse Tenants A, B and C Movements – Report: Deferred

PUBLIC/TENANT INPUT: NONE

OPERATIONS and MAINTENANCE:

Weed Control: We have applied a pre-emergent herbicide on our graveled lots, airfield and roadsides. Our spur line rail was also treated. We had decent weather and timely rains to push in

the chemical to the weeds root zone. A total of 11,805 gallons of tank mix was applied on Port properties to complete this task of our weed control program.

Tumble Weed Roundup: We have completed yet another roundup of weeds piled up against our fenced lots at the Port. We gather the weeds into the back of a pickup. Take them to a safe location and burn them.

#405 Pilot’s Lounge: The cabinets and countertop have been stained and assembled for this room.

FINANCIAL UPDATE:

Charla informed the commissioners that the Annual Report is finished, and she will present it to them at a later meeting once Director Lanman has had a chance to look it over.

FROM THE OFFICE:

- a. Next Regular Meeting: April 15, 2024
- b. Travel & Meetings:
 - a. **EDC Annual Banquet** – Big Bend CC (ATEC Bldg), April 16th, 11:30am – 1:30pm (Commissioner Rathbone, Director Lanman)
 - b. **Ephrata City Council Economic Planning Workshop**, Port Conference Room, April 22nd, 5:30pm
 - c. **WPPA Directors Seminar**, McMenamins Kalama Lodge, Kalama, WA, July 11th – 12th (Director Lanman)

COMMISSIONER INPUT:

The commissioners thank the guests from the City of Ephrata for attending this meeting. Commissioner Shelly Rivard Detrick will not be able to attend the next meeting on the 15th.

ADJOURNMENT: There being no further business to conduct, Commissioner Nicholas Moore declared the meeting adjourned at 4:35 p.m.

Nicholas Moore, President

Mary M. Rathbone, Vice President

Shelly Rivard Detrick, Secretary

ATTEST: _____

_____ 2024

David Lanman – Executive Director