

**MINUTES OF THE PORT OF WALLA WALLA  
COMMISSION MEETING  
Thursday, April 9, 2009**

The meeting of the Port of Walla Walla was called to order by Commission President Fred Bennett at 12:00 p.m. Commissioner Bennett conducted a workshop session from 12:00 to 12:50 p.m. at the Modern Restaurant, 2200 E. Melrose Street, Walla Walla, Washington. At 1:00 p.m. Commissioners toured airport properties which included Runway 2-20, Runway 16-34, Runway 7-25, South Aviation Ramp, North Aviation Ramp and Building 1101 (15 Convair Avenue). Commissioner Bennett convened the regular Commission Meeting at 2:00 p.m. at Port of Walla Walla offices, 310 A Street, Walla Walla, Washington.

**In attendance for the meeting were:**

Commissioner Fred Bennett  
Commissioner Paul Schneidmiller  
Commissioner Mike Fredrickson  
Jim Kuntz, Executive Director  
Paul Gerola, Economic Development Director  
Ron Johnson, Assistant Airport Manager-Operations  
Jennifer Skoglund, Assistant Airport Manager-Administrative Services  
Becky Hulse, Executive Assistant  
Anna Christen, Auditor/Treasurer  
Gary Stewart, Maintenance & Operations Supervisor  
Brian Hurst, Walla Walla Regional Airport Maintenance  
John Wells, Anderson Perry & Associates, Inc.  
Andrew Robinson, Anderson Perry & Associates, Inc.  
Michael Davidson, Tourism Walla Walla  
Dick Swenson, Walla Walla Chamber Music Festival  
Richard McFarland, McFarland Farms

**APPROVAL OF MINUTES**

Commissioner Schneidmiller moved and Commissioner Fredrickson seconded the motion that the minutes of the Port Commission meeting held on Thursday, March 26, 2009 be approved as mailed. Motion unanimously carried.

**PUBLIC COMMENTS**

There were no public comments.

## **CORRESPONDENCE & REPORTS**

### **A. Leases Entered into by Administrative Staff**

Commissioners reviewed a listing of leases entered into and/or renewed by administrative staff from March 27 through April 9, 2009.

### **B. Introduction of New Employee – Brian Hurst**

Brian Hurst was introduced as a new full time maintenance employee at the Port. Brian has a degree in construction from Walla Walla Community College and started work on March 16. He replaces Gary Stewart who has been promoted to the Maintenance & Operations Supervisor position.

### **C. March Passenger Boarding Report**

Assistant Airport Manager-Administrative Services Jennifer Skoglund reported March passenger enplanements totaled 2,969 as compared to March 2008 passenger enplanements of 2,492, which represents a 19.1% increase. First quarter of 2009 passenger boardings were up 5.2% as compared to the same period last year.

### **D. Business Outreach**

Commissioners reviewed a listing of businesses Port staff has prioritized for business outreach meetings. The purpose of the meetings is to thank the business for their positive economic impact on the Walla Walla Valley and determine if the Port can be of assistance.

### **E. EDAC Agenda and Handout – On the Website**

Economic Development Director Paul Gerola reported the Economic Development Advisory Committee agenda and handouts are now on the Port's website.

### **F. Airport Crack Sealing Plan**

Commissioners were informed the first two weeks in May have been targeted for crack sealing at the airport. A tar pot machine will be rented which will make the crack sealing

process more efficient. Staff reported on high priority industrial park streets and aviation areas that need to be crack sealed. The airport has also committed to one day of crack sealing at the Gun Club subject to them purchasing a pallet full of asphalt tar at a cost of \$2,560.

**G. Pacific Power Proposed Rate Increase**

Commissioners were informed Pacific Power is seeking a 15.1% overall rate increase on top of an 8.5% rate increase that went into effect last October. The rate increase has been filed with the State Utilities & Transportation Commission. Pacific Power is also seeking to increase its return on equity from 4.5% to 11%. Commissioners authorized Executive Director Kuntz to write a letter to the Utilities & Transportation Commission opposing the rate increase.

**H. Former Service Transport Facility – Marketing Flyer**

Commissioners reviewed a marketing flyer developed to find a new tenant for the former Service Transport building located in Burbank.

**OLD BUSINESS**

**A. Port of Walla Walla**

**1. Tyson Water Supply Upgrade – Infrastructure Costs**

John Wells, Anderson Perry & Associates, Inc. reviewed with Commissioners a cost estimate to upgrade the Port's Dodd Road well. Tyson Foods, Inc. has requested the well pump be upgraded to produce 950 gallons per minute. Mr. Wells recommended the well pump be sized to produce 1,500 gallons per minute which would allow Tyson to fully exercise their water right and allow the Port to exercise a portion of its water right. Commissioners expressed support for increasing the well pump size in addition to adding a small storage tank reservoir

to serve Railex. The cost for the improvements is estimated at \$353,800.

Commissioner Fredrickson moved and Commissioner Schneidmiller seconded the motion authorizing the Executive Director to proceed with the water improvements subject to Tyson Foods, Inc. agreeing to pay for one half of all costs. Motion unanimously carried.

**B. Walla Walla Regional Airport**

**1. TSA Security Requirements**

Commissioners were informed TSA has issued a security directive for all commercial service airports. The directive provides that all persons having unescorted access to any portion of the airport operations area are issued an airport photo I.D. card. The photo I.D. card is contingent on the successful completion of a federal security threat assessment. The mandatory compliance deadline is June 1, 2009. Airport staff plans on holding several open houses with aviation tenants to inform them of the new rules and to commence with issuing ID cards.

**NEW BUSINESS**

**A. Port of Walla Walla**

**1. Tour of La Chateau Winery (175 E. Aeronca Ave.)**

At 5:00 p.m. Commissioners and staff toured La Chateau Winery located at the Walla Walla Regional Airport. Winery owners Dick & Diane Hoch and Bob & Christa Whitelatch toured Commissioners and staff through the winery.

At 5:45 p.m. Commission President Bennett reconvened the regular Commission meeting.

**2. Tourism Request – Walla Walla Chamber Music Festival**

Dick Swenson from Walla Walla Chamber Music Festival reviewed with Commissioners a request for Port tourism funds for their June Chamber Music Festival. Michael Davidson, Executive Director, Tourism Walla Walla and a Chamber Music Festival Board Member, also spoke in favor of the tourism grant request. Commissioner Schneidmiller moved and Commissioner Fredrickson seconded the motion to approve a \$750.00 grant to the Walla Walla Chamber Music Festival conditioned on said funds being earmarked to attract out of county visitors to the event. Motion unanimously carried.

**B. Walla Walla Regional Airport**

**1. Airport Roofing Bids**

Commissioners reviewed the seven bids submitted to re-roof four buildings at the airport. Commissioner Fredrickson moved and Commissioner Schneidmiller seconded the motion to award the low bid to R & Z Roofing at a cost of \$60,054.15 plus sales tax. Motion unanimously carried.

The meeting was adjourned at 7:05 p.m.

**APPROVED:**

**PORT OF WALLA WALLA COMMISSIONERS**

FRED R. BENNETT, PRESIDENT /s/  
MICHAEL FREDRICKSON, VICE PRESIDENT /s/  
PAUL H. SCHNEIDMILLER, SECRETARY /s/