

# NEWS RELEASE

## PORT OF CHELAN COUNTY

Regular Meeting of the Port of Chelan County

Wednesday, October 28th, 2009

### Meeting Highlights

#### **Pangborn Governing Board Meeting** (Regular Monthly Joint Meeting with the Port of Douglas County Commission)

Terminal Building Update - The airport governing board approved Change Orders No. 5 and 6 of the passenger terminal remodeling project. The airport director, Pat Moore, reported that there is enough FAA grant funding to cover the adjusted cost of these change orders. The terminal remodel project is nearing completion and will result in an expansion of passenger boarding areas, which will accommodate the greater number of passengers boarding each flight.

Option to purchase 6.2 acres - The board also authorized the airport director to sign an option for land purchase to accommodate future airport expansion, as reviewed by the FAA and in the FAA 5-year Capital Improvement Plan. This property is owned by Mark and Cheryl Lindell. Federal funding will become available for purposes of funding the option in the course of the five year period so that closing could be in 2013. The purchase price of this property will be determined by a future appraisal.

Contract for Professional Services - The board took action to authorize Pat Moore to sign a contract with USKH for a five-year airport engineering consultant services. The parent ports of Chelan and Douglas Counties previously authorized Pat Moore to proceed with identifying a consultant, and now that negotiations have concluded, further granted her authorization to sign the document. It was noted that similar professional agreements have been used over past years by Pangborn and the Port of Chelan County. USKH is a multi-disciplinary engineering firm with offices in Spokane that has a large airport engineering practice.

Surplus Property-- The airport director was authorized to declare a large metal garage on airport property to be surplus to the needs of the airport. It needs to be removed due to penetration of the Object Free Area, as identified by the FAA. State statutes provide that property with a value less than \$10,000 can be declared surplus in a public meeting and then disposed of as deemed appropriate.

2009 Supplemental and 2010 Capital and Operating Budget Approval -- The Governing Board approved a 2009 supplemental budget to reflect policy decisions made during the course of 2009. The Board also approved capital and operating budgets for 2010. The 2010 total budget for Pangborn Memorial Airport is \$ 2,581,665, a 45% decrease from 2009. This decrease is attributable to the capital budget, which in 2009 included federal stimulus funding for a major taxiway reconstruction and for the aforementioned terminal remodeling project. The Port of Chelan County will contribute \$286,684, and the Port of Douglas County will contribute \$122,865 pursuant to a 70/30 historical cost sharing agreement. The remainder of the airport's funds are generated through rents, user fees, land leases and from state and federal sources.

#### **Port of Chelan County Business**

The Commission approved an engagement letter retaining Michael Jean Cummings of Leavenworth to perform an appraisal of the property formerly home to Morse Steel Service on the Wenatchee riverfront currently under consideration for acquisition by the Port for the Pybus Public Market project. The appraisal is the first formal step taken by the Port as part of a thorough due diligence process that will guide the Commission's decision whether or not to acquire this property. The Port is also issuing a Request for Qualifications from qualified firms to conduct a financial feasibility analysis of the project. This study, expected to be completed in the first quarter of 2010, will be critically important in determining what role, if any, the Port may play in the Pybus project.

**Entiat Chamber Update** -- Entiat Mayor John Huselton and several members of the Entiat Chamber updated the commissioners on current chamber activities related to tourism promotion and economic opportunities in that community. They offered their thanks to the Port for providing funds to assist the chamber in this

endeavor and welcomed the Port's continued participation. The Port has an economic development partnership agreement in place with the Entiat Chamber providing them with \$5,000 annually.

**City of Chelan - Chamber Office/Parking Lot Feasibility Study** - The City of Chelan has requested that the Port reallocate \$10,000 from an existing marina expansion project budget figure to a feasibility study of several uses for the PUD-owned property that currently houses the Chamber of Commerce and a public parking lot. The PUD no longer requires the property as an Exhibit "R" license requirement and wishes to sell it. The City of Chelan may be interested in purchasing the property for either a parking facility or other use. Mike Armstrong will be happy to answer any questions or concerns about this project. He can be contacted by calling the Port office at 663-5159.

**Don Morse Park Activities (Beach Stabilization and Marina Expansion)** -- The commissioners heard a presentation by a City of Chelan consultant, John Brennan, who was contracted to create a draft schematic plan for the city. He, Chelan Parks Director Charles Sablan, and engineering consultant Shannon Kinsella developed potential plans for beach stabilization and marina expansion projects at Don Morse Park. They described their vision for potential development that would maximize the beach restoration options, provide more moorage for recreational watercraft on that portion of the lake front, and enhance other areas for public access. It was noted that the Port has committed up to \$240,000 for this project. The City will continue with the finalization of these plans and will actively seek sources of funding for this project. The Port encouraged the City to seek funding from the State of Washington's RCO program.

**Peshastin Community Council Request** – The Peshastin Community Council has requested access to the Port's Peshastin property through winter months for the purpose of providing a venue for snow shoeing and cross-country skiing activities. Steve Keene, chair of the council, formally requested commission action to approve this access. The board approved a Public Access Policy, prepared by legal counsel that formalized the Port's policy allowing such access from December 1st through March 31, 2010. This use will be reviewed periodically to ensure that all provisions of the statement are being met. Motorized access will not be allowed, and the policy may be suspended if damage to the property occurs.

**Port Employee Sick Leave Donation Policy** -- Port Director Mark Urdahl requested commission approval of a policy that would allow employees to share some limited portion of their sick leave when another employee has exhausted his/her sick leave balance. This policy was adapted, in part, from current Chelan County policies that were enacted for the county employees. After a brief discussion, action was taken to approve the policy, as presented

**For More Information Contact: Mark Urdahl, Executive Director 509-663-5159**