

**COMMISSIONERS' MINUTES
KITITAS COUNTY, WASHINGTON
AUDITORIUM/WEBEX
SPECIAL MEETING**

TUESDAY

2:00 P.M.

JUNE 21, 2022

Board members present: Chairman Laura Osiadacz (Webex) and Commissioner Brett Wachsmith. Excused: Vice-Chairman Cory Wright.

Others: Julie Kjorsvik, Clerk of the Board; Mandy Buchholz, Administrative Supervisor; Codi Fortier, Administrative Assistant; Mark Cook, Public Works Director; Emily Smith, Administrative Assistant; Josh Fredrickson, Engineer; Neil Caulkins, Deputy Prosecutor; and 4 members of the public.

PUBLIC HEARING

HOLIDAY AVENUE

PUBLIC WORKS

At 2:00 p.m. **COMMISSIONER WACHSMITH** opened a Public Hearing continued from May 17, 2022, to consider the Vacation of Holiday Avenue from the intersection with Boat Ramp Road to the end (Mile Post 0.110) and provide an access and utility easement to Water District No. 6 to District facilities. He noted the record was open.

MARK COOK, PUBLIC WORKS DIRECTOR said at the previous Public Hearing they had been trying to resolve an issue relating to the bridge ownership, but in the meantime another issue has risen, and requested additional time for review. He requested the Public Hearing be continued to Tuesday July 19, 2022, at 2:00 p.m. in the Commissioners Auditorium.

THERE WAS NO PUBLIC REQUESTING TO TESTIFY.

COMMISSIONER WACHSMITH moved to continue the Public Hearing to Tuesday July 19, 2022, at 2:00 p.m. in the Commissioners Auditorium, noting the record is to remain open. **CHAIRMAN OSIADACZ** seconded. Motion carried 2-0.

PUBLIC HEARING

SILVERTON ROAD

PUBLIC WORKS

At 2:01 p.m. **COMMISSIONER WACHSMITH** opened a Public Hearing to consider the Vacation of a portion of Silverton Road.

JOSH FREDRICKSON, ENGINEER, reviewed a Staff Report and Engineer's Report. He said that upon the County Engineer and Surveyor's research pursuant to the request, they found no reason to deny the request. He indicated that once it's vacated, the land will become attached to the adjoining properties and add to the taxable land mass to the County.

THERE BEING NO ONE REQUESTING TO TESTIFY, THE PUBLIC PORTION OF THE HEARING WAS CLOSED.

RESOLUTION 2022-133

SILVERTON ROAD

PUBLIC WORKS

COMMISSIONER WACHSMITH moved to approve Resolution No. 2022-133, Vacating a Portion of Silverton Road. **CHAIRMAN OSIADACZ** seconded. Motion carried 2-0.

PUBLIC HEARING

AIRPORT HOLDINGS, LLC

AIRPORT

At 2:08 p.m. **COMMISSIONER WACHSMITH** opened a Public Hearing to consider a Lease Agreement between the Kittitas County Airport and Airport Holdings LLC and Leaseback a portion of a completed building from Airport Holding LLC.

CODI FORTIER, ADMINISTRATIVE ASSISTANT, presented a Staff Report and reviewed a proposed Lease Agreement with Airport Holdings LLC and a Leaseback for a completed building.

THOSE PRESENT & TESTIFYING: TERRY LaRUE commented on how nice it was to see development at the Airport along with anticipated revenue. He said it was a common goal for everyone to have a self-sufficient airport out at Bowers Field. He noted there was no Exhibit D attached to the document online. **THERE BEING NO OTHERS REQUESTING TO TESTIFY, THE PUBLIC PORTION OF THE HEARING WAS CLOSED.**

COMMISSIONER WACHSMITH moved to approve the proposed Lease Agreement with Exhibit D, between the Kittitas County Airport (Bowers Field) and Airport Holding LLC; and a Leaseback document for a completed building with Airport Holding, LLC. **CHAIRMAN OSIADACZ** seconded. Motion carried 2-0.

PUBLIC HEARING

REAL PROPERTY LEASES

AIRPORT

At 2:16 p.m. **COMMISSIONER WACHSMITH** opened a Public Hearing to consider Amending Kittitas County Code Chapter 2.81.070, Real Property Leases.

CODI FORTIER, ADMINISTRATIVE ASSISTANT, reviewed a Staff Report and explained the proposed amendment would clarify those aeronautical leases which qualify for a 75-year term as designated.

COMMISSIONER WACHSMITH questioned why the County would want to limit a 75-year lease, specific to the commercial aeronautical use, providing service to the public. He said if the County was looking at the airport as an economic driver in our community and trying to attract as many tenants as possible and potential uses out there, it seems limiting. **BRIAN McELROY, AIRPORT ADVISORY COMMITTEE MEMBER** explained how one of the issues with 75-year lease was due to FAA

regulations as described by the prior Director, and the 50-year limit had been advised legally.

THOSE REQUESTING TO TESTIFY: STEVE LATHROP didn't feel any amendment was required. He didn't know why the Board would want to limit any opportunity out at the airport including their flexibility and discretion. **TERRY LaRUE** commented on the proposed amendment and the language relating to major airport purposes. He there was already one 75-year Lease out at the airport for a business and the proposed language was contradictory to what we already have out there. **NANCY LILLQUIST, AIRPORT ADVISORY COMMITTEE MEMBER** commented on the case by case basis relating to the 75-year lease and how it can help provide guidance.

COMMISSIONER WACHSMITH moved to deny the Amendments to Kittitas County Code Chapter 2.81.070, Real Property Leases. **CHAIRMAN OSIADACZ** seconded. **CHAIRMAN OSIADACZ** said she was in support of giving more time to reassess the information based on what's been provided. **COMMISSIONER WACHSMITH** expressed his support of the AAC's work. Motion carried 2-0.

PUBLIC HEARING BOWERS FIELD OPERATIONAL DOCUMENTS AIRPORT

At 2:27 p.m. **COMMISSIONER WACHSMITH** opened a Public Hearing to consider approving the Bowers Field operational documents.

CODI FORTIER, ADMINISTRATIVE ASSISTANT, reviewed a Staff Report, stating that the decision to separate each document into different parts referenced in Title 19 helped create a better flow and understanding of what areas were managed by each document. The documents had been presented to the Airport Advisory Committee, put out for public comment, and have been revised accordingly.

THOSE REQUESTING TO TESTIFY: TERRY LaRUE commented on the purpose of Title 19 which was to statutorily codify minimum standards, etc. He commented on language relating to interpreting, administering and enforcing, and recommended several amendments to the proposed language. **THERE BEING NO ADDITIONAL TESTIMONY, THE PUBLIC PORTION OF THE HEARING WAS CLOSED.**

COMMISSIONER WACHSMITH moved to approve the Bowers Field Operational Documents, as presented. **CHAIRMAN OSIADACZ** seconded. Motion carried 2-0.

PUBLIC HEARING BOWERS FIELD LEASE POLICY AIRPORT

At 2:33 p.m. **COMMISSIONER WACHSMITH** opened a Public Hearing to consider the Bowers Field Lease Policy.

CODI FORTIER, ADMINISTRATIVE ASSISTANT reviewed a Staff Report. She said the Airport Advisory Committee, Prosecutor's office and other interested parties had developed the new lease policy incorporating airside and landside leases providing the foundation for future lease agreements.

THOSE PRESENT & TESTIFYING: **STEVE LATHROP** said he was confused with what he thought was going to be a simple lease policy, and how it turned into a multipage document with a lot of specifics, and the lease of terms were confusing. He recommended remanding it back to the Airport Advisory Committee with direction to cut the policies down for legitimate business points. **TERRY LaRUE** said he hoped the item would be pulled, as there had not been any public discussion on the lease policies by the Airport Advisory Committee, nor has the airport solicited lease holders for edits. **BRIAN McELROY, AIRPORT ADVISORY COMMITTEE MEMBER** said they had reviewed and discussed the documents. He noted they had received public comments during the public meetings of the AAC. He stated the documents had also been vetted through the Prosecutors office, even if the public may not agree with them. **NANCY LILLQUIST, MEMBER OF THE AIRPORT ADVISORY COMMITTEE** said the Airport Staff had looked at information and policies from a lot of different airports and thought at least 50% of them were consistent. **THERE BEING NO OTHERS REQUESTING TO TESTIFY, THE PUBLIC PORTION OF THE HEARING WAS CLOSED.**

COMMISSIONER WACHSMITH moved to remand the Bowers Field Lease Policy back to the Airport Advisory Committee for further consideration and make corrections as referenced, and to bring it back to the Board of County Commissioners at a later date. **CHAIRMAN OSIADACZ** seconded. Motion carried 2-0.

PUBLIC HEARING

DEPT OF NATURAL RESOURCES

AIRPORT

At 2:46 p.m. **COMMISSIONER WACHSMITH** opened a Public Hearing to consider the Department of Natural Resources updated Lease Agreement.

CODI FORTIER, ADMINISTRATIVE ASSISTANT, explained how she was unable to locate the documentation for the Public Hearing and requested the Board continue it to Tuesday July 19, 2022, at 2:00 p.m.

THERE WAS NO ONE REQUESTING TO PROVIDE PUBLIC TESTIMONY.

COMMISSIONER WACHSMITH moved to continue the Public Hearing to Tuesday July 19, 2022, at 2:00 p.m. in the Commissioners Auditorium, noting the record was to remain open. **CHAIRMAN OSIADACZ** seconded. Motion carried 2-0.

The meeting was adjourned at 2:48 p.m.

CLERK OF THE BOARD


Julie Kjorsvik

KITTITAS COUNTY COMMISSIONERS
KITTITAS COUNTY, WASHINGTON


Laura Osiadacz, Chairman

APPROVED
7-19-22