MINUTES OF THE REGULAR MEETING OF THE PORT OF EPHRATA COMMISSIONERS
January 20, 2026

The Board of Commissioners for Port District No. 9 of Grant County met in regular session on January 20, 2026 in the Port conference room. Commissioner Shelly Rivard Detrick called the meeting to order at 4:00 p.m.

PRESENT: Commissioners: Shelly Rivard Detrick, Nicholas Moore and Tyler Chase; Staff: David Lanman, Executive Director; Charla Bomstad, Finance Officer; Guests: Kevin Richards WPES; Ray Towry, City Administrator; Phil Borck, City Council.

AGENDA CHANGE: MOTION CARRIED unanimously to approve the agenda change of the regular meeting on January 20th, 2026(M/S: Nicholas Moore / Tyler Chase).

MINUTES: MOTION CARRIED unanimously to approve the minutes of the regular meeting on January 5th, 2026, and special meeting minutes on January 12, 2026 (M/S: Nicholas Moore / Tyler Chase).

VOUCHERS: The following Vouchers/Warrants were approved for payment.
Airport Fund: Payroll Warrant #19989 - 19993 Totaling $11,587.04
Vouchers # 19994 - 20013 Totaling $70,127.15

MOTION CARRIED unanimously to authorize payment of above Vouchers/Warrants (M/S Nicholas Moore / Tyler Chase).

OLD BUSINESS:
Master Engineering Services (Industrial & Rail Development Projects) – ***Western Pacific Engineering & Survey (WPES)*** *Presentation re: Master Engineering contract for Industrial & Rail Development Projects.* ***Motion*** *to approve engaging WPES as a Port Master Engineer***.** Kevin Richards from WPES gave a presentation for the commissioners discussing what their engineering company will bring to the Port if they are selected as the Port's Master Engineers.

MOTION CARRIED unanimously to approve engaging WPES as Port Master Engineer (M/S: Nicholas Moore / Tyler Chase).

Comprehensive Scheme of Harbor Improvements (CSHI) – *Discussion/**Motion** to set the course for the development of such.* Director Lanman proposed starting on the CSHI (phase I) now and bringing in expertise help as needed. This will bring the Port into compliance with the RCW as well as have the plan available for use in the CERB funding application.

The commissioners ask for clarity on what the goal is for the plan and would like a workshop meeting scheduled for Monday, January 26th at 4:00 pm with an executive session of fifteen minutes to review the performance of a public employee.

Building 734 Emergency Roof Leak Repair – *Report/Possible **Motion** to engage a different contractor and the acceptance of their proposal.* The previous contractor who was going to come and repair the leak has been unable to start the work so Director Lanman informed the

commissioners that MH Construction has come out and looked at the leak and is working on getting the Port a quote as soon as possible. Since the leak is above sensitive electronic equipment it is imperative that the leak is fixed as soon as possible and as such has been deemed an emergency repair.

MOTION CARRIED unanimously to authorize the emergency repair work on building 734 to MH Construction as long as the quote comes in no more than twenty percent (20%) of the original contractors bid (M/S Nicholas Moore / Tyler Chase).

Port Land Appraisal – *Report*: Director Lanman informed the commissioners that JLL Valuation and Advisory Services will be here on Thursday to do a land appraisal on the secondary parcel that Salcido is looking to build on. The Port is still waiting for the final decision of the FAA on the parcels. Ardurra is working with the FAA regarding this project.

NEW BUSINESS:
Enterprise St/Grumman Ave Chip Sealing Project – *Report:*

Resolution 2026-001: In Support of the 2026 Ephrata School District Construction Bond – Motion: Ray Towry addressed the commissioners in a personal capacity stating that he is in favor of the school district construction bond and how important a good school district is for our community. The commissioners stated that because the Ports mission is economic development and that a strong school district is essential to economic development they are in support of the construction bond.

MOTION CARRIED unanimously to approve resolution 2026-001 in support of the Ephrata School Districts 2026 Construction Bond (M/S: Nicholas Moore / Tyler Chase).

PUBLIC/TENANT INPUT:
Phil Borck of the City Council invited the commissioners to attend or watch tomorrow's council meeting on YouTube as the topic of the Ephrata School District Construction Bond will be discussed.

OPERATIONS and MAINTENANCE:
Building 4, Bathroom Facilities for Building 2: Trout Lake Farm would like to remodel the bathhouse at their expense, but first the building needs to be leveled as it has settled. They gave an estimate of around $3000.00 to have the building leveled and will have their contractor do the work when they do the other work. It has been discussed that the Port will give them rent credit for the cost with Trout Lake paying the leasehold tax on the credit.

The commissioners want Director Lanman to make sure that all permits and L&I requirements are followed since the building is a manufactured home. Director Lanman stated that this would all be addressed in the proposal once it is written up.

FINANCIAL UPDATE:
Staff informed the commission that the final CPI increase that will be applied to the 2026 leases is 2.8%, which is a bit higher than the 1.7% that was budgeted.

FROM THE OFFICE:

a. Special Meeting Workshop: Monday, January 26th

b. Next Regular Meeting: Monday, February 2nd
c. Travel & Meetings:

COMMISSIONER INPUT: NONE

ADJOURNMENT: There being no further business to conduct, Commissioner Shelly Rivard Detrick declared the meeting adjourned at 5:13 p.m.

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Shelly Rivard Detrick, President

_____
Nicholas Moore, Vice President

_____
Tyler Chase, Secretary

ATTEST: _____ _____2026

David Lanman – Executive Director