

**COMMISSIONERS' MINUTES  
KITITAS COUNTY, WASHINGTON  
PUBLIC HEARING**

**MONDAY**

**4:00 P.M.**

**NOVEMBER 10, 2003**

Board members present: Chairman Max Golladay, Vice-Chairman Perry Huston & Bruce Coe.

Others: Julie Kjorsvik, Clerk of the Board; Paul Bennett, Director of the Public Works Department; Joy Potter, Public Works Department; Kelly Carlson, Public Works Department; and approximately 7 members of the public.

**✓ PUBLIC HEARING 6-YEAR TIP & ANNUAL CONSTRUCTION PROGRAM PUBLIC WORKS**

At approximately 4:00 p.m. **CHAIRMAN GOLLADAY** opened a public hearing to consider the six-year Transportation Improvement Plan, and the Annual Construction Program.

**PAUL BENNETT, PUBLIC WORKS DIRECTOR** mentioned their department had an open house in the Upper County and the Lower County, with more participation than previous years. He reviewed the major funding sources; expected revenue amounts and strategy for the six-year plan. The proposed enhancements are to increase public safety. He suggested removing Thorp Mill Trail from the Six-Year program, because after discussions with the Thorp Mill Historical Society, they indicated they are not financially able to take on the rehabilitation or the Operation and Maintenance costs of another building, and they no longer want the funds.

**THOSE PRESENT & TESTIFYING:** **RICHARD NIBARGE** said he lived on Pease Road and commented on it being so dusty in the summer. He expected the speed on the road to continue to increase, and wanted it to be on the County's plan to resurface for 2004. **MR. BENNETT** recommended reviewing his request and to continue the public hearing until Tuesday November 18, 2003.

**COMMISSIONER COE** felt there was more traffic on Lambert Road and it should be on the plan before Hidden Valley Road. He questioned the traffic count system. **MR. BENNETT** said their traffic count system is consistent and is credible, and would like to keep Lambert Road on the list above Hidden Valley Road.

**COMMISSIONER HUSTON** moved to continue the public hearing to Tuesday November 18, 2003, at 3:00 p.m. in the Commissioner's Auditorium, Room 109, County Courthouse, record to remain open, and to direct

staff to prepare the enabling documents for the Board's review. **COMMISSIONER COE** seconded. Motion carried 3-0.

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**PUBLIC HEARING**

**AIRPORT LEASES**

**PUBLIC WORKS**

At approximately 4:39 p.m. **CHAIRMAN GOLLADAY** opened the public hearing to consider Leases at the County Property located in the Airport Industrial Area.

**PAUL BENNETT, PUBLIC WORKS DIRECTOR** presented Leases between Kittitas County and Ellensburg Cedar & Miller Refrigeration. He said they were trying to standardize land lease rentals at the airport and in the industrial areas in the amount of \$.063 per square foot. He said the amount is what they were proposing for the next five years. The other issue they were proposing was with the Fire Protection Assessment. He said in addition to any rental, the Lessee shall pay a fee, which shall be in lieu of taxes for fire protection services, and the annual rate shall be based upon the annual fire assessment determined by the Kittitas County Assessor and Fire District #2.

**COMMISSIONER HUSTON** moved to approve and authorize the Chair to sign a Lease Agreement between Leroy Miller D/B/A Miller Refrigeration, for Parcel No. 1400-02, from October 1, 2003 through September 30, 2008; and Dale Ball & Clara Ball D/B/A Ellensburg Cedar, for a Portion of Block 1200, from October 1, 2003 through September 30, 2008. **COMMISSIONER COE** seconded. Motion carried 3-0.

**MR. BENNETT** presented and reviewed proposed Addendums to Lease Agreements between Kittitas County and William R. Pace, III and Gerald & Barbara McCullough. He said once the originals had been signed, he would forward them onto the Board for their signature.

**COMMISSIONER HUSTON** moved to agenda and continue the Leases with William R. Pace III, and Gerald & Barbara McCullough, for Board Discussion and Decision, until Tuesday November 18, 2003 at 3:00 p.m. in the Commissioner's Auditorium, Room 109, County Courthouse, noting the record is to remain open relating to the McCullough's lease. **COMMISSIONER COE** seconded. Motion carried 3-0.

**MR. BENNETT** reviewed proposed changes to a Lease Addendum between Kittitas County and Midstate Aviation.

**THOSE PRESENT & TESTIFYING:** **RON MITCHELL**, representing Midstate Aviation, said he did not have any issues with the increased fees per square foot, but he did with the fuel tank rental/flowage fees. He supported having a CPI in place to ensure some type of a reference point. He said he would be comfortable with leasehold tax,

as long as some of the tax went back into the airport. **COMMISSIONER GOLLADAY** felt the leasehold tax information should be researched further, to see if some of the money could come back to the County. **VIRGIL TOLLEFSON** spoke of how much work Midstate Aviation does for the County. He said parking has always been a problem at the airport.

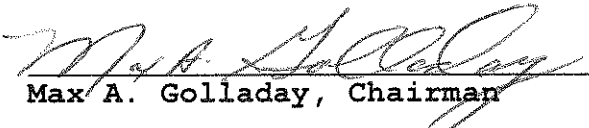
**COMMISSIONER HUSTON** moved to continue the Lease Addendum with Midstate Aviation, until Tuesday November 18, 2003 at 3:00 p.m. in the Commissioner's Auditorium, Room 109, County Courthouse, and to direct staff to prepare an amendment to the proposed lease addendum, reflecting the Western United States CPI figures. **COMMISSIONER COE** seconded. Motion carried 3-0.

Meeting adjourned at 5:35 p.m.

CLERK OF THE BOARD

KITTITAS COUNTY COMMISSIONERS  
KITTITAS COUNTY, WASHINGTON

  
Julie A. Kjorsvik

  
Max A. Golladay, Chairman