

**KITTITAS COUNTY
AIRPORT STUDY SESSION MINUTES
BOCC CONFERENCE ROOM, WEBEX
Regular Meeting**

MONDAY	11:00 AM	July 12, 2021
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Board members present: Chair Brett Wachsmith, Commissioner Cory Wright, and Commissioner Laura Osiadacz.

Others: Neil Caulkins, David Welz, and Alan Lindemoen

Meeting Call to Order: Chair Brett Wachsmith 11:03AM

AG LEASES:

Director Grannan discussed the status of AG leases. The Airport plans to send out for bid all AG lands in August of 2021. Flood Mitigation/Wetland Mitigation/and calving will affect new leases. KRD water will no longer be available and calving will not be allowed on airport property. Calving is no longer being allowed to due to potential wildlife hazards on the airport. Disallowing calving may have a direct effect on income from AG lands. Tract 6 and 7 will need a fence installed to protect berms surrounding the new wetland mitigation area. Commissioner Wright and Director Grannan discussed the cost associated with fencing AG lands surrounding the mitigation zone. Cost of fencing would be placed on the Airport Department.

Chair Wachsmith inquired if the Airport expects any issues during the bidding process with calving removed. Director Grannan stated in discussions with current tenants, there should not be an issue leasing the lands with calving removed.

Commissioner Wright asked if the current Environmental Assessment required these changes to the AG lands. Director Grannan stated that it did as did the current state of our flood/wetland mitigation/land use at Bowers Field.

ECONOMIC DEVELOPMENT:

The Airport Advisory Committee has established an Economic Development Subcommittee. The intent is use leftover Strategic Plan funds to help pay for a Business Park Marketing Plan. Currently the Marketing plan is in its preliminary steps outlining a development map and defining who to market to, how to market, and where the proposed business would be established in the Business Park.

Commissioner Wright inquired if Rescue Plan funds could be used in the development of the Marketing Plan. Director Grannan stated he was unsure if funds could be used in this way but will explore further.

APPROVED
8/3/21

ACTIVE LEASE UPDATES:

Director Grannan reported 4 leases were signed at the last BoCC meeting. 2 of which where expired, 2 of which were to expire at the end of August. All peoples residing on airport land have been removed as per county code.

Lot C-24 Miller Refrigeration: Tenant plans to voluntarily terminate lease. Tenant expressed a desire to sell the building, but the Airport is not in support of such, as there are only 2 years remaining on the lease and the building has outlived its useful life and is currently not satisfying county code.

Lot C-31 Precision AG Repair: Tenant is encroaching on the unleased lot they border (Lot C-32). The tenant was advised to remove all properties from their adjacent lot and to remove any derelict vehicles or equipment, per county code.

MINIMUM STANDARDS:

Director Grannan reports that Aeronautical Leasehold Minimum Standards are nearly ready to be delivered to the County Commissioners for approval. Document is making its last round of edits prior to the approval process. The intent is to replace County Code Title 19 with this document.

Commissioner Wright asked what would drive the behavior in the Business Park with Title 19 removed. Director Grannan reported County Code related to Light Industrial Businesses and the lease would govern behavior. There is further an intent to establish a Minimum Standards document for all non-aeronautical leaseholds.

OTHER BUSINESS:

None

Meeting adjourned at 12pm.

**KITTITAS COUNTY COMMISSIONERS
KITTITAS COUNTY, WASHINGTON**



Brett Wachsmith, Chairman

David Welz