



Commissioners Meeting

Meeting Minutes for February 19th, 2019 at Port of Mattawa

Commissioners: Jim Wise (present), Lauri Dayton (present), Glenn Leland (present)

Present: Lars Leland (Director), Christopher Schmidt (Public Works Manager)

Meeting called to order at 12:01pm by Lauri Dayton

- **Welcome/Introduction of Guests**
 - City of Mattawa-Mayor Scott Hyndman
 - City of Mattawa-Planner Darryl Piercy
 - Columbia Basin Armory-Charles Hyndman
 - JW Congregation – Kurt & Valerie Conrad (Realtors)
 - There is 95 feet from the South side of the JW parking lot entrance to the end of the lot that was not developed which includes, gutter, curbing, and sidewalk.
 - Commission is aware that when the property is purchased from the JW Congregation, purchaser is responsible for the development of the remaining portion of Stevens road which will include the 95 feet on the JW lot.
 - Darryl Piercy advised the Port that the City has no intention to force any purchaser of the property to make the improvements to the road until there is development.
 - Darryl also advised everyone that the owners of the property East of the road (Former Wilson Irrigation) will be responsible for the cost of the East half of the road's development.
 - Lars is to get the Binding Site Plan signed and filed with the county and the Port will proceed with the final steps to purchase the property.
 - JUB Engineers-Ben Volk
 - Presented options for expansion of the wastewater system.
 - Option #1 would be adding a mirrored image of the current treatment plant immediately North of the current plant and would use the existing control room for operations. Price would be \$2.5 million.
 - Option #2 would be adding a Membrane Bio Reactor system to the current treatment plant. MBR system would treat the wastewater and the end product would be a high-quality water that could be used for everything besides drinking water. Price would be \$3.2 million.
 - Option #3 would be not changing anything to the current treatment plant.
 - Ben told the Commission he would set up a time late March for a tour of West Richlands treatment plant which has the MBR system.



- Commission requests that Lars set up a meeting with Wahluke Wine and J&S Crushing to discuss the need of expanding.

- **Approve Minutes of Last Meeting**
 - Commissioners reviewed the January 14th 2019 minutes; Jim motioned to approve; Lauri seconded the motion, all in favor.

- **Review of Financial Statements & Approve Warrants**
 - Commissioners reviewed Financial Statements and signed Warrants issued reports for January 2019.

- **Tennant Updates**
 - Joy Coble-Seven Oaks Healing
 - Decided to move out of the office space she was leasing.
 - Wahluke School District
 - Signed a one-year lease for the office space Joy Coble was in for \$250 a month.
 - Sanchez
 - Will attend the March Commissioners meeting to discuss the options for their building.

- **Old Business**
 - **Sentinel Gap Industrial Park-Power**
 - PUD has completed this project.
 - **Policies & Procedures**
 - Policies & Procedures packets have been sent home with the commissioners for their review.
 - **Grant County PUD**
 - A Commissioner and Lars will be going to the Wanapum Dam Hydro Offices on February 26th to discuss shop space.

- **New Business**
 - Resolution 2019-01
 - Community Development program
 - Chris Ries has reviewed this resolution for its legality.
 - Lauri motioned to approve; Glenn seconded the motion, all in favor.
 - JUB-Additional Services
 - Request to approve expenditure for agricultural soil sampling required to be reported to the State of Washington annually per wastewater permit.
 - Lauri motioned to approve; Glenn seconded the motion, all in favor.



- Pringles Inc.
 - Can provide services to clean and sanitize the HVAC system for Tidally Diddaly's
 - Lars was informed by the Commission to advise Ken of the services Pringles could perform.
 - Commission agreed that the Port could pay half of this cost.
- Wahluke Industrial Park-Map Signage
 - Commissioners have signed the map in which adds a Phase 3 to the development of Wahluke Industrial park.
 - Chris has notarized the signatures.
 - Lars is to get the rest of the required signatures and file with Grant County.
- **Comments**
 - Commissioner
 - Lauri requested Lars line out the improvement costs incurred by the Port for the 1.5-acre property in which the Port is in negotiations with Circle K.
 - This line item information will support the counter offer of \$250,000.00
 - Commission stated that they would not like to accept a sale price below \$235,000.
 - Director
 - Lars has spoken to Rex Buck and Rex would like to set up a meeting at some point to meet with the Commission.
 - Grant County PUD Commissioners Wilson/Cox would like to come tour the Port.
 - Request was made from the Lions club for the Port to sponsor their annual crab feed in Desert Aire for \$500 and the Port will have a banner at the event.
 - Jim made a motion for sponsorship, Lauri seconded the motion, all in favor.
 - Agri/Com Appraisals has given the Port a sample property lease appraisal and the Commission was not in favor.
 - Aztec Produce is interested in doing spice packaging and distribution on a Port property, Lars is going to set up a tour of the Port for them.
- **EXECUTIVE SESSION-Cancelled**
- **Next Regular Commissioners Meeting: March 18th, 2019 @ 12:00pm at Port of Mattawa**
- **Meeting adjourned at 3:40pm by Lauri Dayton.**



Jim Wise

Lauri Dayton

Glenn Leland