

**MINUTES OF THE REGULAR MEETING OF THE
PORT OF EPHRATA COMMISSIONERS
May 15, 2017**

The Board of Commissioners for the Port District No. 9 of Grant County met in regular session on May 15, 2017 in the Port conference room. Commissioner Shelly Rivard Detrick called the meeting to order at 4:00 p.m.

PRESENT: Commissioners: Shelly Rivard Detrick, Karen Moore and George Sisson. Staff: Mike Wren, Port Manager; Kurt Oxos, Operations and Maintenance Supervisor; Charla Bomstad, Financial Analyst, Guests; Brent Billingsly, Scott Sundberg, Cory Pickeral, and Lane Reynolds.

MINUTES: MOTION CARRIED unanimously to approve the minutes of the regular meeting of May 1, 2017 (M/S: Karen Moore / George Sisson).

VOUCHERS: The following Vouchers/Warrants were approved for payment.
Airport Fund: Payroll Warrant #16392 - 16395 Totaling \$6,580.00
Vouchers # 16396 - 16406 Totaling \$48,934.14

MOTION CARRIED unanimously to authorize payment of above Vouchers/Warrants (M/S Karen Moore / George Sisson).

OLD BUSINESS:

Residential Property Boundary Encroachment: As of today, 8 of the 9 property owners have received their packets, and of the 8 Mike has spoken to 6 of them and site visited with 4. The one homeowner that has not received their packet, Mike received contact information for them today.

The commissioners agree to open the floor to public input at this time.

Mike wanted to set up guidelines for the public input.

1. The remedy to this problem needs to resolve this issue for both the near and far term.
2. FAA grant money is available now to help build the fence.
3. Any proposed alternative that had costs associated to it would need to be at the cost of the homeowners since the FAA would not participate in the funding of an option.

PUBLIC/TENANT INPUT:

Scott Sundberg, who lives at 76 Summit View Drive, is here representing all 9 of the homeowners on the East side of Summit View Drive that borders the Port of Ephrata's property. He thanked the commissioners for allowing them to come and address them. He stated that he was aware of the encroachment since 2013 when he purchased his house, and that all of the residents are equally aware of the encroachment. He accurately recapped what was in the packet that they all received. They all agree that they need to comply with correcting the encroachment

by Aug. 1st, 2017. They have requested that we not install the 6-foot chain link fence across our property line. Instead, they commit to establishing a “culture of compliance” amongst themselves to ensure that no further encroachments will occur.

He continued with reasons why a no fence solution would benefit the Port.

1. Cost savings from not building the fence.
2. Hands free, they would do all the work with a smile and willingness to comply.
3. No fence encourages the neighborly feel and enriches relationships.

Scott concluded his comments with another thank you for allowing them to come and present their thoughts and concerns.

Brent Billingsly stated that back in 2002 there was talk of trying to purchase additional land from the Port next to their property. He feels this is partially what allowed the encroachment to happen and clouded the boundary issue.

Lane Reynolds asked when the survey markers would be placed and Mike responded to him that it would hopefully be during the 1st half of June. There will be a marker placed at each property corners.

Commissioner Shelly Rivard Detrick thanked the guests for coming and appreciated their willingness to quickly bring the Port back into compliance with the FAA. She stated that the commissioners all wanted to find a mutually agreeable solution to this issue.

Commissioner Karen Moore stated that the Port has received more than 12 million dollars in grant money from the FAA since 2004 and that although everyone wants the neighborly feel, it is very important to the Port and the community it serves, to remain in compliance in order to continue to receive grant funds that help our community. She also mentioned that it is great for the residents to make promises to remain in compliance, however, she was concerned about a lack of tangible assurances that compliance will continue into the next generation of property owners. Commissioner Moore also wanted to ensure that we were being equitable in our treatment of all the property owners along the Port boundaries.

The question was raised as to if the FAA would be willing to pay for the fence later if we turn down the money for the fence now, especially since the grant is already in motion. Mike will address that question with the FAA this week.

Commissioner Detrick reminded the home owners that even if we do not build the fence now, there is no guarantee that a fence would not have to be built later depending on future land use even if the residents remained in compliance.

Lane Reynolds asked what was meant by the 50-foot buffer in the letter from the FAA in the packet. Mike responded that the 50-foot buffer was a carryover from discussions in 2002 that, due to the FAA determination of incompatible land use, is no longer part of any discussion. Also, though it is within our right to build heavy industrial clear up to the Port boundaries, it is our desire to lease or sell property near residential that will have as low of an impact as possible on the residents.

The discussions were concluded with Mike stating that he will call the FAA first thing in the morning to ask whether we would still be in compliance with no fence. Commissioner Moore will speak with our attorney Frank Chmelik to see what his thoughts are regarding no fence and what instruments are available to insure future compliance. Mike will follow up with Mr. Sundberg by the end of the week.

OLD BUSINESS CONTINUED:

Grant County EDC Updated Agreement Signing: There were only two small changes to the contract that does not change any major conditions of the agreement, so the commissioners all agreed to sign the updated agreement.

NEW BUSINESS:

Resolution 2017-001 Guaranteeing Match Money for WSDOT Aviation Grant Application (DBE Study, Crack Sealing, and Fencing): MOTION CARRIED unanimously to establish the match money guarantee Resolution 2017-001 (M/S: George Sisson / Karen Moore).

OPERATIONS and MAINTENANCE:

Bird abatement in hangar #304:

We have installed bird netting on the upper west door of the hangar. It has decreased the nesting starling population immensely.

Weed Control:

We have most of our pre-emergent herbicides applied. The airfield, railroad lay down yard, runway safety zones and our large graveled areas are complete. Spot spraying of noxious weed will begin after our grass fields are treated with a select herbicide.

Terminal Building:

We are preparing this building for a fresh coat of paint since it was peeling off the steel siding. We have pressure washed the lower half several times to remove loose material.

FROM THE OFFICE:

- a. Travel & Meetings:
 - i) WPPA Spring Meeting, May 17-19, Suncadia Resort
 - ii) SGC "Dust up" Cross Country Soaring, May 27-28
 - iii) Aerobatic Training Camp, Jun 3-11
 - iv) Region 8 Soaring Contest, Jun 11-16
 - v) Apple Cup, Jun 23-24

- b. Next Regular Meeting: June 5

COMMISSIONER INPUT: Commissioner Moore wants to acknowledge what a wonderful job Mike has done in dealing with the encroachment issue. She also reiterated her appreciation to all Port employees for their excellent work day in and day out job. The other commissioners agree.

ADJOURNMENT: There being no further business to conduct, Commissioner Shelly Rivard Detrick declared the meeting adjourned at 5:10 p.m.

Shelly Rivard Detrick, President

Karen Moore, Vice President

George Sisson, Secretary

ATTEST: _____

Michael G. Wren

2017