

**MINUTES OF THE PORT OF WALLA WALLA
COMMISSION MEETING
Thursday, March 26, 2009**

The meeting of the Port of Walla Walla was called to order by Commission President Fred Bennett at 4:00 p.m. Commissioner Bennett conducted a workshop session from 4:00 p.m. to 4:50 p.m. at Walla Walla County Fire District #5, 460 W. Humorist Road, Burbank, Washington. At 5:00 p.m. Commissioner Bennett convened a regular commission meeting at Walla Walla County Fire District #5, 460 W. Humorist Road, Burbank, Washington.

In attendance for the meeting were:

Commissioner Paul Schneidmiller
Commissioner Fred Bennett
Commissioner Mike Fredrickson
Jim Kuntz, Executive Director
Paul Gerola, Economic Development Director
Jennifer Skoglund, Assistant Airport Manager-Administrative Services
Becky Hulse, Executive Assistant
Anna Christen, Auditor/Treasurer
Alan Schroeder, Anderson Perry & Associates, Inc.
Michael Scrimsher, Columbia School District Board
Dan Andrews, Columbia REA
Jim Burris, Harrison Ray
Les Myers, Burbank Resident
Brian White, WSDOT
Corey Hurt, WSDOT
Dale Morrison, Burbank Water District #4
Tom Glover, Walla Walla County
Arvid Draft, Walla Walla County
Sherril Long, Walla Walla County
Brice Fullingin, Westway Feed Products
Tom Fisher, Burbank Resident
David L. Glessner, Wallula Resident
Dianna L. Steen, Burbank Resident
Bryan Bauer, Walla Walla County Fire District #5
Steve West, West Enterprises
Nancy Bulman, Columbia Middle School
Greg Tompkins, Walla Walla County Commissioner
Ed Lee, Columbia Water District
Wade L. Robison, Burbank Resident
Paul Harmsen, MacKay & Sposito, Inc.

APPROVAL OF MINUTES

Commissioner Fredrickson moved and Commissioner Bennett seconded the motion that the minutes of the Port Commission meeting held on Thursday, March 12, 2009 be approved as mailed. Motion unanimously carried.

PAYMENT OF BILLS

Vouchers of the Port of Walla Walla audited and certified by the auditing officer as required by RCW 42.24.808. and those expense reimbursement claims certified as required by RCW 42.24.090. have been recorded on lists, which have been made available to the Board.

Commissioner Fredrickson moved and Commissioner Schneidmiller seconded the Board approve for payment those vouchers included in the above mentioned lists and further described as follows: Port of Walla Walla General Fund voucher numbers 7182 through 7251 and system numbers 44017 through 44088 in the amount of \$277,333.61 and ACH/EFT amount of \$4,233,286.00. Walla Walla Regional Airport General Fund voucher numbers 9523 through 9602 and system numbers 1405 through 1491 in the amount of \$346,006.18 and ACH/EFT amount of \$16,492.55. Motion unanimously carried.

BURBANK COMMUNITY OUTREACH

A. Welcome & Introductions

Commissioner Bennett thanked Burbank residents for taking the time to attend the Port of Walla Walla Burbank outreach meeting.

B. Chevron Pipeline – Environmental Assessment Update

Jonathan Rudders and Bruce Williams from GeoEngineers, reviewed findings from their March monitoring and exploration activities adjacent to the Chevron Block Valve Station in Burbank. The contaminated area appears to be well defined and has not reached the

Snake River. Commissioners thanked GeoEngineers for their report and stated they would like Chevron to proceed with the cleanup phase as soon as possible.

C. Burbank Business Park

Executive Director Kuntz reviewed the preliminary layout plan for the Burbank Business Park. The park will accommodate a host of commercial and industrial uses and will include protective covenants to guide its development. Commissioners asked residents for input regarding the types of businesses they would like to see in the business park. Comments included a grocery store and a skate board park.

D. Port Water System

Executive Director Kuntz briefed audience members on the recently completed Port of Walla Walla Burbank Water System.

E. Port Wastewater Study

Alan Schroeder, Anderson Perry & Associates, Inc. reported they would be conducting a wastewater system study for the Port's Burbank business park. The goal is to design a regional wastewater system that would allow for smaller lots sizes as the business park develops. The study will be completed later this year.

CORRESPONDENCE AND REPORTS

A. Leases Entered Into by Administrative Staff

Commissioners reviewed a listing of leases entered into and/or renewed by administrative staff from March 13, 2009 through March 26, 2009.

B. PAPI Certification

Assistant Airport Manager-Administrative Services Jennifer Skoglund reported the Precision Approach Path Indicator has finally been certified by the FAA and is now operational.

C. Roofing Repair Update

Commissioners were given a listing of roofs that have been repaired at Port and Airport buildings during the past 45 days.

D. Investment Report

Commissioners reviewed a listing of Port and Airport investments. Staff reported the Port and Airport has received very low interest rate quotes from local banks which will result in additional money being transferred into the state investment pool.

E. FAA Certification Report

Commissioners reviewed the FAA's written report regarding their recent Part 139 Certification Inspection of the airport.

F. Assignment of Lease – T-Mobile to Mobility Investments, LLC

Executive Director Kuntz reviewed with Commissioners T-Mobile's request to assign their lease agreement to Mobility Investments, LLC for their cellular tower at the airport. Consistent with the Executive Director's Managing Authority Resolution Kuntz reported he would be approving the assignment, unless a Port Commissioner objected.

OLD BUSINESS

A. Port of Walla Walla

1. Option Agreement – NWLB Property

Commissioner Schneidmiller moved and Commissioners Fredrickson seconded the motion electing not to exercise the Port's exclusive option to purchase 4.29 acres of property from NWLB. Motion unanimously carried.

2. Tyson Water Supply

Commissioners were informed Tyson Fresh Meats requested the Port increase the water supply to their plant from approximately 720 gallons per minute to their

permitted water right of 950 gallons per minute. Alan Schroeder, Anderson Perry & Associates, Inc. reported they are working on a cost estimate to upgrade the water system infrastructure to pump 950 gallons per minute.

B. Walla Walla Regional Airport

1. 2009 FAA Project Updates

Executive Director Kuntz briefed Commissioners on the final FAA approved terms and conditions for purchasing the JRS property in the airport's runway protection zone.

Assistant Airport Manager-Administrative Services Jennifer Skoglund reported the FAA wants the Port to proceed with design and construction of the north ramp rehabilitation project in fiscal year 2009. Due to the positive bidding environment the FAA believes the project should be bid this year even though there is not enough FAA funding to complete the north ramp project in one construction season.

NEW BUSINESS

A. Port of Walla Walla

1. WSDOT Offer Letters – Purchase of Port Properties for Burbank Interchange Project

Commissioner Fredrickson and Executive Director Kuntz reported they have reviewed two appraisals associated with the Washington State Department of Transportation needing to purchase two parcels of property from the Port related to the Burbank Interchange Project. Commissioner Fredrickson reported the appraisals contain several errors and do not use appropriate comparable properties.

Commissioners authorized Executive Director Kuntz to submit a letter to the Department of Transportation asking them to update their appraisals.

2. Airport Map Funding Request

Commissioners reviewed a letter from Patit Creek Cellars seeking financial support for producing a map highlighting retail businesses at the Walla Walla Regional Airport. Commissioner Schneidmiller moved and Commissioner Fredrickson seconded the motion authorizing a \$900 contribution from the Port of Walla Walla Tourism Fund. Motion unanimously carried.

3. Public Hearing – Port/Airport Supplemental Budget #1

Commissioner Bennett announced the convening of a public hearing to accept comments on proposed supplemental budgets #1 for the Port and Airport. There were no public comments.

4. Resolution 03-26-09 Adoption of Supplemental Budget #1

Commissioner Schneidmiller moved and Commissioner Fredrickson seconded the motion to adopt Resolution 03-26-09 thereby adopting Supplemental Budget #1 for the Port and Airport. Motion unanimously carried. The resolution is hereby incorporated into the minutes.

The meeting was adjourned at 8:50 p.m.

APPROVED:

PORT OF WALLA WALLA COMMISSIONERS

FRED R. BENNETT, PRESIDENT

MICHAEL FREDRICKSON, VICE PRESIDENT

PAUL H. SCHNEIDMILLER, SECRETARY