

**Chelan Douglas Regional Port Authority
Meeting Agenda
March 10th, 2020
9:00 am
One Campbell Parkway, East Wenatchee, WA 98802**

I. CALL TO ORDER

**Note: When the Chelan Douglas Regional Port Authority meeting is called to order, the Port of Chelan County and Port of Douglas County meetings are simultaneously called to order.*

II. INTRODUCTIONS

III. CONFLICT OF INTEREST

IV. CONSENT AGENDAS

CDRPA: Approval of Chelan Douglas Regional Port Authority Minutes of February 25th, 2020 Meeting; and Check Register Pages #2020-04-#2020-06

PMA: Approval of Pangborn Memorial Airport Register Page #1932

POCC CONSENT AGENDA: Approval of Check Register Pages #2020-04-#2020-05

PODC CONSENT AGENDA: Approval of Check Register Pages #2020-03-#2020-04

V. PRESENTATION

- Ryan Ochoa – Eagle Rock Cafe

VI. CDRPA ACTION ITEMS

- (1) Snow Removal Equipment for Pangborn Memorial Airport
 - A. Authorization to place plans & specifications on file and solicit bids
 - B. CDRPA Resolution No. 2020-05 – Authorizing a grant application to WSDOT Aviation Division in the amount of \$72,606 and committing to a local match of \$72,606
- (2) Authorization to Sign Orondo River Park Management Plan with Chelan County PUD for fiscal year 2020
- (3) Authorization to enter into a land exchange & utility easement with City of Wenatchee- Lineage South Property Building H
- (4) Department of Commerce Grant Opportunity – Electric Vehicle Charging Stations

VII. CDRPA INFORMATIONAL ITEMS

- (5) Corona Virus
- (6) Property Deep Dive – Orondo River Park
- (7) Lineage Update Including Initial Design Concepts
- (8) Chelan Airport Master Plan
- (9) CTC Surplus Property
- (10) Executive Flight Building Car Rotation Program
- (11) Digital Marketing – Cherry Creek Media
- (12) City of Waterville Meeting

- (13) Stehekin Meeting
- (14) Gigawatt
- (15) Fibro

VIII. PUBLIC COMMENT

IX. STAFF REPORTS/MISC. ADMINISTRATIVE ITEMS

- CEO
- Director of Finance & Administration
- Director of Economic & Business Development
- Director of Airports
- Facilities & Property Development Manager
- CTC Manager

X. REVIEW CALENDAR OF EVENTS

XI. ITEMS FROM BOARD OF DIRECTORS

XII. EXECUTIVE SESSION: An Executive Session may be called during the meeting. The purpose must be announced and is limited by RCW 42.30.110. Examples include: (1) to discuss with legal counsel litigation, potential litigation and/or legal risks (RCW 42.30.110(1)(i)); (2) to consider the acquisition of real estate by lease or purchase when public knowledge regarding such consideration would cause a likelihood of increased price (RCW 42.30.110(1)(b)); and (3) to consider the minimum price at which real estate will be offered for sale or lease when public knowledge regarding such consideration would cause a likelihood of decreased price (final action selling or leasing public property shall be taken in a meeting open to the public)(RCW 42.30.110(1)(c)); and (4) to evaluate the qualifications of an applicant for public employment or to review the performance of a public employee(RCW 42.30.110(1)(g))

XIII. ADJOURN

PLEASE NOTE: The agenda is tentative only. The Board of Directors may add, delete, or postpone items and may take action on any item not on the agenda. The Directors may also move agenda items during the meeting. If you wish to address the Regional Port Authority on a non-agenda or an agenda item, please raise your hand to be recognized by the President. When you have been recognized, give your name and address before your comments. The Board of Directors are committed to maintaining a meeting atmosphere of mutual respect and speakers are encouraged to honor this principal.

The Port Authority office is ADA compliant. Please contact the Administrative Office at 509-884-4700 at least three (3) days in advance if you need any language, hearing or physical accommodation.

Board of Directors
Chelan Douglas Regional Port Authority
Meeting Minutes
One Campbell Parkway
East Wenatchee, WA 98802
February 25th, 2020
9:00 am

Present:

Directors

JC Baldwin, Director
Donn Etherington, Director
Rory Turner, Director

Jim Huffman, Director
Alan Loeb sack, Director
Mark Spurgeon, Director

Staff

Jim Kuntz, Chief Executive Officer
Monica Lough, Director of Finance & Admin.
Ron Criddlebaugh, Director of Economic Development
Craig Larsen, Business Development Manager
Tricia Degnan, CTC Manager
Sarah Deenik, Communications Coordinator
Bobbie Chatriand, Administrative Assistant

Trent Moyers, Director of Airports
Ron Russ, Airport Operations Mgr
Quentin Batjer, Legal Counsel
Jennifer Sands, Legal Counsel

Guests:

Alyce Brown, Entiat Chamber
Renee Swearingen, Entiat Chamber
Ron Nielsen, SBDC

The Chelan Douglas Regional Port Authority (CDRPA) Meeting was called to order at 9:02 am. Introductions were made.

Conflict of Interest – None.

CDRPA CONSENT AGENDA:

The Consent Agenda consisting of minutes of the Chelan Douglas Regional Port Authority (CDRPA) meeting of February 11th, 2020; January 2020 Commission Calendar; and Check Register Pages #2020-01-#2020-03 was presented and the following action was taken:

Motion No.

Moved by:

Seconded by:

02-09-20 CDRPA

JC Baldwin

Mark Spurgeon

To approve the Chelan Douglas Regional Port Authority (CDRPA) Consent Agenda consisting of minutes of February 11th, 2020 meeting; January 2020 Commission Calendar; and Check Register Pages #2020-01-#2020-03, as presented.

Motion passed 6-0.

PANGBORN MEMORIAL AIRPORT (PMA) CONSENT AGENDA:

The PMA Consent Agenda consisting of Register Pages #1929-#1931 was presented and the following action was taken:

Motion No.	02-10-20 PMA
Moved by:	Alan Loesack
Seconded by:	JC Baldwin
	To approve the Pangborn Memorial Airport Consent Agenda consisting of Register pages #1929-1931, as presented.

Motion passed 6-0.

PORT OF CHELAN COUNTY (POCC) CONSENT AGENDA:

The POCC Consent Agenda consisting of Check Register Pages #2020-01-#2020-03; and POCC Resolution No. 2020-04 voiding warrants #22978 & #23016 was presented and the following action was taken:

Motion No.	02-11-20 POCC
Moved by:	Rory Turner
Seconded by:	JC Baldwin
	To approve the Port of Chelan County Consent Agenda consisting of Check Register Pages #2020-01-#2020-03; and POCC Resolution No. 2020-04 voiding warrants #22978 & #23016, as presented.

Motion passed 3-0.

PORT OF DOUGLAS COUNTY (PODC) CONSENT AGENDA:

The PODC Consent Agenda consisting of Check Register Pages #2020-01-#2020-02 was presented and the following action was taken:

Motion No.	02-12-20 PODC
Moved by:	Jim Huffman
Seconded by:	Mark Spurgeon
	To approve the Port of Douglas County Consent Agenda consisting of Check Register Pages #2020-01-#2020-02, as presented.

Motion passed 3-0.

PRESENTATIONS:

Entiat Chamber of Commerce – Alyce Brown & Renee Swearingen provided an overview of Entiat Chamber of Commerce activities for 2019 including highlights of the Annual Kite Festival and the Entiat Valley photo contest. They provided an outlook for activities planned for 2020 and thanked the Board for their continued support.

WSU Small Business Development Center – Ron Nielsen reviewed the SBDC activities noting the office is very busy. He has assisted 64 businesses to date. He also recruited an intern who has logged 44 hours.

CDRPA ACTION ITEMS:

CDRPA Resolution No. 2020-04 – CDRPA Resolution No. 2020-04 concerning Pangborn Memorial Airport Rules & Regulations was presented. Moyers provided information on the changes made to the document with the assistance of Jennifer Sands from Ogden Murphy Wallace. Discussion ensued and the following action was taken:

Motion No.	02-13-20 CDRPA
Moved by:	Mark Spurgeon
Seconded by:	JC Baldwin
	To adopt CDRPA Resolution No. 2020-04 approving Pangborn Memorial Airport Rules & Regulations.

Motion passed 6-0.

PMA Terminal Capacity Project Proposed Budget Modification – Moyers & Russ reviewed the changes proposed to the budget including carpet replacement & a chair rail. Discussion ensued and no action was taken.

CDRPA Resolution No. 2020-03 – CDRPA Resolution No. 2020-03 Concerning Support of Dams within the Federal Columbia-Snake River System was presented. Discussion ensued and the following action was taken:

Motion No.	02-14-20 CDRPA
Moved by:	JC Baldwin
Seconded by:	Jim Huffman
	To adopt CDRPA Resolution No. 2020-03 in support of dams within the Federal Columbia-Snake River System.

Motion passed 6-0.

Authorization to Commence Lawsuit in District Court – Chelan Valley Marine – Kuntz provided information on the status of non-payment from Chelan Valley Marine. Discussion ensued and the following action was taken:

Motion No.	02-15-20 CDRPA
Moved by:	Mark Spurgeon
Seconded by:	Jim Huffman
	To authorize the Chief Executive Officer to commence lawsuit in District Court.

Motion passed 6-0.

PANGBORN MEMORIAL AIRPORT GOVERNING BOARD ACTION ITEMS:

PMA Resolution No. 2020-01 – PMA Resolution No. 2020-01 concerning Pangborn Memorial Airport Rules & Regulations was presented. The following action was taken:

Motion No.	02-16-20 PMA
Moved by:	Alan Loeb sack
Seconded by:	Mark Spurgeon
	To adopt PMA Resolution No. 2020-01 approving Pangborn Memorial Airport Rules & Regulations.

Motion passed 6-0.

CDRPA INFORMATIONAL ITEMS:

Property "Deep Dive" Cashmere Mill District – Kuntz & Lough provided detailed information on the property including:

- Land Purchase History
- Cost of Site Clean-up
- Financials – History of Expenses & Revenues
- Funding Sources
- Sale of Property to Louws Truss
- Outstanding Debt Service
- Building Construction & Tenant Improvement Costs
- Building Leases

STAFF REPORTS & UPDATES:

Larsen provided information and updates including:

- Cashmere Mill District prospect including potential tenant improvements and current tenant expansion update.

Cridlebaugh provided information and updates including:

- Recently attended the Pacific Northwest Aerospace conference; secured a couple of leads at the conference.
- Attended the World Agriculture Expo where Port presence was well-received.

Moyers provided information and updates including:

- Recently attended the Pacific Northwest Aerospace conference.
- Update on Aviation Day.
- Potential Café Tenant update.

Lough provided information and updates including:

- Washington County Insurance Fund – Employee Assistance Program overview.
- Washington County Insurance Fund's Online Portal "Simon." Lough can resend the login to anyone who needs it if the login has expired.

Kuntz provided information and updates including:

- Update on the City of Rock Island.

Public Comment – None.

Items from Board of Directors – None

The Chelan Douglas Regional Port Authority meeting was adjourned at 12:42 pm.

Signed and dated this 10th day of March, 2020.

CHELAN DOUGLAS REGIONAL PORT AUTHORITY

JC Baldwin, Director

Jim Huffman, Director

Donn Etherington, Director

Mark Spurgeon, Director

Rory Turner, Director


W. Alan Loeb sack, Director

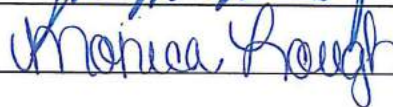
Chelan Douglas Regional Port Authority Check Register Listing

Issued	Register #	Reason	First #	Last #	Amount
02/14/20	2020-04	Payables	5095	5184	\$ 531,577.38
02/21/20	-	VIMLY Benefit Solutions - HRA		EFT	\$ 3,000.00
02/26/20	-	WA Dept of Rev - Sales Tax		EFT	\$ 3,423.02
02/28/20	2020-05	Payroll	5185	5187	\$ 223,185.84
02/28/20	2020-06	Payables	5188	5255	\$ 117,436.66

161 checks, EFTPS, and electronic payroll deposits for approval March 10, 2020 total:
\$ 878,622.90

We, the undersigned Directors of the Chelan Douglas Regional Port Authority, in the State of Washington, do hereby certify the merchandise or services hereinafter have been received and that the checks listed above are approved for payment.

Chief Executive Officer 

Dir. of Finance & Admin. 

Director Baldwin _____

Director Etherington _____

Director Huffman _____

Director Loeb sack _____

Director Spurgeon _____

Director Turner _____

**Chelan Douglas Regional Port Authority
Check Register
2020-04**

We, the undersigned Directors of Chelan Douglas Regional Port Authority, in the State of Washington, do hereby certify that the merchandise or services hereinafter have been received and that checks listed below are approved for payment.

For approval February 14th, 2020, checks 5095 - 5184 in the amount of \$ 531,577.38

Jim Kuntz, Chief Executive Officer

Monica Lough, Director of Finance & Admin

Date Issued	Claimant	Purpose	Check Number	Amount
<u>CASHMERE MILL DISTRICT</u>				
02/14/20	Chelan County PUD	January electricity	5168	2,020.12
02/14/20	City of Cashmere	January water	5165	286.13
02/14/20	DGS Landscaping	January snow removal	5158	4,846.43
02/14/20	Waste Management	January refuse	5101	384.84
	Net Cashmere Mill District			7,537.52
<u>CONFLUENCE TECHNOLOGY CENTER</u>				
02/14/20	Allied Plumbing & Pumps	Septic pump diagnostic	5182	317.49
02/14/20	Chelan County PUD	January water, electricity	5170	9,558.35
02/14/20	City of Wenatchee	January wastewater	5162	334.67
02/14/20	Crown Paper & Janitorial Supply	Janitorial supplies	5159	461.78
02/14/20	e3 Solutions, Inc	Fire alarm monitoring	5157	28.18
02/14/20	Express Services, Inc.	Contract labor	5151	151.41
02/14/20	Firefly	Research suspicious email	5150	26.25
02/14/20	GFC Services	Custodial, room services	5147	5,815.60
02/14/20	Kelley Imaging Systems, Inc.	Copier lease - CTC	5139	168.19
02/14/20	Lowe's	Paint supplies	5135	60.02
02/14/20	Mastercard - TD	Ice melt, Constant Contact	5126	81.68
02/14/20	Office Depot	Date stamp, tax forms	5120	65.95
02/14/20	Pacific Security (Inc)	Contract labor	5118	620.50
02/14/20	Weinstein Beverage Co. (Inc)	Coffee servcie supplies	5098	114.79
	Net Confluence Technology Center			17,804.86

OLDS STATION BUSINESS PARK

02/14/20	B&C Snowplowing	Plow, de-ice, sand	5177	8,688.14
02/14/20	City of Wenatchee	January stormwater	5163	573.02
02/14/20	Home Depot Credit Services	Reflective numbers, scraper	5143	20.24
02/14/20	Keyhole Security Inc.	February fire monitoring	5137	209.22
	Net Olds Station Business Park			9,490.62

DOWNTOWN WENATCHEE SOUTH

02/14/20	Chelan County PUD	January electricity	5169	1,469.18
02/14/20	City of Wenatchee	January sewer, water, storm	5161	826.38
	Net Downtown Wenatchee South			2,295.56

PANGBORN AIRPORT

02/14/20	Ag Supply Co.	392 g unlead, 1,020 g diesel	5183	3,906.92
02/14/20	Avfuel Corp	31,535 gal Jet A	5178	78,553.52
02/14/20	Becker & Associates, Inc	2x50 fuel hose	5175	1,225.71
02/14/20	Beckstead Electric, Inc	Troubleshoot hangar door	5174	124.55
02/14/20	Brian Smith	Payroll advance	5173	500.00
02/14/20	Camryn Beidler	Payroll advance	5172	500.00
02/14/20	Cintas Corporation #607	Coveralls, FBO uniforms	5166	46.95
02/14/20	East Wenatchee Water District	December/January water	5154	898.75
02/14/20	Edwin Sanchez	Payroll advance	5153	750.00
02/14/20	Firefly	Website assistance	5148	26.25
02/14/20	Jerry's Auto Supply	Batteries, cable, shift boot	5141	439.44
02/14/20	Jorge Ramos	Payroll advance	5140	1,300.00
02/14/20	Legacy Telecommunications, Inc	Generator maintenance	5136	1,595.42
02/14/20	Mastercard - RR	Eyewash station, supplies	5128	1,006.29
02/14/20	Mastercard - TF	Weatherstrip, misc belts	5125	1,224.06
02/14/20	Mastercard - TM	NW Aviation conf, vacuum	5124	1,010.95
02/14/20	Oxarc Inc.	Oxygen cylinder rental	5119	132.04
02/14/20	Platt Electric Supply	LED bulbs, ballasts	5115	381.17
02/14/20	PUD NO 1 of Douglas County	January electricity	5111	4,736.00
02/14/20	The Home Depot Pro	Janitorial Supplies	5109	1,127.53
02/14/20	Two Rivers Terminal, LLC	Rwy de-ice materials	5106	3,416.12
02/14/20	Verizon Wireless	Ops, mx, on-call phones	5105	64.79
02/14/20	WAMA	Membership, conf sponsor	5102	1,600.00
02/14/20	Waste Management	January refuse	5100	819.82
02/14/20	World Fuel Services-Ascent Aviation	February TotalFBO	5096	319.20
	Net Pangborn Airport			105,705.48

PANGBORN AIRPORT BUSINESS PARK

02/14/20	B&C Snowplowing	Plow, de-ice, sand	5176	6,376.16
02/14/20	East Wenatchee Water District	December/January water	5156	187.00
02/14/20	Harvest Valley Pest Control	Bi-monthly pest service	5144	113.72
02/14/20	Lowe's	Ice melt	5134	45.22
02/14/20	Platt Electric Supply	Bulbs/CWICC	5116	1,020.77
02/14/20	PUD NO 1 of Douglas County	January electricity	5112	5,482.00
	Net Pangborn Airport Business Park			<u>13,224.87</u>

RPA OFFICE/AVIATION CENTER

02/14/20	East Wenatchee Water District	December/January water	5155	308.80
02/14/20	Executive Flight, Inc.	Interest pmt 5	5152	7,500.00
02/14/20	iPro Building Services, LLC	January janitorial services	5142	375.00
02/14/20	Keyhole Security Inc.	Levers, cylinders keys/rekey	5138	2,178.26
02/14/20	North Cascades Heating & A/C	System heating check, repair	5121	232.85
02/14/20	PUD NO 1 of Douglas County	January electricity	5113	1,166.00
02/14/20	The Home Depot Pro	Janitorial Supplies	5108	138.23
02/14/20	Waste Management	January refuse	5099	387.51
	Net RPA Office/Aviation Center			<u>12,286.65</u>

LAKE CHELAN AIRPORT

02/14/20	Chelan County PUD	January electricity	5167	22.92
02/14/20	City of Chelan	1st qtr airport operations	5164	11,253.75
	Net Lake Chelan Airport			<u>11,276.67</u>

MANSFIELD AIRPORT

02/14/20	PUD NO 1 of Douglas County	January electricity	5114	54.00
	Net Mansfield Airport			<u>54.00</u>

PYBUS INCUBATOR

02/14/20	Apple Pi Janitorial LLC	January janitorial service	5180	379.52
	Net Pybus Incubator			<u>379.52</u>

ADMINISTRATIVE & GENERAL

02/14/20	American Payroll Association	Membership renewal - FL	5181	254.00
02/14/20	Apple Valley Honda	Honda Pilot serviced	5179	4,297.76
02/14/20	Cascade Auto Center	Sierra wiper repair, blades	5171	152.87
02/14/20	Coleman Oil Company	28.87 g unleaded	5160	94.37
02/14/20	Firefly	Hardware purchases/setup	5149	1,339.78
02/14/20	Haglund's Trophies	Name badges	5146	158.26
02/14/20	Mastercard - JC	WPPA Port day expenses	5132	282.90
02/14/20	Mastercard - PE	Office, building supplies	5130	3,211.40
02/14/20	Mastercard - SD	Desk, logo wear, padlock	5127	469.21
02/14/20	Ron Cridlebaugh	Payroll advance	5010	2,000.00
02/14/20	WA State Good Roads & Transp. Assoc.	2020 Membership	5103	200.00
02/14/20	Wenatchee Downtown Assoc.	Annual banquet ticket	5097	35.00
02/14/20	Gabe Scott	Deposit refund	5095	250.00
	Net Administrative & General			<u>12,745.55</u>

BUSINESS DEVELOPMENT & MARKETING

02/14/20	Mastercard - CL	Pugent Sound Business J	5133	125.00
02/14/20	Mastercard - JK	Meals/Econ dev, sm business	5131	152.73
02/14/20	Mastercard - RC	World Ag Expo, logo wear	5129	155.51
02/14/20	NCW Media, Inc.	Advertising	5122	270.75
02/14/20	Volaire Aviation Inc	February Air Service retainer	5104	4,000.00
	Net Business Development & Marketing			<u>4,703.99</u>

CAPITAL PROJECTS

02/14/20	A Central, LLC	Terminal Asbestos Test	5184	408.00
02/14/20	Halme Builders, Inc	PFC 11/Terminal Security	5145	145,404.92
02/14/20	Pangborn Airport	PFC funds transfer to PMA	5117	177,456.00
02/14/20	The Salcido Connection, Inc.	Jet A tank pump/drive testing	5107	10,803.17
	Net Capital Projects			<u>334,072.09</u>

Voided

5123

Chelan Douglas Regional Port Authority
Check Register
2020-05

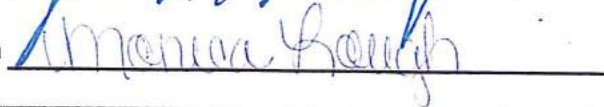
We, the undersigned Directors of Chelan Douglas Regional Port Authority, in the State of Washington, do hereby certify that the merchandise or services hereinafter have been received and that checks listed below are approved for payment.

For approval February 28th, 2020, checks 5185 - 5187 in the amount of \$ 223,185.84

Jim Kuntz, Chief Executive Officer



Monica Lough, Director of Finance & Admin



<u>Date Issued</u>	<u>Claimant</u>	<u>Purpose</u>	<u>Check Number</u>	<u>Amount</u>
<u>Payroll</u>				
02/28/20	Baldwin, JC	February payroll	ACH	1,476.68
02/28/20	Beidler, Camryn	February payroll	ACH	1,298.27
02/28/20	Camarillo Reyes, Laura	February payroll	ACH	2,655.22
02/28/20	Chatriand, Bobbie	February payroll	ACH	2,687.89
02/28/20	Cridlebaugh, Ron	February payroll	ACH	3,669.77
02/28/20	de Mestre, Stacie	February payroll	ACH	4,953.95
02/28/20	Deenik, Sarah	February payroll	ACH	4,018.34
02/28/20	Degnan, Tricia	February payroll	ACH	4,239.60
02/28/20	Dennis, Kyle	February payroll	ACH	230.87
02/28/20	Etherington, Donn	February payroll	ACH	1,520.34
02/28/20	Flaget, Todd	February payroll	ACH	4,068.40
02/28/20	Haley, Newton	February payroll	ACH	461.75
02/28/20	Harris, Cami	February payroll	ACH	3,001.91
02/28/20	Huffman, James	February payroll	ACH	1,557.55
02/28/20	Kuntz, James	February payroll	ACH	11,280.63
02/28/20	Lamb, Kennith	February payroll	ACH	3,589.25
02/28/20	Lamb, Shane	February payroll	ACH	1,825.84
02/28/20	Lape, Felicity	February payroll	ACH	4,344.94
02/28/20	Larsen, Craig	February payroll	ACH	6,012.80
02/28/20	Loesack, W. Alan	February payroll	ACH	660.31
02/28/20	Lough, Monica	February payroll	ACH	7,530.30
02/28/20	Martinez, Rafael	February payroll	ACH	2,759.07
02/28/20	McKivor, Esther	February payroll	ACH	3,626.66
02/28/20	Moyers, Trent	February payroll	ACH	7,151.47
02/28/20	Orr, Marcus	February payroll	ACH	3,367.75
02/28/20	Parks, Lisa	February payroll	ACH	6,892.50
02/28/20	Ramos, Jorge	February payroll	ACH	1,570.21

02/28/20	Russ, Ron	February payroll	ACH	5,507.68
02/28/20	Russell, Justin	February payroll	ACH	4,029.56
02/28/20	Sanchez, Edwin	February payroll	ACH	983.97
02/28/20	Scott, Tristan	February payroll	ACH	2,970.70
02/28/20	Smith, Charles	February payroll	ACH	3,213.00
02/28/20	Spurgeon, Mark	February payroll	ACH	442.09
02/28/20	Stutzman, Lynn	February payroll	ACH	461.75
02/28/20	Turner, Rory	February payroll	ACH	1,476.67
02/28/20	Vargas, Manuel	February payroll	ACH	3,544.87
02/28/20	Department of Retirement Systems	February retirement	ACH	34,091.79
02/28/20	Sarah K. Deenik	Sunshine fund	5185	122.00
02/28/20	HRA VEBA Trust	February VEBA	5186	2,000.00
02/28/20	US Treasury	Payroll taxes	EFT	39,913.68
02/28/20	Washington Counties Insurance Fund	March insurance	5187	27,975.81
	Net Payroll			<u>223,185.84</u>

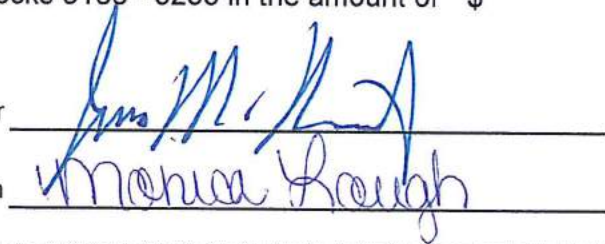
**Chelan Douglas Regional Port Authority
Check Register
2020-06**

We, the undersigned Directors of Chelan Douglas Regional Port Authority, in the State of Washington, do hereby certify that the merchandise or services hereinafter have been received and that checks listed below are approved for payment.

For approval February 28th, 2020, checks 5188 - 5255 in the amount of \$ 117,436.66

Jim Kuntz, Chief Executive Officer

Monica Lough, Director of Finance & Admin



<u>Date Issued</u>	<u>Claimant</u>	<u>Purpose</u>	<u>Check Number</u>	<u>Amount</u>
<u>CASHMERE MILL DISTRICT</u>				
02/28/20	Schmitt Electric, Inc	Meter allocation consult	5230	102.64
02/28/20	The DOH Associates	Property study	5237	3,049.39
02/28/20	Waste Management	October-January refuse	5250	842.86
	Net Cashmere Mill District			<u>3,994.89</u>
<u>CONFLUENCE TECHNOLOGY CENTER</u>				
02/28/20	Cascade Natural Gas	Gas 01/22 - 02/18/20	5192	13.78
02/28/20	Crown Paper & Janitorial Supply	Custodial supplies	5201	249.31
02/28/20	Express Services, Inc.	Contract labor	5203	367.03
02/28/20	Firefly	Contract IT	5206	488.25
02/28/20	Johnson Controls	HVAC troubleshoot	5214	364.32
02/28/20	Local Tel Communications	February telephone	5215	42.92
02/28/20	North Cascades Heating & A/C	HVAC repair	5221	1,042.95
02/28/20	North Central E. S. D.	Video conf center hours	5222	4,917.00
02/28/20	Sherwin-Williams	Paint supplies	5231	41.61
02/28/20	The DOH Associates	Masonry repair	5239	245.00
02/28/20	Weinstein Beverage Co. (Inc)	Coffee service supplies	5251	93.57
	Net Confluence Technology Center			<u>7,865.74</u>
<u>OLDS STATION BUSINESS PARK</u>				
02/28/20	Chelan County PUD	Electricity, water, fire sprinkl	5195	5,036.89
02/28/20	Frontier	February alarm monitor	5207	104.76
02/28/20	The DOH Associates	Roof project - IB #3	5238	382.00
02/28/20	Waste Management	January refuse	5249	245.40
02/28/20	Wells& Wade Mechanical	Material/labor bad VFD	5252	1,347.57
	Net Olds Station Business Park			<u>7,116.62</u>

DOWNTOWN WENATCHEE SOUTH

02/28/20	Cascade Natural Gas	Gas 01/22 - 02/19/20	5193	588.27
	Net Downtown Wenatchee South			588.27

PESHASTIN PROPERTY

02/28/20	Apple Valley Services, Inc.	January portable toilet	5188	85.00
	Net Peshastin Property			85.00

PANGBORN AIRPORT

02/28/20	Avfuel Corp	10,572 gallons Jet A	5189	24,151.42
02/28/20	Cintas Corporation #607	FBO uniforms, coveralls	5196	208.58
02/28/20	Firefly	Contract IT	5204	1,732.80
02/28/20	John Deere Financial	Hi-vis jacket, pants	5213	216.57
02/28/20	Local Tel Communications	February telephone	5216	806.22
02/28/20	Moon Security Services, Inc	March security monitoring	5219	42.24
02/28/20	Ridgeline Graphics, Inc	Flyers/NW Aviation Conf	5225	401.45
02/28/20	Safety-Kleen Systems, Inc	Floor drain pumping, dispos	5228	3,050.27
02/28/20	The Home Depot Pro	Janitorial Supplies	5241	585.92
02/28/20	Trent Moyers	NW Aviation Conf expenses	5243	327.15
02/28/20	VISA	Formstack, Mailchimp	5244	242.61
	Net Pangborn Airport			31,765.23

PANGBORN AIRPORT BUSINESS PARK

02/28/20	Oxarc Inc.	Fire extinguisher service	5223	101.26
02/28/20	Stoneway Electric Supply	Flourescent bulbs-CWICC	5233	134.30
02/28/20	York Building Services, Inc.	January/February janitorial	5255	3,070.00
	Net Pangborn Airport Business Park			3,305.56

RPA OFFICE/AVIATION CENTER

02/28/20	Cascade Natural Gas	Gas 01/22 - 02/19/20	5194	3,870.89
02/28/20	iPro Building Services, LLC	February janitorial	5210	750.00
02/28/20	The Home Depot Pro	Janitorial Supplies	5242	38.54
	Net RPA Office/Aviation Center			4,659.43

WATERVILLE AIRPORT

02/28/20	PUD NO 1 of Douglas County	January electricity	5224	130.00
	Net Waterville Airport			130.00

ADMINISTRATIVE & GENERAL

02/28/20	Cami Harris	Dec/Jan mileage	5190	94.88
02/28/20	Coleman Oil Company	46.62 gal unleaded	5197	152.40
02/28/20	Commercial Printing, Inc.	GA meeting mailer	5198	67.19
02/28/20	CrossRoads Strategies, LLC	January consulting	5200	3,333.33
02/28/20	Davis Arneil Law Firm, LLP	January legal, record req	5202	5,818.50
02/28/20	Firefly	Contract IT	5205	2,258.06
02/28/20	J. C. Baldwin	January mileage	5211	348.45
02/28/20	Jim Huffman	January mileage	5212	90.22
02/28/20	Local Tel Communications	February telephone	5217	847.77
02/28/20	Mark M Spurgeon*	January mileage	5218	29.90
02/28/20	Rory Turner	January mileage	5227	107.64
02/28/20	Sarah K. Deenik	February mileage	5229	18.57
02/28/20	Stacie de Mestre.	Jan/Feb mileage	5232	104.08
02/28/20	VISA	Binders	5245	257.26
02/28/20	W Alan Loeb sack.	January mileage	5247	121.38
02/28/20	Wageworks	FSA admin - CCPD, PMA	5248	200.00
Net Administrative & General				13,849.63

BUSINESS DEVELOPMENT & MARKETING

02/28/20	Cami Harris	Water-Business after hours	5191	6.48
02/28/20	Craig Larsen	Reimburse meal, mileage	5199	177.09
02/28/20	GIS Planning, Inc	ZoomProspector renewal	5208	10,400.00
02/28/20	Haglund's Trophies	Business after hours plaque	5209	92.17
02/28/20	Nancy's Party Rentals & Sales	Business after hours tables	5220	314.65
02/28/20	Ron Cridlebaugh	Reimburse meal, mileage	5226	473.34
02/28/20	VISA	Pipedrive monthly service	5246	62.93
02/28/20	Wenatchee Downtown Assoc.	Annual banquet - RT	5253	35.00
02/28/20	Wenatchee Valley Chamber of Commerce	Annual banquet table	5254	220.00
Net Business Development & Marketing				11,781.66

CAPITAL PROJECTS - GRANT

02/28/20	T-O Engineers	AIP 41/Terminal Capacity \$7,877.20	AIP	
		42/SRE \$5,610.00	5234	13,487.20
Net Capital Projects - Grant				13,487.20

CAPITAL PROJECTS - NON-GRANT

02/28/20	T-O Engineers	Fuel Station \$6,726.82 USFS Helipad \$1,650.00	5235	8,376.82
Net Capital Projects - Non-Grant				8,376.82

CAPITAL PROJECTS - PFC

02/28/20	T-O Engineers	PFC 11/Terminal Security	5236	10,250.61
Net Capital Projects - PFC				10,250.61

02/28/20 DOWNTOWN WENATCHEE SOUTH
The DOH Associates
Net Downtown Wenatchee South

Consultation

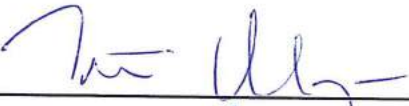
5240 180.00
180.00

Pangborn Memorial Airport
Check Register Listing

<u>Issued</u>	<u>Register #</u>	<u>Reason</u>	<u>First #</u>	<u>Last #</u>	<u>Amount</u>
2/14/2020	1932	Payables	1281	1287	\$ 269,313.31

For approval March 10, 2020, 7 checks in the amount of \$ 269,313.31

We, the undersigned Commissioners of Pangborn Memorial Airport Governing Board, in the State of Washington, do hereby certify that the merchandise or services hereinafter have been received and that the checks listed above are approved for payment.

Airport Director 

Airport Auditor 

Port of Chelan County

Commissioner _____

Commissioner _____

Commissioner _____

WARRANT REGISTER

Date issued	Claimant	Purpose	Warrant Number	Amount
2/14/2020	STAN CHROBAK	Deposit refund	1281	561.00
2/14/2020	WASHINGTON DNR	Leasehold tax refund	1282	503.05
2/14/2020	DOUGLAS COUNTY FIRE DISTRICT	2019 Holiday Coverage, 1/2 PUD	1283	3,132.75
2/14/2020	HALME BUILDERS, INC.	PFC 11/Terminal Security	1284	197,688.81
2/14/2020	HALME BUILDERS, INC.	AIP 41/Terminal Capacity	1285	67,229.64
2/14/2020	NORTH CASCADES HEATING & A/C	2019 retainage release	1286	191.06
2/14/2020	PANGBORN PFC	Refund service fee	1287	7.00

To the TREASURER OF CHELAN COUNTY, WASHINGTON

We, the undersigned, do hereby certify that the merchandise or services herinafter have been received and that Voucher No. 1281 through No. 1287 are approved for payment in the amount of \$ 269,313.31 on 02-14-2020

Airport Director: [Signature] Airport Auditor: [Signature]

**Port of Chelan County
Check Register Log
Tuesday, March 10, 2020**

<u>Issued</u>	<u>Register #</u>	<u>Reason</u>	<u>Amount</u>	<u>First #</u>	<u>Last #</u>
2/15/2020	2020-04	Midmonth Payables	\$ 7,865.43	5053	5057
2/15/2020		Voided Check	\$ -	5058	5058
2/28/2020	2020-05	Month-end Payables	\$ 595.00	5059	5060

7 warrants for approval March 10, 2020 total: **\$ 8,460.43**

We, the undersigned Commissioners of Port of Chelan County, in the State of Washington, do hereby certify the merchandise or services hereinafter have been received and that Warrants listed above are approved for payment.

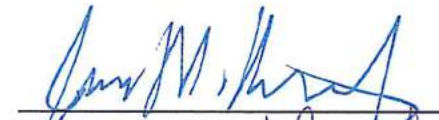
Executive Director

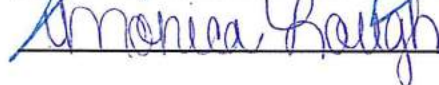
Dir. of Finance & Admin.

Commissioner

Commissioner

Commissioner





**Port of Chelan County
Check Register
2020-04**

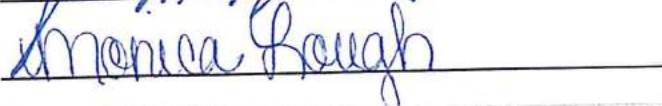
We, the undersigned Commissioners of Port of Chelan County, Chelan County, Washington, do hereby certify that the merchandise or services hereinafter have been received and that checks listed below are approved for payment.

For approval February 15th, 2020, checks 5053 - 5057 in the amount of \$ 7,865.43

Jim Kuntz, Executive Director



Monica Lough, Director of Finance & Admin



Date Issued	Claimant	Purpose	Check #	Amount
2/15/2020	J. C. Baldwin	Nov. Mileage Reimbursement - Reissue	5053 \$	382.22
2/15/2020	NCW Media, Inc.	Advertising - December 2019 - Reissue	5054 \$	834.91
2/15/2020	State Auditor's Office	CTC Audit Costs	5055 \$	300.30
2/15/2020	US Fish & Wildlife Service	Meeting Center Refund	5056 \$	98.00
2/15/2020	WSU	4Q19 SBDC Sponsorship	5057 \$	6,250.00

**Port of Chelan County
Check Register
2020-05**

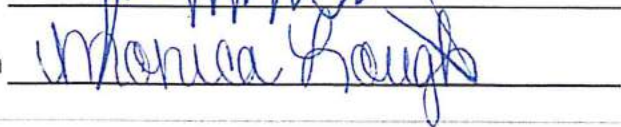
We, the undersigned Commissioners of Port of Chelan County, Chelan County, Washington, do hereby certify that the merchandise or services hereinafter have been received and that checks listed below are approved for payment.

For approval February 28th, 2020, checks 5059 - 5060 in the amount of \$ 595.00

Jim Kuntz, Executive Director



Monica Lough, Director of Finance & Admin



Date Issued	Claimant	Purpose	Check #	Amount
2/28/2020	Apple Valley Services, Inc.	Peshastin Toilet Rental - Nov/Dec	5059 \$	170.00
2/28/2020	Cordell, Neher & Company, PLLC	2019 Tax Return - CTC	5060 \$	425.00

**Port of Douglas County
Check Register Log
February 2020**

<u>Issued</u>	<u>Register #</u>	<u>Reason</u>	<u>Amount</u>	<u>First #</u>	<u>Last #</u>
2/15/2020	2020-03	Mid-month Payables	\$ 491.00	5031	5031
2/28/2020	2020-04	Month-end Payables	\$ 10,063.32	5032	5034

4 warrants for approval March 10, 2020 total: **\$ 10,554.32**

We, the undersigned Commissioners of Port of Douglas County, in the State of Washington, do hereby certify the merchandise or services hereinafter have been received and that Warrants listed above are approved for payment.


Executive Director

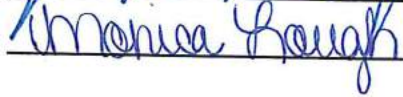
Dir. of Finance & Admin.

Commissioner

Commissioner

Commissioner





**Port of Douglas County
Check Register
2020-03**

We, the undersigned Port of Douglas County, in the State of Washington, do hereby certify that the merchandise or services hereinafter have been received and that checks listed below are approved for payment.

For approval February 15, 2020 check 5031 in the amount of \$ 491.00

Jim Kuntz, Chief Executive Officer 

Monica Lough, Director of Finance & Admin 

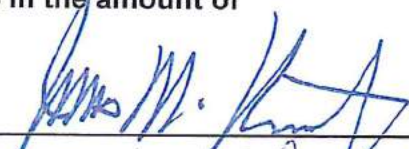
<u>Date Issued</u>	<u>Claimant</u>	<u>Purpose</u>	<u>Check Number</u>	<u>Amount</u>
02/14/20	Chelan Douglas Regional Port Authority	CWICC Land Lease	5031	491.00

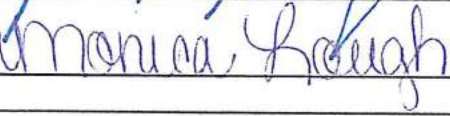
TOTAL 491.00

**Port of Douglas County
Check Register
2020-04**

We, the undersigned Port of Douglas County, in the State of Washington, do hereby certify that the merchandise or services hereinafter have been received and that checks listed below are approved for payment.

For approval February 28, 2020 checks 5032 - 5034 in the amount of \$ **10,063.32**

Jim Kuntz, Chief Executive Officer 

Monica Lough, Director of Finance & Admin 

<u>Date Issued</u>	<u>Claimant</u>	<u>Purpose</u>	<u>Check Number</u>	<u>Amount</u>
02/28/20	Davis Arneil Law Firm LLP	Legal - Giga Watt	5032	5,088.00
02/28/20	Hames, Anderson, Whitlow & O'Leary	Legal - Giga Watt	5033	4,007.82
02/28/20	Maul Foster Alongi	Consulting - Giga Watt	5034	967.50

TOTAL 10,063.32

**Pangborn Memorial Airport
Snow Removal Equipment Procurement
Proposed Budget**

Description of Project

Purchase a self-propelled truck with high speed rotary plow (snow blower) and a self-propelled truck with a dedicated front mount broom and air blast.

Budget Estimate

Rotary Plow (blower):	\$765,000
Broom:	\$650,000
A&E Fees, etc:	\$37,120
Contingency:	<u>\$103,435</u>
<u>Total Project Budget:</u>	\$1,555,555 (included in CDRPA FY20 capital budget)

Funding sources:

FAA AIP Grant:	\$1,306,908 (90%)
WSDOT Aviation Grant:	\$72,606 (5%)
Local Match (via PFC):	\$72,606 (5%)
Contingency (if needed):	<u>\$103,435</u>
<u>Total:</u>	\$1,555,555

CIP DATA SHEET

AIRPORT	Pangborn Memorial Airport	LOCID	KEAT	LOCAL PRIORITY	2
PROJECT DESCRIPTION	Acquire self propelled truck with a front mount broom	PLANNED YEAR TO CONSTRUCT		2020	



JUSTIFICATION: This project is also to acquire a self-propelled truck with dedicated front-mount broom and air blast for airfield snow removal. The broom will replace an Oshkosh H-series purchased in 1998. This broom has reached the end of its useful life of over 10-years for snow removal equipment. Failure of this type of equipment would render the airport unable to meet clearance requirements for this commercial service airport of 0.5-hours.

COST ESTIMATE:

ADMINISTRATION:	\$ 1,000.00	1. Construction	\$	4	\$
ENGINEERING:	\$ 17,560.00	2	\$ 650,000.00	5	\$
INSPECTION:	\$	3	\$	TOTAL: \$ 668,560.00	

Federal (%) \$ 601,704.00	State \$ 33,428.00	Local (%) \$ 33,428.00
SPONSOR VERIFICATION:	Date (see instruction sheet or attached comments for more information)	
For each and every project as applicable	12-28- <input type="checkbox"/> -Date of approved ALP with project shown 02-06- <input type="checkbox"/> -Date of environmental determination (ROD, FONSI, CatEx) N/A -Date of land acquisition or signed purchase agreement N/A -Date of pavement maintenance program N/A -Date of Benefit Cost Analysis (BCA) as required	

SPONSOR'S SIGNATURE: _____ DATE: _____
 PRINTED NAME: Jim Kuntz TITLE: Chief Executive Officer
 PHONE NUMBER: (509) 884-4700 EMAIL: jim@cdrpa.org

FAA USE ONLY

PREAPP NUMBER	GRANT NUMBER	NPIAS CODE	WORK CODE	FAA PRIORITY	FEDERAL \$

CIP DATA SHEET

AIRPORT	Pangborn Memorial Airport	LOCID	KEAT	LOCAL PRIORITY	1
PROJECT DESCRIPTION	Acquire self propelled truck with high-speed rotary plow (blower)			PLANNED YEAR TO CONSTRUCT	2020

SKETCH:



JUSTIFICATION: Pangborn Memorial Airport is a commercial service airport with over 40,000 annual operations. Using the FAA Advisory Circular for Winter Safety and Operations, this airport results in a clearance time of 0.5-hours maximum. Pangborn currently utilizes six pieces of equipment to maintain the airport during the winter. Their current blower is 18 years old, and has reached the end of its useful life. The equipment to be purchased with this project will consist of a self propelled truck with a high-speed rotary plow.

COST ESTIMATE:

ADMINISTRATION:	\$ 1,000.00	1. Construction	\$	4	\$
ENGINEERING:	\$ 17,560.00	2	\$ 765,000.00	5	\$
INSPECTION:	\$	3	\$	TOTAL: \$ 783,560.00	

Federal (%) \$ 705,204.00 State \$ 39,178.00 Local (%) \$ 39,178.00

SPONSOR VERIFICATION:	Date (see instruction sheet or attached comments for more information)
For each and every project as applicable	12-28- <input type="checkbox"/> -Date of approved ALP with project shown 02-06- <input type="checkbox"/> -Date of environmental determination (ROD, FONSI, CatEx) N/A -Date of land acquisition or signed purchase agreement N/A -Date of pavement maintenance program N/A -Date of Benefit Cost Analysis (BCA) as required

SPONSOR'S SIGNATURE: _____ DATE: _____
 PRINTED NAME: Jim Kuntz TITLE: Chief Executive Officer
 PHONE NUMBER: (509) 884-4700 EMAIL: jim@cdrpa.org

FAA USE ONLY

PREAPP NUMBER	GRANT NUMBER	NPIAS CODE	WORK CODE	FAA PRIORITY	FEDERAL \$

CHELAN DOUGLAS REGIONAL PORT AUTHORITY
PANGBORN MEMORIAL AIRPORT, WASHINGTON

RESOLUTION NO. 2020-05
A RESOLUTION TO THE WASHINGTON STATE
DEPARTMENT OF TRANSPORTATION
AVIATION DIVISION GUARANTEEING GRANT
MATCH MONEY AVAILABILITY.

WHEREAS, the Chelan Douglas Regional Port Authority of Washington is submitting an Airport Aid Application to the Washington State Department of Transportation (WSDOT) Aviation Division to accomplish Snow Removal Equipment (SRE) acquisition for a self-propelled truck with high speed rotary plow (blower) and a self-propelled truck with a dedicated front mount broom with air-blast at the Pangborn Memorial Airport.

WHEREAS, the total project funding for equipment acquisition is to be comprised of \$1,306,908 from the Federal Aviation Administration; \$72,606.00 from the WSDOT Aviation Division and a mandatory local match amount of \$72,606.00 from the Chelan Douglas Regional Port Authority.

NOW THEREFORE, be it resolved that the Airport Director of the Pangborn Memorial Airport of the Chelan Douglas Regional Port Authority, Washington, supports this project and allocates these funds in the 2020/2021 budgets to fulfill the local match contribution requirement.

THIS RESOLUTION shall become effective at the regular meeting of the Chelan Douglas Regional Port Authority, Washington, this 10th day of March 2020.

Passed by the Port Commission of the Chelan Douglas Regional Port Authority this 10th day of March 2020.

BOARD OF DIRECTORS

Rory Turner, President

Donn Etherington

Alan Loeb sack, Vice President

Jim Huffman

JC Baldwin, Secretary

Mark Spurgeon

Memo

To: Board of Directors

From:  Jim Kuntz

cc: None

Date: February 20, 2020

Re: Orondo River Park Management Plan - 2020

Attached is an operations and maintenance agreement between the CDRPA & Chelan County PUD for 2020.

The PUD has agreed to increase its contribution from \$25,000 in 2019 to \$30,000 in 2020.

I have also attached for your reference the underlying Lease & Operation Agreement dating back to July 19, 1979.

2020

ORONDO RIVER PARK MANAGEMENT PLAN

This is an operation and maintenance plan jointly developed by the Chelan Douglas Regional Port Authority (Port) and Chelan PUD within the scope, and consistent with Section 8 of the 1979 Lease and Operating Agreement for Orondo River Park. The Park is to be operated and managed as a day use only facility while the Chelan Douglas Regional Port Authority and Chelan PUD work together to determine a long term operating plan for future operations of the park.

2020 MANAGEMENT PLAN

The Chelan Douglas Port Authority and Chelan PUD have jointly agreed to the following operation of Orondo River Park for 2020:

- 1) The Port will operate and maintain the park as a day use facility April 15- Sept 30.
 - a) The Port will hire an attendant to be at the park between the hours of 8am and 8pm daily for a minimum of 2 hours per day 7 days a week.
 - i. The attendant will open the gate and restroom building at 8am and close the gate at 8PM 7 days a week, and other duties will include, but are not limited to, cleaning restrooms, emptying garbage cans and canvassing the park for debris removal.
 - b) The Port will hire landscaping services.
 - i. Said services will include, but are not limited to, initial park preparation and clean up, mowing, irrigation, fertilizing and weed control.
 - c) Costs for landscaping services, all maintenance related items, and an attendant (a and b above) will be equally shared by the Port and Chelan PUD, with both parties' share not to exceed \$30,000 (for a maximum total of \$60,000). The Port will administer the contracts for these services, and will submit a monthly invoice for 50% of such monthly costs to Chelan PUD, with Chelan PUD's share payable upon receipt.
 - d) In addition to the above services, the Port will perform the following:
 - i. Operate the domestic water system, consistent with the applicable Washington State Department of Health requirements.
 - ii. Remove the marine fuel dispenser.
 - iii. Remain the primary point of contact with the public/park users.
- 2) The Chelan PUD will perform the following:
 - a) Provide agreed upon signage.

b) The Chelan PUD will continue to harvest milfoil from the boat launch area consistent with their permit up to 3 times annually between July 16 and September 30.

3) The Port and Chelan PUD will continue to collaborate in the development of a future long-term shared operation plan for Orondo River Park.

4) The Port and Chelan PUD are each solely responsible for respective Recreation and Conservation Office (RCO) and Federal Energy Regulatory Commission (FERC) notifications and approvals as may be necessary for 2020 operation.

The Port and Chelan PUD agree to this 2020 Orondo River Park Management Plan.

Chelan Douglas Regional Port Authority

By: _____
James M. Kuntz, Chief Executive Officer

Date

PUBLIC UTILITY DISTRICT NO. 1 OF CHELAN COUNTY

By: _____
Justin Erickson, Managing Director of District Services

Date

LEASE AND OPERATING AGREEMENT

FILE NO. RR-EXH-R-5

LEASE AND OPERATING AGREEMENT, entered into July 19, 1979, by and between the PUBLIC UTILITY DISTRICT NO. 1 OF CHELAN COUNTY, WASHINGTON, hereinafter referred to as the "DISTRICT" and the PORT OF DOUGLAS COUNTY, hereinafter referred to as the "PORT".

WITNESSETH:

WHEREAS, the District is required by Federal Energy Regulatory Commission to provide recreational facilities as a condition of its amended license for the Rocky Reach Hydroelectric Project, and as required by the regulation of the Federal Energy Regulatory Commission; and

WHEREAS, the Federal Energy Regulatory Commission by order issued March 2, 1976, and amended by order issued April 29, 1976, approved the District's Exhibit R for the Rocky Reach Hydroelectric Project No. 2145; and

WHEREAS, the District, by Resolution No. 5452, adopted December 7, 1976, accepted the Federal Energy Regulatory Commission's Order issued March 2, 1976, approving Exhibit R, and Order issued April 29, 1976, amending license; and

WHEREAS, Article 45 of the Federal Energy Regulatory Commission License for the Rocky Reach Hydroelectric Project provides that the District will implement the Recreational Use Plan set forth in the Exhibit R, by developing (construction) and securing (purchasing) of land necessary to develop the Exhibit R Plan; and

WHEREAS, the ORB Organization, Licensed Architects and Engineers, has prepared Bidding Documents, Drawings and Specifications for the construction of Orondo Park Site No. 5, a part of the District's Exhibit R for the Rocky Reach Hydroelectric Project No. 2145; a copy of which are attached hereto as Exhibit A and by this reference incorporated herein, and

NOTE: The portion of Consent - let 7 lying on + at the
the highway right-of-way in St. 4. No. 25 N,
Range 2, E.W.M., DOUGLAS COUNTY.

WHEREAS, the Port has reviewed the Bidding Documents, Drawings, and Specifications as set forth in Exhibit A, for the construction of Site No. 5 of the District's Exhibit R; and

WHEREAS, the Port presently owns certain real property more fully described in Exhibit B attached hereto, which is currently being used for recreational purposes with improvements thereon, that are within the Site No. 5; and

WHEREAS, the Port is specially qualified and equipped to provide operation and maintenance services for recreational facilities; and by Resolution No. 74-8, adopted on October 17, 1974, did certify assurance of its willingness and capability to provide administration, operation and maintenance of recreation aspects shown in the Rocky Reach Exhibit R, Site No. 5; and

WHEREAS, the District owns certain real property described in Exhibit C attached hereto, and as a part of its Rocky Reach Exhibit R intends to improve said property, in accordance with the basic provisions contained in the Bidding Documents, Drawings and Specifications.

NOW, THEREFORE, in consideration of the mutual covenants and agreements herein provided, the parties agree as follows:

1. USE AND OPERATION OF PORT PROPERTY. The Port hereby agrees and covenants that the property, as described in Exhibit B, shall be made available, and utilized exclusively for recreational purposes in accordance with, and as a part of the District's Rocky Reach Exhibit R plan, Site No. 5, for the duration of the District's FERC license for the Rocky Reach Hydroelectric Project No. 2145 or any extension thereof.

The District and its agents, employees and contractors shall have the right to enter upon the Port's property and to improve and construct the improvements thereon as shown in the Bidding Documents, Drawings and Specifications.

2. LEASEHOLD OF DISTRICT PROPERTY. The District hereby demises and lets to the Port all those certain premises owned by the District and situated in Douglas County, Washington, as described in Exhibit C attached hereto, and all improvements located thereon, for the purposes of managing, administering, maintaining and operating thereon certain recreational facilities as a part of the District's Rocky Reach Exhibit R plan Site No. 5.

3. OPERATING DUTIES OF PORT. The Port shall, during the term of this agreement, manage, administer, maintain and operate, subject to the provisions of this agreement, all of the premises and recreational facilities described in and provided for in the District's Rocky Reach Exhibit R plan Site No. 5 to be located on the premises described in Exhibits B and C attached hereto. The Port may terminate its operating duties at any time by giving written notice to the District at least 183 days prior to the date of termination.

4. BID DOCUMENTS, DRAWINGS AND SPECIFICATIONS. The Port has been given a copy of the Bid Documents, Drawings and Specifications for the construction of Site No. 5 of the District's Rocky Reach Exhibit R and hereby approves the same.

5. TERM. Except as otherwise provided herein, the term of this Lease and Operating Agreement shall commence upon the execution of this agreement by the parties hereto, and shall be for the duration of the District's FERC license for the Rocky Reach Hydroelectric Project No. 2145 or any extensions thereof.

6. OWNERSHIP. The land and facilities, purchased and installed by the District on District-owned land, shall remain the property of the District. Land and facilities purchased, and facilities installed by the Port on Port-owned land, shall remain the property of the Port. All improvements and facilities placed on District-owned land by the Port shall become the property of the District at the expiration or termination of this agreement.

7. COMPLIANCE WITH LAW. The Port shall conform in fulfilling its obligations hereunder to and comply with all pertinent rules, regulations, conditions or restrictions promulgated by the Federal Energy Regulatory Commission or any other Federal, State, County or Local State agency having jurisdiction over the Rocky Reach Hydroelectric Project.

8. MANAGEMENT PROGRAM. The Port, at its sole expense, shall manage, administer maintain and operate the premises (Site No. 5) in accordance with an annual management program to be mutually agreed upon between the Port and the District. With consent of both parties the annual management program may be amended from time to time as may be necessary. Such annual management program shall include, but is not limited to, the following:

- (a) Plan for management activities to be undertaken solely by the Port, or jointly with the District, including capital improvements and other facilities to be constructed thereon.
- (b) Annual report on the management, budget, maintenance, capital development and other accomplishments, and problems, for the preceding year.
- (c) Proposals for modification of management policies or procedures, or any other part of the annual management program.
- (d) A systematic recording system reflecting public use of the facility.
- (e) A budget approved by the Port to enable it to carry out its management responsibilities for the next year.

9. FACILITIES, SERVICES, CONCESSION AGREEMENTS. The Port shall provide the facilities and services necessary to meet public demand either directly or through concession agreements with third parties. All concession agreements shall expressly state that they are granted subject to all the terms and conditions of this Lease and Operating Agreement and concession agreement shall not be effective until the terms and conditions thereof are approved by the District.

10. ADMISSION OR USER FEES. Admission, entrance or user fees may be charged by the Port for entrance to or use of the premises or any facilities constructed thereon, PROVIDED, prior written approval of the District is obtained.

11. USE OF REVENUES FROM CONCESSIONS AND USER FEES. Subject to appropriation by the Commissioners of the Port of Douglas County, the Port agrees to expend, on the premises for maintenance, operations and development, an amount at least equal to any fees and charges the Port receives from concessions, admissions or user fees. Any monies not so utilized by the Port, or programmed for utilization within a reasonable time, shall be remitted to the District for improvement of this or any other recreational site provided by the District.

12. DEVELOPMENT AND LANDSCAPING. The Port agrees that all development and landscaping will be in accordance with plans approved by the District, and shall be in conformance with appropriate building and health codes.

13. RESERVATION OF RIGHT OF RE-ENTRY AND ACCESS. The District reserves the right for its officers, agents and employees, to enter upon land and water areas, referred to in this Lease and Operating Agreement, at any time and for any purpose necessary or convenient to its operation and of the Rocky Reach Hydroelectric Project. The District expressly reserves the right to make such other use of the demised premises as may be necessary in connection with the purpose of the Project. If the District elects to re-enter and

retake this land for any lawful purpose, connected with the Rocky Reach Hydroelectric Project, the Port shall have no claim for damages of any character on account thereof against the District or any of its agents, officers or employees. Furthermore, if the District does retake the leased lands for other than recreational purposes, it will replace in kind the land and recreational facilities thereon at another location.

14. TERMINATION FOR DEFAULT. The District may at its option terminate this Lease and Operating Agreement upon the default by the Port of any provision herein, provided that such default persists for a period of 183 days after written notice of the particular violation is given to the Port by the District.

15. INDEMNIFICATION: The Port shall hold the District harmless from and shall defend and indemnify the District from and against all liability for injuries to or deaths of persons or damage to property arising from activities or incidents thereto including, but not limited to, those arising from the operation or maintenance of the property subject to this Lease and Operating Agreement. The Port shall give the District prompt notice of any claim coming to its knowledge that in any way directly or indirectly affects the District, and the District shall have the right to participate in the defense of such claim to the extent of its interest.

16. LIABILITY, FIRE, WORKMEN'S COMPENSATION INSURANCE. The Port shall maintain at all times during the term of this agreement, at its sole expense, public liability insurance for the joint and separate protection of the District and the Port, in the minimum amount of Five Hundred Thousand and NO/100 Dollars (\$500,000.00) in the case of injury to any person, or in

the case of injury to more than one person in the same occurrence, and in the minimum amount of One Hundred Thousand and NO/100 Dollars (\$100,000.00) for property damage. The Port shall also carry fire insurance on all structures constructed by the District in the amount of 80 percent of their replacement value. The Port shall furnish the District with evidence of such insurance. Such insurance shall contain an endorsement providing that it will be primary as to any other insurance the Port may have. Such insurance shall not be canceled or coverage reduced without the insurance carrier first giving 60 days written notice to the District. The Port shall provide workmen's compensation insurance to cover paid employees and insurance similar to workmen's compensation insurance to cover volunteer workers.

17. ENCUMBRANCES. This Lease and Operating Agreement is subject to all existing easements, and all easements subsequently granted by the District for purposes consistent with the duties and obligations of the District under its license as granted by the Federal Energy Regulatory Commission to the District for the operation of the Rocky Reach Hydroelectric Project. Before the District grants any easement it will be coordinated with the Port and easements will not be granted which will interfere with the developments, present or proposed by the Port.

18. ASSIGNABILITY OF RIGHTS AND DELEGATION OF DUTIES. Neither the Port's rights nor its duties hereunder shall be delegable, without prior written approval of the District.

19. NON-DISCRIMINATION. Neither the Port's nor its concessionaires shall discriminate against any person or persons because of race, creed, color, sex, or national origin in the conduct of management and operations hereunder.

20. DELAYS BEYOND CONTROL OF PARTIES. Neither of the parties hereto shall be liable to the other party on account of any delay or inability to perform when such delay or inability is due in whole or in part to any cause beyond the control of the party in default. If any delay is caused for the above reason, the Port shall have the power to extend the time for performance of any act required by the District, and the District shall have the power to extend the time for performance of act required of the Port.

21. EXPIRATION OF AGREEMENT. Within 60 days of the date of expiration of this Lease and Operating Agreement, the Port shall vacate the District's premises, as described in Exhibit C, and return the same to the District in a good condition, normal wear and tear excepted. If the Port shall fail or neglect to remove said property and restore the premises, then said property shall become the property of the District without compensation therefore and no claim for damage against the District or its officers or agents shall be created or made on account thereof.

22. INVENTORY. As of the date of commencement of this Lease and Operating Agreement, the District shall provide an inventory and condition report of all District-owned property referred to in this Lease and Operating Agreement. Such inventory and condition report shall be attached hereto as Appendix "A". Upon the expiration, relinquishment, or revocation of this Lease and Operating Agreement, a similar inventory and condition report shall be prepared by the Port and submitted to the District so as to provide a basis for settlement by the Port with the District for the leased property shown to be lost, damaged or destroyed. Any unresolved differences as to damages suffered by the District shall be outlined in the Appraisal section of this Lease and Operating Agreement. This inventory and condition report shall be updated from time to time as improvements are placed upon the premises.

23. APPRAISALS. For inventory purposes the appraised value of any facilities or land shall be determined by mutual agreement. When the parties disagree as to such value, then the Port shall appoint an appraiser, the District shall appoint an appraiser, and the two appraisers shall then appoint a third appraiser and the appraised price that is agreed upon by two of the three appraisers shall be binding upon both the Port and the District. Appraisal costs shall be borne equally by the District and the Port.

24. NOTIFICATION. All notices to be given pursuant to this Lease and Operating Agreement shall be addressed to Port of Douglas County
P.O. Box 068 E. Wenatchee, WA, Attention: UG Scotti/Mgr., and to the District, Public Utility District No. 1 of Chelan County, P. O. Box 1231, Wenatchee, Washington 98801, Attention: Manager, or as may from time to time be directed by the other party. Notice shall be deemed to have been given when enclosed in a properly sealed envelope or wrapper, addressed as aforesaid and deposited, postage prepaid, in a post office or branch post office of the United States Government. In the event Land and Water Conservation funds or Washington State Interagency Committee for Outdoor Recreation funds have been used in the Project, notification pursuant to this Lease and Operating Agreement shall include those agencies at addresses established by those agencies. The agency utilizing such funds shall be responsible for initial notification to all affected parties.

25. ENTIRE AGREEMENT - MODIFICATION. All previous communications between the parties hereto, either verbal or written, with reference to the subject matter of this agreement are hereby abrogated, and this Lease and Operating Agreement constitutes the entire agreement between the parties hereto and no modifications of this agreement shall be binding upon the parties or either of them unless such modifications are in writing bearing the signatures of the authorized representatives of each party.

26. BINDING EFFECT. This agreement shall be binding upon all parties hereto and their successors and assigns.

IN WITNESS WHEREOF, the said parties have hereunto set their hands and seals on the day and year first above written.

PORT OF DOUGLAS COUNTY

PUBLIC UTILITY DISTRICT NO. 1
OF CHELAN COUNTY, WASHINGTON

By Art Reider
President

By Robert Van Doren
President

By Harold Glesner
Vice President

ATTEST

Alfred P. Huganath
Secretary

Jerry DuBois
Secretary

[Signature]
Attorney

Vince Scotti
Manager

Approved as to Form

By _____

Attest Alfred P. Huganath
Secretary

Attest _____

[Signature]
Commissioner

STATE OF WASHINGTON }
COUNTY OF CHELAN }

On this 3rd day of July, 1979, before me, the undersigned, a Notary Public in and for the State of Washington, duly commissioned and sworn, personally appeared Archie Van Doren and Alfred Pellegrini, to me known to be the President and Secretary, respectively, of the Board of Commissioners of PUBLIC UTILITY DISTRICT NO. 1 OF CHELAN COUNTY, WASHINGTON, the municipal corporation that executed the foregoing instrument, and acknowledged the said instrument to be the free and voluntary act and deed of said municipal corporation, for the uses and purposes therein mentioned, and on oath stated that they are authorized to execute the said instrument and that the seal affixed is the corporate seal of said municipal corporation.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal the day and year first above written.



[Signature]
Notary Public in and for the State of Washington, residing at Wenatchee.

EXHIBIT "B"

ORONDO PARK

LEGAL DESCRIPTION OF LANDS BELONGING
TO THE PORT OF DOUGLAS COUNTY

A parcel of land in Government Lot 7, Section 16, Township 25 North, Range 21 East of the Willamette Meridian, Douglas County, Washington, further described as follows:

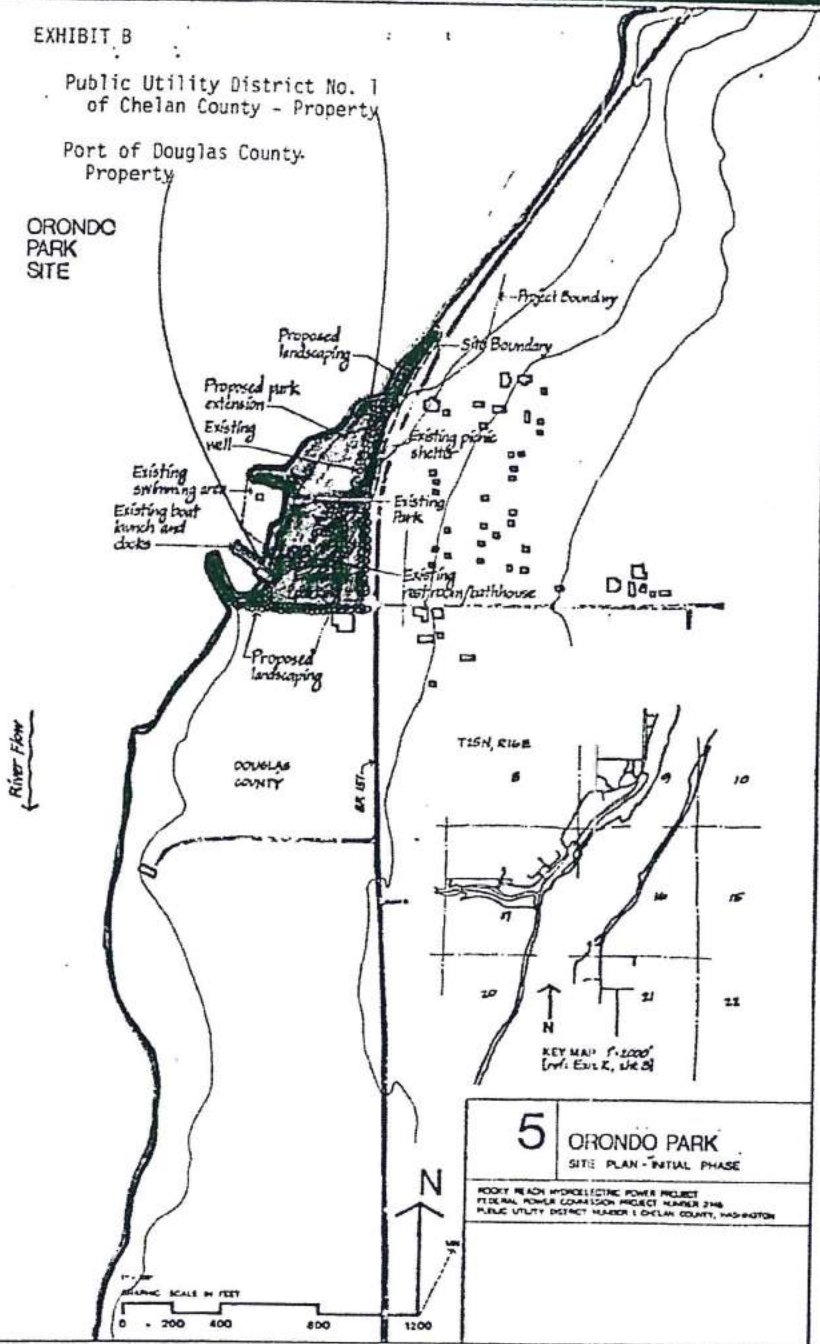
Beginning at a point where the North right-of-way line of the County Road intersects the East bank of the Columbia River, said point being 30 feet from the section line common to Section 16 and Section 21; then North 89°48'45" East on a line parallel to the said section line to a point on the line that lies 30 feet at right angles from Monument No. 59 on the said section line. (Monument No. 59 set on the intersection of the traverse line of the Rocky Reach Project and the line common to Section 21 and said Section 16.) Continuing on the same parallel line 80.1 feet to the West right-of-way line of State Highway 10D (formerly Highway No. 10); thence northeasterly along the westerly right-of-way of said highway to a point lying 390 feet from the above described County Road right-of-way line when projected East and measured North 00°49'00" West thereto; thence South 89°48'45" West (parallel to said County Road right-of-way line) for 99.6 feet; thence North 81°49'00" West for 95.5 feet; thence North 02°36'00" East for 60.4 feet; thence North 86°52'00" West for 241 feet, more or less, to a point on the line approximately 18 feet from the water line created by the Rocky Reach Dam, continuing on this same bearing (North 86°52'00" West) to intersection with the East bank of the Columbia River; thence southerly along the East bank of said river to the Point of Beginning; excepting therefrom the State Highway right-of-way.

EXHIBIT B

Public Utility District No. 1
of Chelan County - Property

Port of Douglas County
Property

ORONDO
PARK
SITE



5 ORONDO PARK
SITE PLAN - INITIAL PHASE

ROCKY BEACH HYDROELECTRIC POWER PROJECT
FEDERAL POWER COMMISSION PROJECT NUMBER 2746
PUBLIC UTILITY DISTRICT NUMBER 1, CHELAN COUNTY, WASHINGTON

EXHIBIT "C"

ORONDO PARK

LEGAL DESCRIPTION OF LANDS BELONGING TO
PUBLIC UTILITY DISTRICT NO. 1 OF CHELAN COUNTY

Acquired from Lowell Dean Warner, et ux

A parcel of land in Government Lot 7, Section 16, Township 25 North, Range 21 East of the Willamette Meridian, described as follows:

Commencing at a point 30 feet North of the South boundary of Section 16 and the westerly right-of-way line of Highway 10-D; thence northeasterly along the westerly right-of-way of said highway to a point lying 390.0 feet and measured north $00^{\circ}49'00''$ West thereto and being the True Point of Beginning of this description. Thence South $89^{\circ}48'45''$ West for a distance of 99.6 feet; thence North $81^{\circ}49'$ West for a distance of 75.5 feet; thence North $02^{\circ}36'00''$ East for a distance of 60.40 feet; thence North $56^{\circ}43'$ East for a distance of 97.11 feet to a point 125.0 feet North and at right angles from the first course of this description; thence North $89^{\circ}48'45''$ East parallel to and 125.0 feet from the said first course, to its intersection with the westerly right-of-way of aforesaid state highway; thence south-westerly along the westerly curved right-of-way to the Point of Beginning.

ALSO

Acquired from Douglas County Port District

That part of Government Lot 7, Section 16, Township 25 North, Range 21 East of the Willamette Meridian, Douglas County, Washington, described as follows, to-wit:

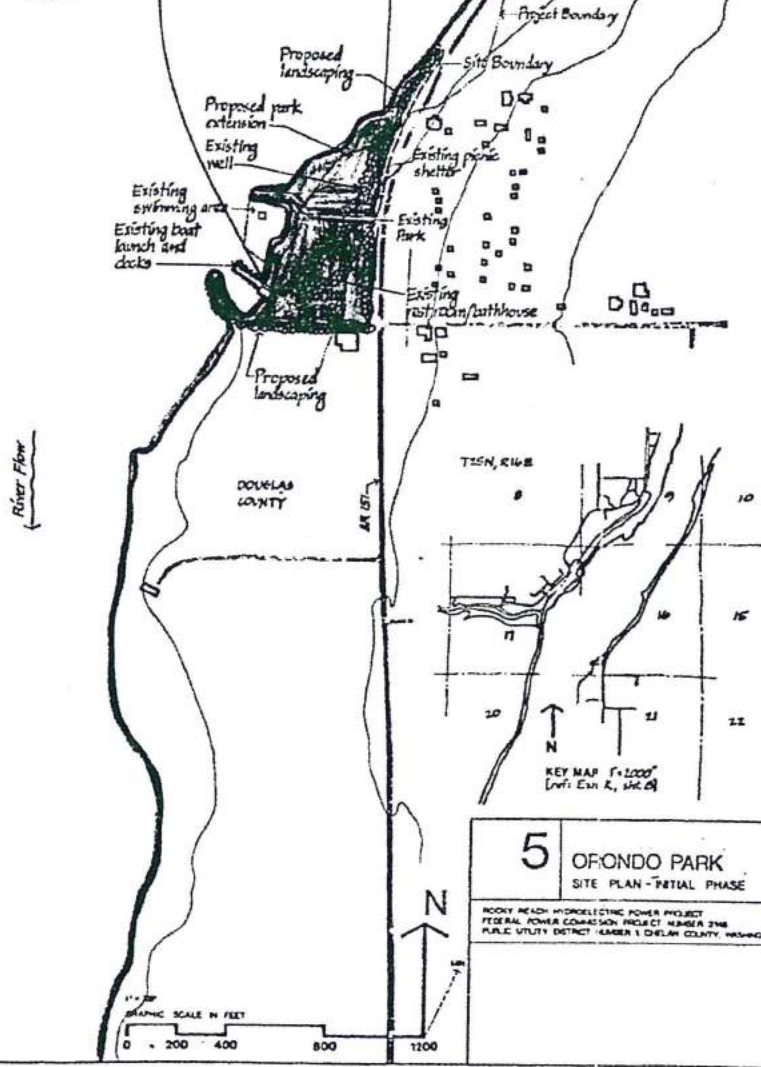
Beginning at the southwest corner of said Lot 7; thence East along the South line of said Lot 7 a distance of 62.12 rods; thence in a northerly direction parallel with the East boundary line of said Lot 7 a distance of 78 rods; thence West parallel with the North boundary line of said Lot 7 to the East bank of the Columbia River a distance of about 47 rods; thence in a southerly direction along the East bank of said river to the Point of Beginning, EXCEPT right-of-way of State Highway No. 10, EXCEPT lands deeded to Port of Douglas County, AND EXCEPT that portion belonging to Chelan County Public Utility District No. 1 (acquired from Lowell Dean Warner and described above).

EXHIBIT C

Public Utility District No. 1
of Chelan County - Property

Port of Douglas County
Property

ORONDO
PARK
SITE



5 ORONDO PARK
SITE PLAN - PARTIAL PHASE

ROCKY MOUNT HYDROELECTRIC POWER PROJECT
FEDERAL POWER COMMISSION PROJECT NUMBER 2348
PUBLIC UTILITY DISTRICT NUMBER 1 CHELAN COUNTY, WASHINGTON

LINEAGE (NORTH NODE) AGREEMENT

THIS LINEAGE (NORTH NODE) AGREEMENT ("Agreement") is entered into by and between the City of Wenatchee, a Washington municipal corporation (the "City"), the Port of Chelan County, a Washington municipal corporation (the "POCC"), and the Chelan Douglas Regional Port Authority (the "CDRPA"), sometimes collectively referred to as the "Parties" or individually a "Party".

RECITALS

- A. The POCC recently acquired real property legally described on attached Exhibit "A", which is incorporated herein by this reference (the "Lineage Property"). This property is that portion of the property acquired by the POCC from Lineage located north of Orondo Street.
- B. The POCC and the CDRPA desire to develop a process in which potential developers and interested parties can submit proposals for the purchase and redevelopment of the Lineage Property (the "RFP Process").
- C. In furtherance of the RFP Process, the Parties have identified a number of matters that should be resolved prior to the future sale and redevelopment of the Lineage Property.

AGREEMENT

NOW, THEREFORE, in consideration of the foregoing recitals which are incorporated into the Agreement by reference, and for other good and valuable consideration, the Parties agree as follows:

1. **Utility Easement.** A City water main is located on the Lineage Property for which a recorded easement does not exist. Although unclear, it appears that the water main was historically installed by means of an unrecorded agreement or permit with the BNSF Railway Company, or its predecessor. The POCC agrees to grant a utility easement to the City in the location depicted on Exhibit "B", which is incorporated herein by this reference (the "Utility Easement"). The Utility Easement will be recorded as set forth in Section 5, below.
2. **Access Easement.** Palouse Street currently provides access to the Lineage Property. At some point in the past, Palouse Street extended farther to the east along the northern boundary of the Lineage Property providing access to the eastern portion of the Lineage Property. In light of the current configuration of Palouse Street, there is a gap between the eastern end of Palouse Street and the access historically used at the north end of the Lineage Property. The City agrees to grant an access easement to the POCC in the location depicted on Exhibit "C", which is incorporated herein by this reference (the "Access Easement"). The Access Easement will be recorded as set forth in Section 5, below.

3. **Clarifying Boundary.** There is a small parcel of property located to the south of Palouse Street that is contiguous to the Lineage Property as depicted on attached Exhibit "D", which is incorporated herein by this reference. This small parcel is detached from the City property located to the north of Palouse Street (the City parking lot). The Parties agree to take the steps necessary so that the small parcel depicted on Exhibit "D" can be transferred to the POCC by quitclaim deed, including creating a separate parcel (segregation by road), or processing a boundary line adjustment or boundary agreement in order to transfer the small parcel to the POCC. The quitclaim deed shall be recorded as set forth in Section 5, below.

4. **Public Parking.** The POCC and CDRPA agree that as part of the RFP Process, the ultimate owner of the Lineage Property will be required to make available not less than 50 parking stalls, which will be available for public parking, provided however that as part of the RFP Process the POCC and CDRPA may agree to reasonable use restrictions requested by the ultimate owner (e.g. time limitations for parking during normal business hours, prohibition on overnight parking, and the like). The configuration and location of the parking stalls and the circulation and connectivity of the parking lot on the Lineage Property shall be determined by the ultimate owner.

5. **Costs and Closing.** The Parties agree to be separately responsible for any attorney fees they may incur in furtherance of this Agreement. The Parties agree to jointly share the costs (50% City/50%POCC-CDRPA) so that the small parcel depicted on Exhibit D can be quitclaimed to the POCC. The City shall prepare, at its sole cost, the Utility Easement for review and approval by the POCC and CDRPA. The POCC and CDRPA shall prepare, at their sole cost, the Access Easement and Quitclaim Deed for review and approval by the City. Once all documents have been approved, the Parties agree to record the Utility Easement, Access Easement and quitclaim deed simultaneously. The costs of recording the documents shall be shared expense on the same 50-50 basis set forth above. In the event the Parties do not provide the approvals required herein, then this Agreement shall terminate and be of no further force or effect between the Parties.

6. **Term; Survival.** If the documents described in Section 5, above, are not recorded by May 31, 2020, then this Agreement shall terminate and be of no further force or effect and neither Party shall have a claim against the other arising under this Agreement. Notwithstanding the foregoing, in the event this Agreement terminates, the Parties reserve whatever rights they may have had with regard to the matters addressed in Sections 1 and 2 of this Agreement that existed prior to entering this Agreement.

7. **No Representation or Warranty.** The Utility Easement, Access Easement and quitclaim deed are being delivered without any representation or warranty regarding title or condition of the property described therein. Each Party is familiar with the property impacted by this Agreement and is not relying on any representation, statement, or communication made by any Party, or its employees, agents, officials, consultants or contractors, other than as set forth in this Agreement.

8. Miscellaneous Provisions.

8.1 Captions. The captions and section headings hereof are inserted for convenience purposes only and shall not be deemed to limit or expand the meaning of any section.

8.2 Mutual Negotiation and Construction. This Agreement and each of the terms and provisions hereof are deemed to have been explicitly negotiated between, and mutually drafted by, the Parties, and the language in all parts of this Agreement shall, in all cases, be construed according to its fair meaning and not strictly for or against either party.

8.3 Authority; Binding Signatures. Each of the individuals executing this Agreement warrant that they have sufficient authority to execute this Agreement and that no other Parties claim any right, title or interest, in and to the real property described herein.

8.4 Entire Agreement; Amendments. This Agreement contains the entire agreement between the Parties with respect to the subject matter hereof and supersedes all prior agreements or understandings among the Parties with respect thereto. This Agreement may be amended only by an agreement in writing signed by the Parties.

8.5 Governing Law; Venue. This Agreement is governed by the laws of the state of Washington. The jurisdiction and venue of any action hereunder shall be in the Superior Court, Chelan County, Washington.

CITY OF WENATCHEE

PORT OF CHELAN COUNTY

By: **DRAFT** _____

By: **DRAFT** _____

James M. Kuntz, Executive Director

Name: _____

Dated: _____

Title: _____

Dated: _____

CHELAN DOUGLAS REGIONAL PORT AUTHORITY

By: **DRAFT** _____

James M. Kuntz, Chief Executive Officer

Dated: _____

EXHIBIT "A" Legal Description

PARCEL A (TPN: 222003925060):

THE SOUTHERLY 60 FEET OF LOT 1, AND ALL OF LOTS 2, 3, 4 AND 5, ALL IN BLOCK 3, WAREHOUSE ADDITION TO WENATCHEE, CHELAN COUNTY, WASHINGTON, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 1 OF PLATS, PAGE 38.

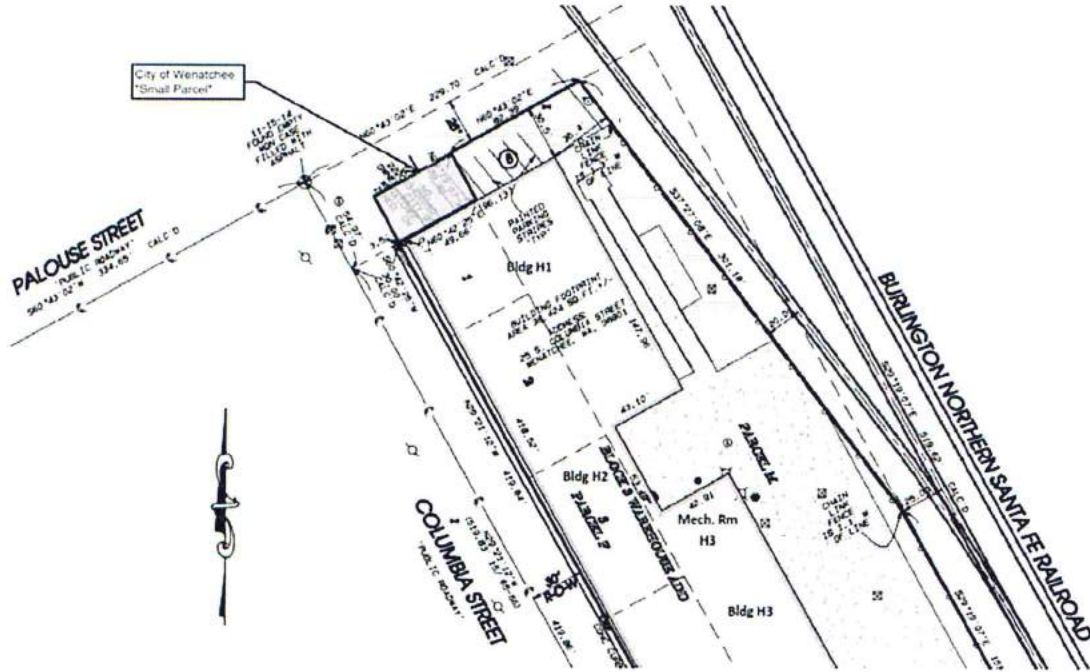
PARCEL H (TPN: 222003440200):

THAT PORTION OF THE BURLINGTON NORTHERN AND SANTA FE RAILWAY COMPANY'S (FORMERLY GREAT NORTHERN RAILWAY COMPANY) ORIGINAL 400.00 FOOT WIDE STATION GROUND PROPERTY AT WENATCHEE, BEING 250.00 FEET WIDE ON THE EASTERLY SIDE AND 150 FEET WIDE ON THE WESTERLY SIDE OF SAID RAILWAY COMPANY'S MAIN TRACK CENTERLINE, AS NOW LOCATED AND CONSTRUCTED UPON, LYING NORTHERLY OF THE NORTHEASTERLY EXTENSION OF THE RIGHT OF WAY FOR THE 90.00 FOOT WIDE ORONDO AVENUE, OVER AND ACROSS THE SOUTHEAST QUARTER OF SECTION 3 AND THE NORTHEAST QUARTER OF SECTION 10, ALL IN TOWNSHIP 22 NORTH, RANGE 20, EAST OF THE WILLAMETTE MERIDIAN, CHELAN COUNTY, WASHINGTON, MORE PARTICULARLY DESCRIBED AS FOLLOWS, TO-WIT:

BEGINNING AT THE MOST EASTERLY CORNER OF LOT 5, BLOCK 5, WAREHOUSE ADDITION TO WENATCHEE, WASHINGTON, ACCORDING TO THE RECORDED PLAT THEREOF;
THENCE NORTHEASTERLY ALONG THE NORTHEASTERLY EXTENSION OF THE SOUTHEASTERLY LINE OF SAID LOT 5, A DISTANCE OF 80.00 FEET;
THENCE NORTHWESTERLY PARALLEL WITH THE NORTHEASTERLY LINE OF SAID BLOCK 5, A DISTANCE OF 190.00 FEET;
THENCE NORTHEASTERLY AT RIGHT ANGLES TO THE LAST DESCRIBED COURSE 45.00 FEET, MORE OR LESS, TO A POINT BEING 25.00 FEET SOUTHWESTERLY, AS MEASURED AT RIGHT ANGLES FROM SAID MAIN TRACK CENTERLINE; THENCE NORTHWESTERLY PARALLEL WITH SAID MAIN TRACK CENTERLINE TO THE INTERSECTION WITH A LINE DRAWN PARALLEL WITH AND 20.00 FEET SOUTHWESTERLY, AS MEASURED AT RIGHT ANGLES FROM SAID RAILWAY COMPANY'S MOST SOUTHWESTERLY LADDER TRACK CENTERLINE;
THENCE NORTHWESTERLY PARALLEL WITH SAID LADDER TRACK CENTERLINE TO THE INTERSECTION WITH THE NORTHEASTERLY EXTENSION OF THE SOUTHEASTERLY LINE OF PALOUSE STREET, ACCORDING TO THE RECORDED PLAT OF WENATCHEE, WASHINGTON;
THENCE SOUTHWESTERLY ALONG SAID NORTHEASTERLY EXTENSION OF THE SOUTHEASTERLY LINE OF PALOUSE STREET 85.00 FEET, MORE OR LESS, TO THE MOST NORTHERLY CORNER OF LOT 1, BLOCK 3 OF WAREHOUSE ADDITION TO WENATCHEE;
THENCE SOUTHEASTERLY ALONG THE NORTHEASTERLY LINES OF BLOCKS 3, 4 AND 5 OF SAID WAREHOUSE ADDITION, A DISTANCE OF 1,510.00 FEET TO THE POINT OF BEGINNING.

EXCEPTING THEREFROM THE RIGHT OF WAY FOR 90.0 FOOT WIDE ORONDO AVENUE.

EXHIBIT "D"
Depiction of Small Parcel South of Palouse Street



Memo

To: Board of Directors

From:  Jim Kuntz

cc: None

Date: March 5, 2020

Re: Electric Vehicle Charging Stations

The State of Washington has \$10.67 million dollars available to help install electric vehicle charging stations across the state. To access state funding a local match is required. Should the CDRPA apply for funding? If yes, what locations make the most sense and what type of charging stations should be used?

The CDRPA doesn't have a specific budget set aside for this type of project. If the Board wants to proceed, our match would come from our Capital Budget Flex Account.

Attached is additional information on the program prepared by Ron Cridlebaugh.

The Electrification of Transportation Systems (ETS) Grant program is designed to promote the continued transformation of the electric transportation market in Washington State. This program provides grants to Washington local governments and retail electric utilities for infrastructure to charge electric vehicles. An emphasis for this program is placed on addressing the needs of highly impacted communities and vulnerable populations, particularly those disproportionately impacted by climate change and pollution from transportation systems.

Total grant funding available: \$10.67 million

Grant award size: \$25,000 to \$2.5 million

Eligible applicants: local governments and electric utilities

Eligible projects: Public Transportation, Local Government Fleet Vehicles, Workplace Charging, Multi-Unit Dwelling (MUD) Resident Charging, Public Charging, Port – Marine or Aircraft

Match requirement: Depending on eligibility the match ranges from 1:1 to 10:1

Grants are paid on a reimbursement basis

Minimum requirements: Dual-plug connector on charging station, onsite card reader if there is a fee for charging, outreach/educational component

Charging stations must meet the following requirements:

- Open charge point protocol (OCPP) 1.6 compliant*
- Certified by Underwriters Laboratories, Inc., ETL listed or equivalent certification
- Certified to operate outdoors and in extreme weather conditions

- Level 2 charging: Society of Automotive Engineers (SAE) J-1772 standard
- Level 3 charging: compatible with both CHAdeMO and CCS charging ports
- Commercially available in Washington State
- Minimum lifespan: 5 years
- Minimum warranty: 3 years*
- Must be able to accurately produce and record data as described in RFA SECTION 1.3*

Application process:

Letter of intent: Due 3/5/20

Preapplication: Due 5/5/20

Application: Due 5/5/20

CDRPA grant application would be for approximately \$105,000. Our current thinking is to install 4 charging stations at the CTC, 2 at the regional Port's headquarters and 2 at Pangborn Memorial Airport. They would be Level 2 charging stations. The CDRPA expects to qualify for a 5:1 match (\$17,500) based on the County median income, however, the grant may not qualify meaning the match would be 1:1 (\$52,500).

The City of East Wenatchee and Chelan County are also considering applying for grant funds. If so, the CDRPA may want to consider a joint application with the other two entities.

Memo

To: Board of Directors
From:  Jim Kuntz
cc: None
Date: March 4, 2020
Re: Orondo River Park – Deep Dive

Please find enclosed three documents that should be helpful in better understanding Orondo River Park.

- Legal Memorandum from Quentin Batjer dated September 5, 2014.
- Presentation by PUD Staff to the Chelan County PUD Commission dated June 4, 2018.
- Orondo River Park – Survey and Operations Briefing dated October 15, 2018.

MEMORANDUM

TO: LISA PARKS
FROM: QUENTIN BATJER
SUBJECT: PORT OF DOUGLAS COUNTY/ORONDO RIVER PARK
DATE: SEPTEMBER 5, 2014

QUESTION PRESENTED

You have asked whether the Port of Douglas County (“Port”) can sell or otherwise divest itself of its real property at the Orondo River Park (“ORP”) when the Port has accepted grant monies from the state on the condition that the purposes for which the money was given be continued in perpetuity.

SHORT ANSWER

If a RCO-funded project is found to be changed or converted (out of compliance with the project agreement or agreement amendments), the Port would be responsible for replacing the changed or converted structures or facilities with structures or facilities of equivalent size, value, and utility. In other words, the Port may divest itself of ORP but would be obligated to offset the loss of the park by developing an equivalent riverside park.

Other options, including converting ORP to a day-use facility or transferring interest to another eligible agency, may be available.

ANALYSIS

A. **Background:** Recreation and Conservation Office (“RCO”), formerly the Interagency Committee for Outdoor Recreation, is a state agency that provides funding and technical assistance in an effort to enhance Washington’s natural and recreational resources.¹ While RCO does not itself manage lands or operate facilities, it does provide grants to public entities for the purpose of developing recreational facilities including boating and water access.²

¹ RCW 79A.25.005; WAC 286-04-030.

² *Id.*

Not all applicants are eligible for RCO Program grants. Only public agencies legally authorized to develop, operate, and maintain recreational facilities are eligible. Port districts, public utility districts, parks districts, counties and cities and towns are all eligible to receive RCO program grants.

B. The Port Grants, Specifically. Since the early 1970s, the Port has received three RCO grants totaling \$381,769.63.³ Portions of the grant money went toward the development of day-use facilities including a picnic area, boating, water skiing dock and boat launch.⁴ Some money developed docks, ramps, restroom facilities and walkways for compliance with the Americans with Disabilities Act of 1990.⁵ A snapshot of each grant project are attached to this memorandum.

It appears that none grant money went toward the developing the overnight camping facilities. This may be significant when discussing the Port's stewardship of ORP and its ongoing obligations as a condition of accepting the grant.

C. Stewardship and Ongoing Obligations.

1. RCO Policy. Generally, use of RCO grants creates a condition under which funded projects become part of the public domain in perpetuity.⁶ The law discourages conversion of land and facilities by ensuring that grant recipients replace the lost value when changes or conversions of use take place.⁷ That the "no conversion" policy prevents a sponsoring agency from effecting changes to make the land or facilities profitable (or at least revenue-neutral) is, according to the RCO, immaterial.⁸

2. Conversions. For purposes of RCO grants, a "conversion" is defined as a project status that results when use or function of recreation or habitat land or facilities paid for by RCO changes to uses or functions other than those for which

³ <https://secure.rco.wa.gov/PRISM/search/ProjectSearch.aspx>. A sponsoring agency, like the Port, cannot simply repay the grant monies to free itself from the grant obligations. For purposes of this memorandum, then, the amount received through grants is provided purely for informational purposes since it irrelevant to the question of whether the Port can be divested of ORP.

⁴ RCO No. 72-056D.

⁵ RCO No. 00-1608; 99-1254.

⁶ RCW 79A.25.100. In general, the project area funded with an RCO grant must remain dedicated to the use as originally funded, such as boating recreation, for as long as defined in the project agreement.

⁷ *Id.*

⁸ Teleconference with Myra Barker, compliance specialist with RCO, September 4, 2014.

assistance originally was approved.⁹ It typically occurs when the project area developed with RCO grant funding is used for purposes other than what it was funded for originally.

3. Replacement. Since a policy objective of RCO grants is to create projects which remain in the public domain in perpetuity, there can be no net-loss of recreational opportunity to the public portfolio. As a result, if funded RCO project is converted, it must be replaced at the sponsor agency's cost. A proper "replacement" is defined as a structure or property interest of equivalent size, function, and value to any structure or property lost to conversion.¹⁰

In this instance, the Port received funding for the development of day-use facilities (RCO Project #72-056); to bring the facilities, including pilings, ramps and boat docks, into compliance with ADA requirements, current standards and regulations (RCO Project # 99-1254 and #00-1608); and to reconfigure the parking lot to allow for more boat trailer parking, repair the gangway, boat ramp and docks and to comply with the Washington State Dept. of Fish and Wildlife regulations (RCO Project #00-1608).¹¹

The functions described above must continue in perpetuity at ORP unless replaced in a like-for-like swap. That is, any conversion of ORP must be replaced with the same or equivalent recreating and boating opportunities.

D. Options for the Port.

1. Covert ORP to a Day Use Park. The vast majority, if not all, of the grant money funded development of the day-use facilities in the park.¹² Since the structures and facilities developed, enhanced, or restored with RCO funds must not be converted to uses other than those for which the funds originally were approved, ORP may be changed to solely a day-use park without violating the no-conversion policy of RCO.

2. Transferring Interest. Since finding an equivalent replacement for ORP is not currently feasible and selling ORP would be considered conversion, the most

⁹ Manual 7: Long-Term Obligations, Washington State Recreation and Conservation Office, 4 (February 1, 2014) available at http://www.rco.wa.gov/documents/manuals&forms/Manual_7.pdf.

¹⁰ *Id.* at 5; see also RCW 79A.25.100.

¹¹ Project snapshots are attached. The full agreements can be accessed on the RCO website at <http://www.rco.wa.gov/PRISM>.

¹² Based upon my review of the grants, all enhancements to ORP with RCO funds were in furtherance of the day-use facilities. Myra Barker, a compliance specialist at RCO, is, as of this writing, confirming that this is the case. I will update you when I hear back.

efficient way to accomplish the Port's goal of selling or otherwise divesting itself of the park is to transfer its interest—and the attendant obligations of the RCO grants—to another eligible sponsor agency.

Before moving forward on a transfer, the RCO has discussions with each organization to understand what the receiving organization's plan is for operation and maintenance of the funded site so there are no potential compliance issues or concerns. Usually those discussions are prompted by the sponsor who wants to transfer the site.¹³

RCO typically asks for a written request from each organization's governing body requesting the transfer and recognizing the assumption of the obligations (after it's clear that the receiving organization is eligible). RCO then amends the project agreement and the amendment is signed by each organization and the RCO.

That action is done administratively and does not require RCO board approval.

CONCLUSION

Since ORP was funded in part by RCO grants, those elements of the park cannot be changed or converted without replacing the changed or converted structures or facilities with structures or facilities of equivalent size, value, and utility. In other words, the Port may divest itself of ORP but would be obligated to offset the loss of the park by developing an equivalent riverside park elsewhere.

Other options, including converting ORP to a day-use facility or transferring interest to another eligible agency, may be available.

¹³ Information in this section was provided via email from Myra Barker, September 5, 2014.

Orondo Park

Project Details



Douglas County Port of Orondo Park (#72-056) 12/03/2012
Attachment #1551, Swim Area

Project Status: Closed Completed since 06/19/1975

Project Type: Development

Project Sponsor: Port of Douglas County

Funding Board: Recreation and Conservation Funding Board

Funding

Bonds:	\$130,684
Total RCO Grant:	\$130,684 (75%)
Sponsor Match:	\$43,561 (25%)
Total Agreement:	\$174,245 (100%)

Links

Original Project Agreement
Amendments: 1
Attachments: 8 files

Project Description

Development of day-use facilities including a picnic area, swimming area, boating, water skiing and boat launching. The site is located on the Columbia River, North of Orondo.

Project Contacts

Project Sponsor: Port of Douglas County

Project: Patrick Haley

Contact: (509) 884-4700

Funding Agency: Recreation and Conservation Office

Project: Adam Cole

Manager: Adam.Cole@rco.wa.gov
(360) 902-3019

Project Location

County: Douglas

Legislative Districts 2012: 12

Congressional Districts 2012: 04

Sections: 21

Township: T25NR21E

Coordinates: 47.65611111
-120.21527777

Worksites

Worksite Name	Scope of Work	Actual Development Cost
Orondo Park (#1)	Boat ramp development, Construct / install restroom, Construct picnic shelter, Develop access point, Install fencing/barriers, Install lighting (general security), Install power utilities, Install signs/kiosk, Install site furnishings, Landscaping improvements, Parking development, Playground development, Roads/bridges development, Swimming beach development, Transient moorage	\$0
Total		\$0

Properties

Worksite Name	Property Name	Landowner Type
Orondo Park (#1)	Property 1 - Property - Worksite #1	
Total		

Project Milestones

Milestone Name	Target Date	Description
Project Start	06/21/1972	
Consultant Hired	07/01/1972	
Design and Engineering Complet	07/01/1972	
RFP Complete	07/01/1972	
Permits Complete	11/01/1972	
Plans Review by Mgmt Agy	12/01/1972	
Bid Awarded	01/01/1973	
Construction Started	02/01/1973	
50% Construction Complete	05/01/1973	
100% Construction Complete	08/01/1973	
Final Billing to Mgmt Agy	08/30/1974	
Agreement End Date	08/30/1974	

Project Attachments

Attachment Type	Attachment Title	Attach Date
Agreement - State	Agreement.pdf	02/28/2006
Map	Maps.pdf	02/28/2006
Photo	Concession Stand.jpg	12/18/2002
Photo	Transient Mocrage & Boat Ramp.jpg	12/18/2002
Photo	Orondo River Park.jpg	12/18/2002
Photo	RV Camp Area.jpg	12/18/2002
Photo	Boating Component.jpg	12/18/2002
Photo	Swirn Area.ino	12/18/2002

Orondo River Park, Boating Improvements 99

Project Details

Project Status: Closed Completed since 05/16/2001

Project Type: Planning

Project Sponsor: Port of Douglas County

Funding Board: Recreation and Conservation Funding Board

Funding

Boating Facilities - Local	\$31,868
Total RCO Grant:	\$31,868 (63%)
Sponsor Match:	\$18,412 (37%)
Total Agreement:	\$50,279 (100%)

Links

[Original Project Agreement](#)

[Amendments: 2](#)

[Attachments: 4 files](#)

Project Description

One of the main objectives of this project is to design, engineer and obtain the necessary permits to bring the park's facilities up to date, and into compliance with the American Disabilities Act. The pilings, ramps and boat docks also need to be redesigned so that they are in compliance with current standards and regulations. The project funds will also be used to enlarge the parking area to accommodate additional boat trailers, improve walkways, add park furniture and to improve park signage. The funds will also be used to develop construction cost estimates. These facilities were previously funded with Initiative #215 Assistance.

Project Contacts

Project Sponsor: Port of Douglas County

Project Contact: Patrick Haley

Contact: (509) 884-4700

Funding Agency: Recreation and Conservation Office

Project Manager: Adam Cole

Manager: Adam.Cole@rco.wa.gov
(360) 902-3019

Project Location

General Area: Three miles north of Orondo, WA, in Douglas County.

County: Douglas

Legislative Districts 2012: 12

Congressional Districts 2012: 04

Sections: 16

Township: T25NR21E

Coordinates: 47.65760749
-120.21470808

Worksites

Worksite Name	Scope of Work	Actual Planning Cost
Orondo River Park (#1)	Engineering/design of boating facilities, Obtain permits	\$0
	Total	\$0

Properties

Worksite Name	Property Name	Landowner Type
Orondo River Park (#1)	Property 1 - Property - Worksite #1	Local Government
	Total	

Project Milestones

Milestone Name	Target Date	Description
----------------	-------------	-------------

Project Start	11/20/1999	
RFP Complete/Consultant Hired	11/20/1999	
Data Gathering Begins	11/20/1999	
A&E Complete	05/31/2000	
Documents Reviewed by Mgmt. Agcy	06/30/2000	
Permits Complete	12/31/2000	Construction permits have been issued; permits for work in water are pending - anticipate they will be issued shortly
Agreement End Date	03/31/2001	
Final Docs/Billing to Mgmt. Agcy	05/31/2001	

Project Attachments

Attachment Type	Attachment Title	Attach Date
Agreement - State	BFP Project Agreement.pdf	07/16/2007
Amendment - State	Amendment/Closed Short.pdf	07/16/2007
Amendment - State	Time Extension #2.pdf	07/16/2007
Amendment - State	Time Extension #1.pdf	07/16/2007

Orondo River Park, Boating Improvements 00

Project Details



Douglas County Port of Orondo River Park, Boating Improvements
00 (R00-1608) Attachment #5322, Docks

Project Status: Closed Completed since 10/08/2008

Project Type: Development

Project Sponsor: Port of Douglas County

Funding Board: Recreation and Conservation Funding Board

Funding

Boating Facilities - Local	\$219,218
Total RCO Grant:	\$219,218 (67%)
Sponsor Match:	\$110,000 (33%)
Total Agreement:	\$329,218 (100%)

Links

[Original Project Agreement](#)
[Amendments: 2](#)
[Attachments: 16 files](#)

Project Description

One of the main objectives of this project is to bring the docks, ramps, restroom/shower facilities and walkways into compliance with the requirements of the American with Disabilities Act. The other objectives are to reconfigure the parking lot to allow for more boat trailer parking, make repairs to the gangway, boat ramp and docks and also to comply with the WA State Dept. of Fish and Wildlife concerning their salmonid predation reduction requirements for docks. We are proposing to complete the construction project beginning in spring of 2001 with work on the buildings, parking lot and walkways. Beginning in spring of 2002 will complete the project with repairs to the boat facilities.

Project Contacts

Project Sponsor: Port of Douglas County

Project Contact: Patrick Haley
(509) 884-4700

Funding Agency: Recreation and Conservation Office

Project Manager: Adam Cole
Adam.Cole@rc0.wa.gov
(360) 902-3019

Project Location

General Area: Orondo River Park -
Douglas County
County: Douglas
Legislative Districts 2012: 12
Congressional Districts 2012: 04
Sections: 16
Township: T25NR21E
Coordinates: 47.65718325
-120.21514303



Worksites

Worksite Name	Scope of Work	Actual Development Cost
Orondo River Park (#1)	Architectural & Engineering (A&E), Boat ramp development, Construct / install restroom, Construct picnic shelter, Develop paths/walkways, Develop pier, Develop viewpoint, Gangway installation, General site preparation, Install fencing/barriers, Install pilings, Install power utilities, Install signs/kiosk, Install site furnishings, Install water system, Landscaping improvements, Parking development, Transient moorage	\$2,641
	Total	\$2,641

Properties

Worksite Name	Property Name	Landowner Type
Orondo River Park (#1)	Property 1 - Orondo River Park	Local Government
		Total

Project Permits



Permit Type	Applied Date	Received Date	Expiration Date	Permit Number
Building Permit				
Endangered Species Act Compliance [ESA]				
Other Required Permits				

Project Milestones

Milestone Name	Target Date	Description
Project Start	12/06/2000	
RFP Complete/Consultant Hired	01/15/2001	
Bid Awarded	03/01/2001	
Construction Started	03/01/2001	
A&E Complete/Permits Submitted	03/15/2001	
Plans/Specs Reviewed Mgmt Agcy	12/01/2001	
Agreement End Date	05/31/2004	
Final Docs/Billing to Mgmt Agcy	06/30/2004	

Project Attachments

Attachment Type	Attachment Title	Attach Date
Agreement - State	Agreement.pdf	06/16/2009
Amendment - State	Time Extension #2.pdf	07/06/2007
Amendment - State	Time Extension #1.pdf	07/06/2007
Final project report	Final Inspection Report.pdf	06/16/2009
Inspection Report	Post Completion Inspection.pdf	09/29/2010
Photo	trip one 076 2.jpg	01/05/2011
Photo	trip one 088.jpg	07/16/2010
Photo	trip one 087.jpg	07/16/2010
Photo	trip one 083.jpg	07/16/2010
Photo	trip one 081.jpg	07/16/2010
Photo	trip one 077.jpg	07/16/2010
Photo	trip one 073.jpg	07/16/2010
Photo	trip one 071.jpg	07/16/2010
Photo	trip one 069.jpg	07/16/2010
Photo	Docks.doc	05/15/2003



June 4, 2018

ORONDO RIVER PARK

Presented by: Michelle Smith, Felicity Saberhagen

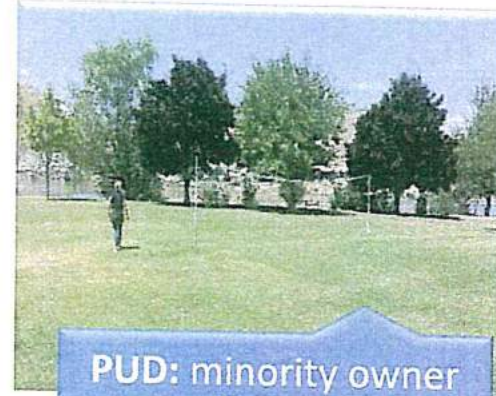
CURRENT ISSUE



Orondo Park: 5 acres, originally day-use, now camping. Operated and maintained by Port since 1972.



Port: majority owner (3.6 acres), received State grant funding with obligations in perpetuity.



PUD: minority owner (1.4 acres), cited in Rocky Reach Recreation Plan for day-use purpose.



Issue: The Port loses money on the park and wants Chelan PUD to take over O&M, but saddled by the perpetual RCO obligation. The PUD has its own obligation with FERC License through 2052.

June 4, 2018

Parks in Rocky Reach Project

Rocky Reach Dam Park

ROCKY REACH DAM
38 ACRES, VISITOR CENTER, FISH VIEWING, MUSEUM

ENTIAT PARK
40 ACRES, 57 CAMPSITES, 2-LANE BOAT LAUNCH, RECENT \$6M IMPROVEMENTS

DIRECTLY ACROSS RIVER FROM ORONDO RIVER PARK

Lincoln Rock State Park

LINCOLN ROCK STATE PARK
60 ACRES, 94 CAMPSITES + 4 CABINS, 8 DELUXE CABINS, 3-LANE BOAT LAUNCH, RECENT \$3M IMPROVEMENTS
10-MILES SOUTH OF ORONDO RIVER PARK

Entiat Park
Orondo River Park

DAROGA STATE PARK
140 ACRES, 45 CAMPSITES + GROUP CAMP, 2-LANE BOAT LAUNCH, RECENT \$3M IMPROVEMENTS

4-MILES NORTH OF ORONDO RIVER PARK

ORONDO RIVER PARK
5 ACRES, 1-LANE BOAT LAUNCH AND MOORAGE, 1.3 ACRES OWNED BY PUD

Parks owned by Chelan PUD within the Rocky Reach Project Boundary (excluding Orondo River Park)

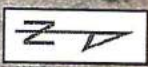
- 387 Acres
- 242 Campsites
- 11 Launch Lanes

CHELAN FALLS PARK
33 ACRES, 2-LANE BOAT LAUNCH, SPORTS FIELD, RESERVED FUTURE CAMPING

CHELAN FALLS POWERHOUSE PARK – 20 ACRES, DAY USE ONLY
21-MILES NORTH OF ORONDO RIVER PARK

BEEBE BRIDGE PARK
56 ACRES, 46 CAMPSITES, 2-LANE BOAT LAUNCH
20-MILES NORTH OF ORONDO RIVER PARK

Chelan Falls Park
Chelan Powerhouse Park
Beebe Bridge Park



PARK CONDITION

Condition Assessment: various safety, code, and ADA deficiencies.

Most notable:

- Camping safety and code issues related to RV and campsite locations. *Camping discontinued*
- Restroom not sized to accommodate number of campsites. *Camping discontinued*
- Fire pits too small and fire hazard. *Removed*
- Electrical safety and code issues. *High priority items fixed*
- Restroom safety and code issues. *High priority items fixed*
- Swim buoys and signage out of compliance. *Replaced*
- Concession trailer needs to be removed. **Port will remove**
- Unstable terrain and tree hazards. *Pending long-term operation decision*
- Dock piles need to be replaced. *Pending long-term operation decision*



Discussion and Questions

June 4, 2018

(9)



ORONDO RIVER PARK

SURVEY AND OPERATIONS BRIEFING

October 15, 2018

Today's Briefing



- ❖ Report on action items from June meeting
 - *Public Input*
 - *Feedback about shutting down camping at Orondo River Park*
 - *Feedback from campers that have been displaced to other parks*
 - *Park usage for the 2018 season (local vs out of town)*
- ❖ Status on Port of Douglas County progress with Recreation and Conservation Office to lower capital obligations
- ❖ Inform Board of next steps; 2019 and future operation

Outreach Results

Residence:

37% Local
32% Other WA State
31% Out of state

Purpose of Visit:

62% Rest Stop
28% Boat Launch
10% Day Use Activities

Vehicles/Boat Trailer Count

2017: 16,470

2018: 7,481

*2017 included camping activities

Orondo River Park 10/15/2018

Mailer

Changes at Orondo River Park

Orondo River Park is open for day-use only — no overnight camping

- The swimming bench remains open
- The boat launch remains open
- The dock remains open for day-use only
- The restrooms are open

If you have concerns, questions, or input, we are interested in your thoughts. Send us a note at info@orondopark.com by June 30.

Cambios en Orondo River Park

El Parque Orondo River está abierto para uso de día solamente. No se ofrecen servicios para acampar

- La playa para nadar permanece abierta
- El embarcadero permanece abierto
- El muelle permanece abierto sólo para uso de día
- Los baños permanecen abiertos

Si usted tiene preocupaciones o preguntas envíenos una nota a info@orondopark.com antes del 30 de junio.

On-site Interviews

Q1 What is your zip code?

Q2 Why did you stop at this park today?

- Swimming
- Picnicking
- Restroom
- Boating
- Other:

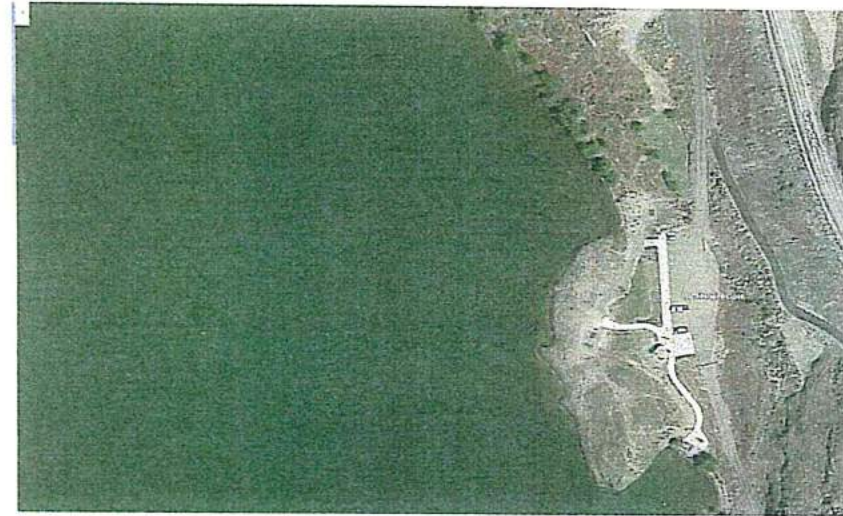
Q3 What day-use park features would improve your experience here?

Port and Chelan PUD goal is sustainable, lowest cost operation with boating and day-use access by transitioning to passive recreation natural area.

Next Steps - 2019

1. Park operation same as 2018, day-use only
2. Port continues discussions with the Recreation and Conservation Office to reduce its facility obligation to a minimum
3. Develop conceptual design options for passive recreation natural area
4. Public process for input on design options
5. PUD provides 50% of O&M (up to \$25k, budgeted)

Orondo River Park 10/15/2018



▲ Passive recreation area example: Grant PUD Rattlesnake Cove

▼ Passive recreation area example: Grant PUD Buckshot Recreation and Wildlife Area



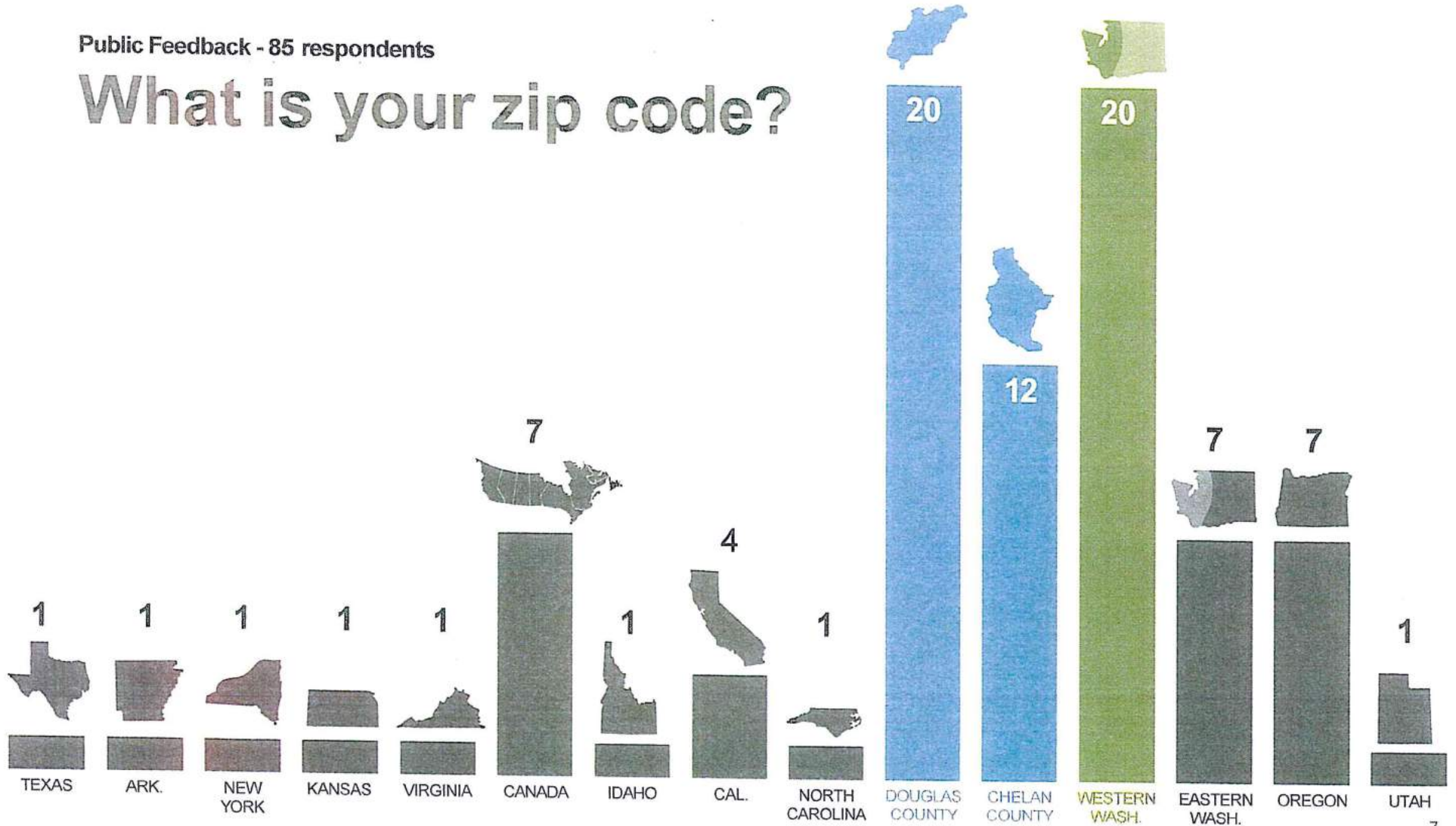
Comments/Questions



**Appendix:
Detailed Survey Information
Summary of Legal Obligations**

Public Feedback - 85 respondents

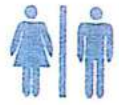
What is your zip code?



Orondo River Park 10/15/2018

Public Feedback - 85 respondents

Why did you stop at this park today?



38



24

OTHER
OPTIONS

(walking dog, adjust trailer, look
around, stretching, pit stop)

14

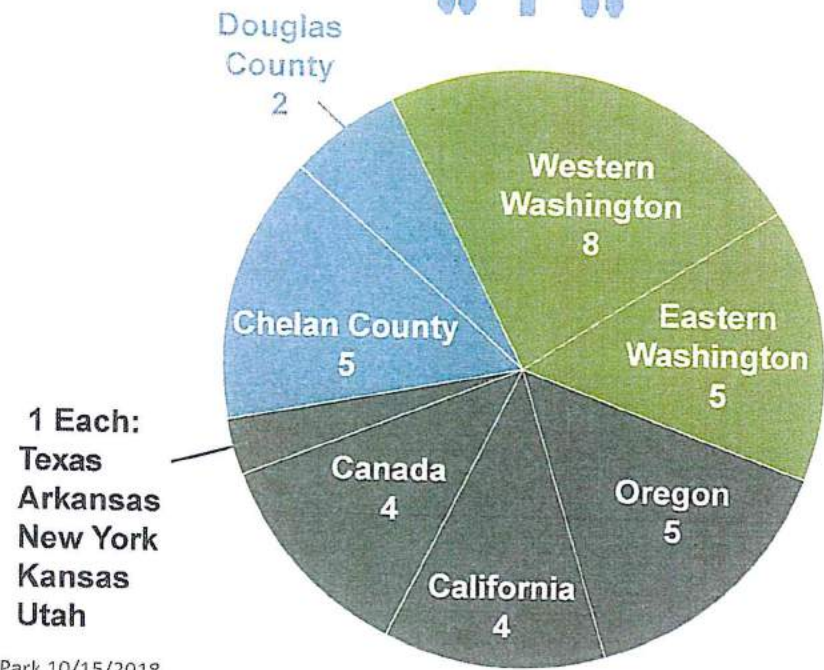
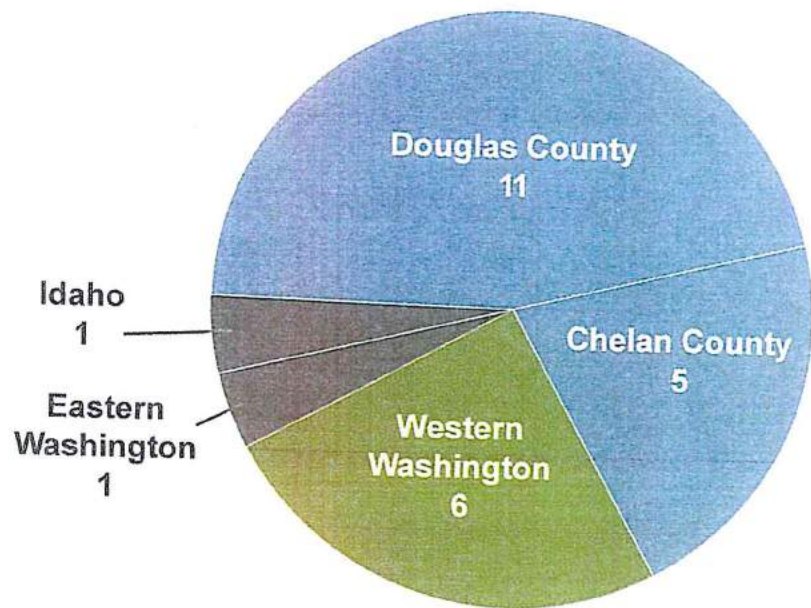
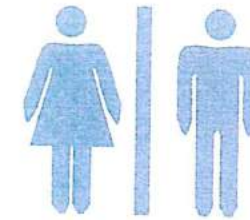
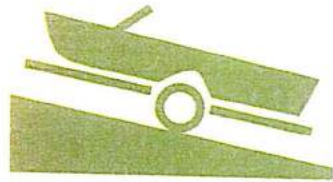


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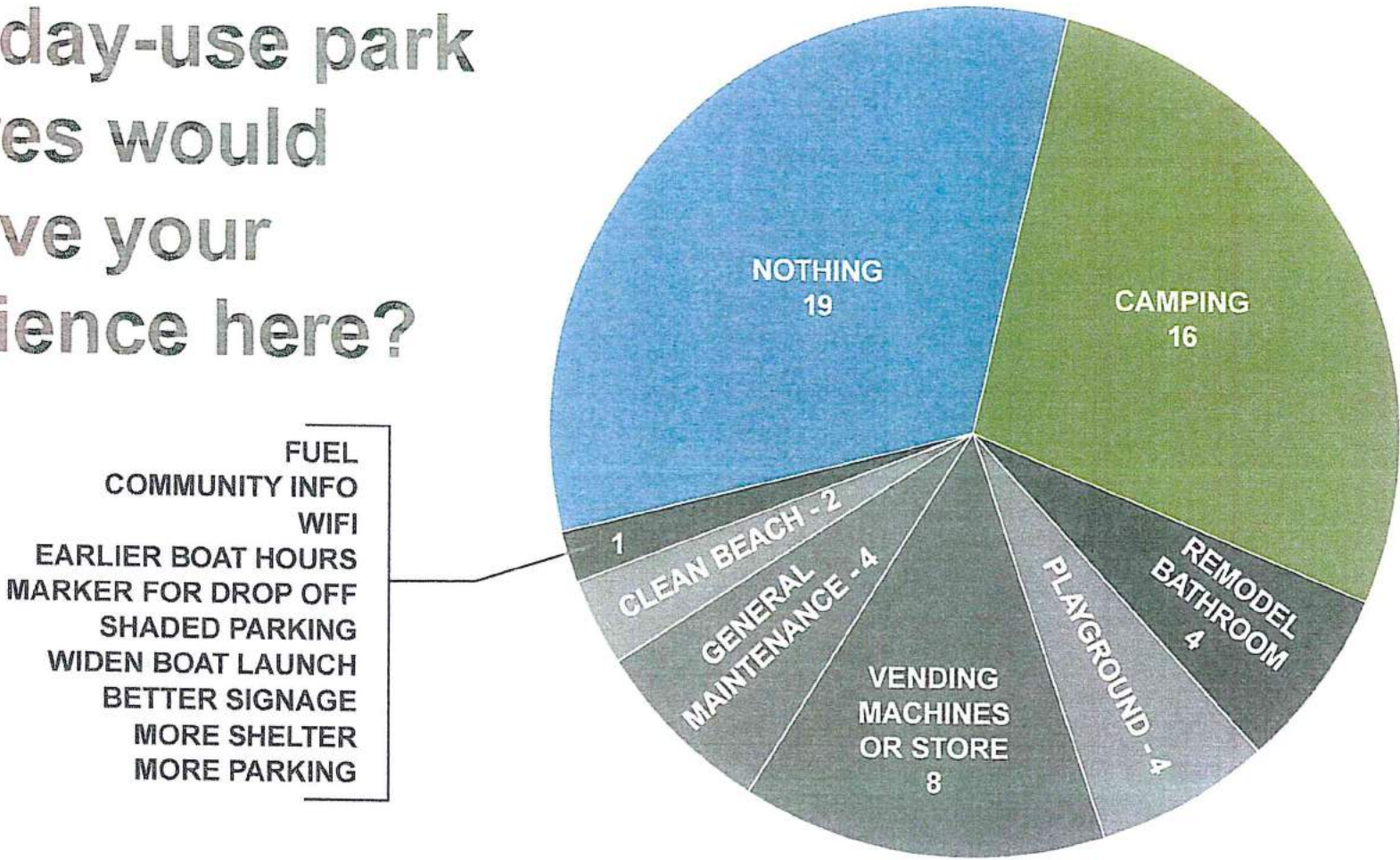
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Boating and Restroom breakdown



Orondo River Park 10/15/2018

What day-use park features would improve your experience here?



2018 Visitor Use

Month	2018 (no camping) No. of Vehicles	2017 (camping) No. of Vehicles
April	265	635
May	1,027	2,225
June	1,297	3,506
July	2,033	4,111
August	1,590	3,689
September	1,269	2,304

* park entrance sensors used to collect data

Summary of Legal Obligations

Port/PUD 1979 Lease and Operating Agreement

- PUD leases to Port 1.4 acres for recreational purposes for duration of license.
- Port commits combined Port-PUD property to be used for recreational purposes under Rocky Reach License.
- Port commits to operate the park at its sole expense and work collaboratively with PUD to develop a management plan. Port can withdraw from the agreement on 183 days notice.


PUD 2010 Rocky Reach Recreation Management Plan

- Rocky Reach FERC License obligates the park will be available for recreational purposes and is within project boundary; PUD to ensure operation and maintenance of 1.4 acres it owns.

Port Recreation and Conservation Office Agreement

- Port has recreation obligations in perpetuity as a result of receiving RCO grant funding on land they own.

Memo

To: Board of Directors
From:  Jim Kuntz
cc: None
Date: March 4, 2020
Re: Surplusing of CTC Equipment

Per the Delegation of Authority Resolution No. 2019-18, I have the authority to surplus personal property that does not exceed \$10,000 in value. However, I must first provide written certification to the Board that the personal property is surplus to the needs of the Regional Port.

Accordingly, I hereby certify the attached referenced property is surplus to the needs of the Port.

Memo

To: Jim Kuntz
From: Tricia Degnan
cc: Port of Chelan County and Port of Douglas County Commissioners
Date: February 21, 2020
Re: CTC Surplus List

The CTC wishes to surplus the following pieces of equipment.

Old Camera System - Monetary value provided by Keyhole Security.

- 3 – Pelco Speed PTZ Joysticks - \$0
- Pelco System 9760 Data Manager - \$0
- Pelco Duplex Color Multiplexer - \$0
- Pelco System 6800 Matrix Switcher/Controller - \$0
- Pelco Genex Multiplexer Server - \$0
- Pelco 8100 Series Videorecorder - \$0

Old Security System – Monetary value provided by Firefly.

- Belkin Data Switch - \$0
- 4 Port Velocity Server (with Computer Works sticker on it) - \$0
- Eltron P310 Badge Printer - \$0
- Cisco Systems Catalyst 2950 – KVM Switch - \$0
- Noblis PC - \$0
- Philips CRT Monitor - \$0
- Old Velocity Server (horizontal mount) - \$50
- Old Velocity PC (horizontal mount) - \$0

Old Phone System – Monetary value provided by eBay search

- 11 NEC Dterm80 phones - \$10-\$20 each

Jim Kuntz

From: Shane Eldredge
Sent: Thursday, February 20, 2020 8:06 AM
To: Tricia Degnan
Subject: RE: Surplus Technology Pieces

Hi Tricia,

Here is my valuation of each item:

- Belkin Data Switch - \$0
- 4 Port Velocity Server (with Computer Works sticker on it) - \$0
- Eltron P310 Badge Printer - \$0
- Cisco Systems Catalyst 2950 – KVM Switch - \$0
- Noblis PC - \$0
- Philips CRT Monitor -\$0
- Old Velocity Server (horizontal mount) - \$50
- Old Velocity PC (horizontal mount) - \$0

If you have any questions please let me know.

Thanks,



Shane Eldredge, Network Technician

Office: 509.663.7082 Fax: 509.665.0408 Cell: 509.679.3798

11 Spokane St. Ste 102, Wenatchee, WA 98801

www.thinkfirefly.com | www.facebook.com/thinkfirefly

Gold
Microsoft Partner
Microsoft



From: Tricia Degnan <Tricia@cdrpa.org>
Sent: February 19, 2020 1:33 PM
To: Shane Eldredge <Shane@firefly.ms>
Cc: Tricia Degnan <Tricia@cdrpa.org>
Subject: Surplus Technology Pieces

Hi Shane,

Thank you for coming by today and weeding through our technology cemetery. Below is a list of equipment that we looked at today. Please indicate what, if any, monetary value these items hold.

- Belkin Data Switch
- 4 Port Velocity Server (with Computer Works sticker on it)
- Eltron P310 Badge Printer
- Cisco Systems Catalyst 2950 – KVM Switch
- Noblis PC
- Philips CRT Monitor
- Old Velocity Server (horizontal mount)
- Old Velocity PC (horizontal mount)

Thank you,

Tricia Degnan

CTC Building Manager

285 Technology Center Way, Suite 102, Wenatchee, WA 98801

☎ 509.661.3118 | www.ncwctc.com | www.cdrpa.org



Jim Kuntz

From: Karen Crowell <karen@keyholesecurity.com>
Sent: Friday, February 21, 2020 12:25 PM
To: Tricia Degnan
Subject: RE: CTC Old Camera Equipment - List for Surplus

I estimate at \$0 value. Technology is too outdated to be worth anything.

-Karen Crowell
Electronic Security Manager



Phone: (509) 663-5610

Address: 708 S. Wenatchee Ave
Wenatchee, WA 98801

Website: www.keyholesecurity.com

Find us on Facebook: [Facebook](https://www.facebook.com/keyholesecurity)

From: Tricia Degnan <Tricia@cdrpa.org>
Sent: Friday, February 21, 2020 12:05 PM
To: Karen Crowell <karen@keyholesecurity.com>
Cc: Tricia Degnan <Tricia@cdrpa.org>
Subject: CTC Old Camera Equipment - List for Surplus

Karen,

Below are the old pieces of equipment that Manuel and I looked at today. His opinion was these items have a \$0 monetary value at this time. Please confirm.

- 3 – Pelco Speed PTZ Joysticks
- Pelco System 9760 Data Manager
- Pelco Duplex Color Multiplexer
- Pelco System 6800 Matrix Switcher/Controller
- Pelco Genex Multiplexer Server
- Pelco 8100 Series Videorecorder

Another question I have is if we do surplus these items and attempt to sell them, is there any private information on these pieces of equipment that would need to be cleared or have the hard drives removed?

Thank you for your time.

Tricia Degnan
CTC Building Manager

285 Technology Center Way, Suite 102, Wenatchee, WA 98801
☎ 509.661.3118 | www.ncwctc.com | www.cdrpa.org

Memo

To: Board of Directors
From:  Jim Kuntz
cc: None
Date: March 5, 2020
Re: Airport Land Lease Agreements

The Delegation of Authority Resolution No. 2019-18 authorizes the CEO to sign leases having lease terms of five years or less including any options and lease payments of \$5,000 per month or less.

Staff has inadvertently signed two leases with terms that are beyond the 5 years when options are factored in. Please find attached a summary of these leases.

The Board of Directors need to approve said lease agreements.

Chelan Douglas Regional Port Authority - Lease Report
Leases & Renewals Entered Into - Aviation Related
Reporting Period: January - February 2020
3/10/2020

New Leases							
Lease Signed	Tenant	Building or Land	SQFT or Acres	Term			Base Rent
1/24/2020	Dave & Doris Stadler	#3960 Airport Way	4,481 SQFT	5 year renewal Lease	30 year total	Ground	Annually \$1,299.30 + LHT \$166.83 = \$1,466.13
2/3/2020	Len Puglsey, Ronnie Richardson	#3864 Airport Way	4,200 SQFT	5 year renewal Lease	30 year total	Ground	Annually \$1,260 + LHT \$161.78 = \$1,421.78

Lease Renewals					
Renewal Signed	Tenant	Building or Land	SQFT or Acres	Term	Base Rent

Tenants Moving Out				
Tenant	Building or Land	SQFT or Acres	Ending	Base Rent/Month
Shane Atkins	T-Hangar C23	-	2/28/2020	\$204 + LHT \$26.19 = \$230.19

Executive Director's Authority to Sign Leases

Lease terms of five years duration or less.
 Lease payments of \$5,000 per month or less.

Chelan Douglas Regional Port Authority - Lease Report

Leases & Renewals Entered Into

Reporting Period: January - February 2020

3/10/2020

New Leases					
Lease Signed	Tenant	Building or Land	SQFT or Acres	Term	Base Rent/Month
1/1/2020	Gary Tucker	60 Airport Way - Storage Bay #5	boat storage	Month - Month	\$75.00 + LHT \$9.63 = \$84.63
1/1/2020	Mark Meyer	60 Airport Way - Storage Bay #7	boat storage	Month - Month	\$75.00 + LHT \$9.63 = \$84.63
1/1/2020	1A H & K, Inc.	60 Airport Way - Storage Bay #10 & Open Field	boat & station wagon storage	Month - Month	\$125.00 + LHT \$16.05 = \$141.05

Lease Renewals					
Renewal Signed	Tenant	Building or Land	SQFT or Acres	Term	Base Rent/Month
Nothing to report this period.					

Tenants Moving Out					
Tenant	Building or Land	SQFT or Acres	Ending	Base Rent/Month	
Nothing to report this period.					

Executive Director's Authority to Sign Leases

Lease terms of five years duration or less.

Lease payments of \$5,000 per month or less.

Chelan Douglas Regional Port Authority - Lease Report

Leases & Renewals Entered Into at the CTC

Reporting Period: January - February 2020

3/10/2020

New Leases					
Lease Signed	Tenant	Building or Land	SQFT or Acres	Term	Base Rent/Month
2/21/2020	Taylor Insurance & Investments	CTC - Suite 138	130 SQFT	Month - Month	\$252.55 + LHT \$32.43 = \$284.98

Lease Renewals					
Renewal Signed	Tenant	Building or Land	SQFT or Acres	Term	Base Rent/Month
Nothing to report this period.					

Tenants Moving Out					
Tenant	Building or Land	SQFT or Acres	Ending	Base Rent/Month	
Mesa Associates	CTC - Suite 110	320 SQFT	2/29/2020	\$618.65 + LHT \$79.43 = \$698.08	
VM Ware	CTC - Suite 137	130 SQFT	1/31/2020	\$252.55 + LHT \$32.43 = \$284.98	
GCI Connect	CTC - Suite 104	126 SQFT Plus Shared Conf. Rm & Waiting	12/31/2019	\$451.72 + LHT \$58.00 = \$509.72	

Executive Director's Authority to Sign Leases

Lease terms of five years duration or less.

Lease payments of \$5,000 per month or less.

Chelan Douglas Regional Port Authority - Lease Report
Leases & Renewals Entered Into - Aviation Related
Reporting Period: January - February 2020
3/10/2020

New Leases						
Lease Signed	Tenant	Building or Land	SQFT or Acres	Term		Base Rent
1/24/2020	Dave & Doris Stadler	#3960 Airport Way	4,481 SQFT	5 year renewal 30 year total Lease	Ground	Annually \$1,299.30 + LHT \$166.83 = \$1,466.13
2/3/2020	Len Puglsey, Ronnie Richardson	#3864 Airport Way	4,200 SQFT	5 year renewal 30 year total Lease	Ground	Annually \$1,260 + LHT \$161.78 = \$1,421.78

Lease Renewals						
Renewal Signed	Tenant	Building or Land	SQFT or Acres	Term		Base Rent

Nothing to report this period.

Tenants Moving Out						
Tenant	Building or Land	SQFT or Acres	Ending	Base Rent/Month		
Shane Atkins	T-Hangar C23	-	2/28/2020	\$204 + LHT \$26.19 = \$230.19		

Executive Director's Authority to Sign Leases

Lease terms of five years duration or less.

Lease payments of \$5,000 per month or less.



Acct Name: CHELAN DOUGLAS REGIONAL PORT
 Acct Number: XXXXXX013

SUMMARY - USD

For period 02/01/2020 - 02/29/2020

ACTIVITY - Settled/Cleared Cash Activity

<u>Transaction Type</u>	<u>Amount</u>
Purchases	0.00
Purchase Reversals	0.00
Sales	0.00
Sale Reversals	0.00
Withdrawals	0.00
Receipts	(4,104,545.28)
Deliveries	0.00
Principal Reversals	0.00
Interest	2,812.50
Interest Reversals	0.00
Interest Adjustments	0.00
Maturities	0.00
Calls	0.00
Puts	0.00
Paydowns	0.00
Paydown Adjustments	0.00
Payups	0.00
Payup Adjustments	0.00
Cash Dividends	0.00
Balance Changes	0.00
Stock Dividends	0.00
Closeouts	0.00
Closeout Dividends	0.00
Net Activity	(4,101,732.78)

Your Sales Representative is: SAFEKEEPING OPERATIONS
 (800) 236-4221

Statement Contents

- *Summary
- *Activity - Settled/Cleared Cash Activity
- *Activity - Projected Activity for Next Statement Period
- *Holdings
- *Cash Flow Projections

HOLDINGS - Custody

<u>Category</u>	<u>Par/Shares</u>	<u>Original Face</u>	<u>Principal Cost</u>	<u>Market Value</u>
US Government Agency Securities	4,000,000.00000	4,000,000.00000	4,091,592.50	4,116,436.00
Total Custody Holdings	4,000,000.00000	4,000,000.00000	4,091,592.50	4,116,436.00



Acct Name: CHELAN DOUGLAS REGIONAL PORT
 Acct Number: XXXXXX013

ACTIVITY - USD
Settled/Cleared Cash Activity

Page 2
 For period 02/01/2020 - 02/29/2020

Date Ticket	Activity	Description	Rate Maturity	Par/Shares Price/NAV	Security ID	Amount
02/05/2020 392209425	Receipt	FEDERAL NATL MORTGAGE ASSN 01/07/25	1.625 01/07/2025	500,000.00000 100.956700	3135G0X24	(505,347.74)
02/05/2020 392209426	Receipt	FEDERAL HOME LOAN BANK 09/13/24	2.875 09/13/2024	500,000.00000 106.593000	3130A2UW4	(538,635.14)
02/05/2020 392209427	Receipt	FEDERAL NATL MORTGAGE ASSN 02/05/24	2.500 02/05/2024	500,000.00000 104.280500	3135G0V34	(521,402.50)
02/05/2020 392209428	Receipt	FEDERAL HOME LOAN MTG CORP 06/19/23	2.750 06/19/2023	500,000.00000 104.579500	3137EAEN5	(524,654.44)
02/05/2020 392209429	Receipt	FEDERAL HOME LOAN BANK 12/09/22	1.875 12/09/2022	500,000.00000 101.387000	313381BR5	(508,393.33)
02/05/2020 392209430	Receipt	FEDERAL FARM CREDIT BANK 10/13/22	1.600 10/13/2022	500,000.00000 100.580000	3133ELGN8	(503,388.89)
02/05/2020 392209431	Receipt	FEDERAL FARM CREDIT BANK 01/21/22	1.600 01/21/2022	500,000.00000 100.366600	3133ELHR8	(502,144.11)
02/05/2020 392209432	Receipt	FREDDIE MAC 3137EAEC9 08/12/21	1.125 08/12/2021	500,000.00000 99.575200	3137EAEC9	(500,579.13)
02/12/2020 392209432	Interest	FREDDIE MAC 3137EAEC9 08/12/21	1.125 08/12/2021		3137EAEC9	2,812.50
Net Activity						(4,101,732.78)



Acct Name: CHELAN DOUGLAS REGIONAL PORT
Acct Number: XXXXXXX013

ACTIVITY - USD

Projected Activity for Next Statement Period

Date Ticket	Activity	Description	Rate Maturity	Par/Shares Price/NAV	Security ID	Amount
03/13/2020 392209426	Interest	FEDERAL HOME LOAN BANK 09/13/24	2.875 09/13/2024		3130A2UW4	7,187.50
Net Projected Activity						7,187.50



Acct Name: CHELAN DOUGLAS REGIONAL PORT
 Acct Number: XXXXXX013

HOLDINGS AS OF 02/29/2020 - USD

CUSTODY

Maturity	Security ID Ticket	Rate Acq Date	Description	Par/Shares Original Face	Principal Cost	Market Value NAV
US Government Agency Securities						
08/12/2021	3137EAEC9 392209432	1.125 02/20	FREDDIE MAC 3137EAEC9 08/12/21	500,000.00 500,000.00	497,876.00	499,514.50
01/21/2022	3133ELHR8 392209431	1.600 02/20	FEDERAL FARM CREDIT BANK 01/21/22	500,000.00 500,000.00	501,833.00	504,067.00
10/13/2022	3133ELGN8 392209430	1.600 02/20	FEDERAL FARM CREDIT BANK 10/13/22	500,000.00 500,000.00	502,900.00	505,788.50
12/09/2022	313381BR5 392209429	1.875 02/20	FEDERAL HOME LOAN BANK 12/09/22	500,000.00 500,000.00	506,935.00	509,514.50
06/19/2023	3137EAEN5 392209428	2.750 02/20	FEDERAL HOME LOAN MTG CORP 06/19/23	500,000.00 500,000.00	522,897.50	526,009.50
02/05/2024	3135G0V34 392209427	2.500 02/20	FEDERAL NATL MORTGAGE ASSN 02/05/24	500,000.00 500,000.00	521,402.50	525,247.50
09/13/2024	3130A2UW4 392209426	2.875 02/20	FEDERAL HOME LOAN BANK 09/13/24	500,000.00 500,000.00	532,965.00	536,432.50
01/07/2025	3135G0X24 392209425	1.625 02/20	FEDERAL NATL MORTGAGE ASSN 01/07/25	500,000.00 500,000.00	504,783.50	509,862.00
US Government Agency Securities Total				4,000,000.00000	4,091,592.50	4,116,436.00
Total Custody Holdings				4,000,000.00000	4,091,592.50	4,116,436.00



Acct Name: CHELAN DOUGLAS REGIONAL PORT
 Acct Number: XXXXXX013

CASH FLOW PROJECTIONS - USD
For The Next 12 Months

Last Pay Date	Ticket	Mar 20	Apr 20	May 20	Jun 20
Security ID		Jul 20	Aug 20	Sep 20	Oct 20
Description		Nov 20	Dec 20	Jan 21	Feb 21
08/12/2021	392209432	0.00	0.00	0.00	0.00
3137EAEC9		0.00	2,812.50	0.00	0.00
FREDDIE MAC		0.00	0.00	0.00	2,812.50
01/21/2022	392209431	0.00	0.00	0.00	0.00
3133ELHR8		4,000.00	0.00	0.00	0.00
FEDERAL FARM CREDIT BANK		0.00	0.00	4,000.00	0.00
10/13/2022	392209430	0.00	2,000.00	0.00	0.00
3133ELGN8		0.00	0.00	0.00	0.00
FEDERAL FARM CREDIT BANK		0.00	0.00	0.00	4,000.00
12/09/2022	392209429	0.00	0.00	0.00	4,687.50
313381BR5		0.00	0.00	0.00	0.00
FEDERAL HOME LOAN BANK		0.00	4,687.50	0.00	0.00
06/19/2023	392209428	0.00	0.00	0.00	6,875.00
3137EAEN5		0.00	0.00	0.00	0.00
FEDERAL HOME LOAN MTG CORP		0.00	6,875.00	0.00	0.00
02/05/2024	392209427	0.00	0.00	0.00	0.00
3135G0V34		0.00	6,250.00	0.00	0.00
FEDERAL NATL MORTGAGE ASSN		0.00	0.00	0.00	6,250.00
09/13/2024	392209426	7,187.50	0.00	0.00	0.00
3130A2UW4		0.00	0.00	7,187.50	0.00
FEDERAL HOME LOAN BANK		0.00	0.00	0.00	0.00
01/07/2025	392209425	0.00	0.00	0.00	0.00
3135G0X24		3,994.79	0.00	0.00	0.00
FEDERAL NATL MORTGAGE ASSN		0.00	0.00	4,062.50	0.00
		7,187.50	2,000.00	0.00	11,562.50
		7,994.79	9,062.50	7,187.50	4,000.00
		0.00	11,562.50	8,062.50	9,062.50
Total Projected Cash Flow		77,682.29			

Projections are made only on holdings paid through U.S. Bank and are not guaranteed.

POWER BLOCK

Douglas County PUD Commissioners:

February 20, 2020

This letter is in response to the positions and actions that the Douglas County PUD and others have taken to date as it relates to the processes and determination to pass the recent rate schedule that unfairly targets blockchain data mining facilities. We will continue to work with all parties to share the facts and calm the fears that have surrounded the mindsets and decisions made to date. The words that I express share factual truths as well as a call for fairness, it is of the utmost importance that we all transact in alike.

The “narrative” is an important concept because those who command it are most likely going to determine the outcome. The narrative is the story of something, an issue, an idea, but it is more than revealing to the truths and facts of a matter. In postmodern philosophy the narrative creates reality, it creates the facts. The dominant story becomes the culture and truth of society. In other words, the narrative defines reality, not vice versa. The narratives that have been used to merit the DCPUD’s current rate schedule are based in directives, misstatements, undetermined projections and adverse emotions.

I am now of the understanding that the inequitable rate schedule increases were based in the DCPUD’s perceptions of risk. I will start by expressing that by increasing the power cost by 160% the DCPUD by design places our business at risk. If we were to be treated fairly like other existing high-density customers, our business would be just as stable. So, it is hard for an existing customer to comprehend the DCPUD’s reasoning for not only conceiving these new inequitable rates, but even more so in approving them.

I would like to address the directives and misstatements that local businesses and residence have expressed to the DCPUD during this process. As it seems they are the ones driving the narratives that are being used to destroy us.

“Because of the differences set out below, data centers and Mining Facilities should not be treated the same”.

Truth - This type of verbiage leads to unethical and unlawful behavior.

“It is important to differentiate between data centers and cryptocurrency mining facilities because they present different types of loads and risk profiles”.

Truth - Both businesses have and present the same type of loads. The risk profiles would be predicated on if both businesses would be treated equally, and the business decisions each make for themselves.

“Among what had been categorized as “large non-diverse power users”, those which require significant loads of power and have unpredictable demand are cryptocurrency mining operators (block-chain processing) using cryptocurrency mining facilities”.

Truth - Our business has shown a clear predictable power demand. Also, the hypocrisy as many “data centers” run block-chain processing servers as well.

“A cryptocurrency mining facility generally involves mining machines that can be set up quickly in a simple rental storage-like structure (a “Mining Facility”).

Truth -Our “Mining Facility” is not a simple rental storage-like structure. Rather a Douglas County Building Department approved permanent 5 building complex.

“By contrast to Mining Facilities, a data center requires substantial up-front investment, including a properly constructed building with a physical security system, back-up generators to provide uninterrupted power supply and proper server equipment”.

Truth - Our “Mining Facility” required substantial up-front investment, consist of properly constructed buildings with a physical security system with proper server equipment. If needed we could install back-up generators, but that aspect does not presently affect our business model.

“Mining Facilities impose loads that are not only large, but also inconsistent and highly unpredictable. On the other hand, data centers’ electricity demand is stable, consistent”.

Truth - As the DCPUD records will display our "Mining Facility" electrical demand has been stable and consistent. Moving forward our load would continue to be highly predictable if the power rates are to be fair and equitable.

"A data center requires significant long-term investments involving, among others, the land, the building, server equipment, physical security and uninterrupted power supply to provide stable and uninterrupted data storage and other IT-related services and are operated for a long term. A Mining Facility, which requires far less significant investment, is only operated as needed, and can be removed easily within a short period of time".

Truth - Our business requires significant long-term investments involving among others, the land, the building, sever equipment, physical security and uninterrupted power supply to provide stable data verification and processing and are operated for a long term. Our "Mining Facility" operates full time and is needed to do so, is a permanent complex and can not be removed easily at all.

"As such, data centers' electricity demand is far more predictable, stable and consistent". "Electricity needs of Mining Facilities are inconsistent and unpredictable. They need electricity only when mining operation takes place and mining operation is highly variable in response to fluctuations in the value of cryptocurrency".

Truth - As DCPUD records will prove our electrical demand has been stable and consistent. If we are to be treated fairly and equitably then our demand will be just as predictable as a "Data Center".

"Given the nature of the physical structure and that no significant investment in is required for Mining Facilities, Mining Facilities can be easily removed and relocated, which further makes it difficult to predict their electricity demand over time".

Truth - The nature of our physical structure required a significant investment and can not be easily removed and relocated. Our electrical demand will not be difficult to predict if we are to be treated fairly and equitably. We are a consistent and predictable power load and can easily be incorporated in the DCPUD's long-term power supply plan.

"A cryptocurrency mining operator typically creates no permanent local jobs because mining operation is controlled remotely and generally, no one is present onsite".

Truth - Our business has indirectly and directly created many permanent local jobs. Our business is managed full time by permanent onsite employees.

"We can just turn off our lights and move our business"

Truth - As stated in our early face to face meeting with the PUD, our intentions are to build a beautiful permanent facility. We kept our word and did just that, our project was never meant to be temporary. We made a commitment and we plan to uphold our end of that commitment.

"If crypto is so good then you can pay the increases"

Truth - First, this philosophy is contradictory to all others that express the increased risk that blockchain mining consists of. Also, is it a Public Utility's concern to unequally allocate a customer's capital?

"We are more of risk then other businesses"

Truth - Any business that is not planned, financed and managed properly will run a higher risk of failure. We are fully aware of the unscrupulous business practices of one of the first blockchain data mining companies in the county, that was Giga-Watt. To use their actions and outcomes to place a risk tax on the rest of the industry is unjust. Their business model and expansion were not sound or legal. As a result, they failed and have left a stain on the industry that we and others are trying to clean.

It is apparent that the PUD either agrees with these opinions or has decided to use them to suit an agenda. I am sorry to hear and see this, as these statements are extremely biased, misleading and outright false.

A policy decision has been made by the Douglas County PUD. A policy that is most confusing to us, in that any and all credible information that shares an opposing view and states otherwise does not matter. Any and all testimony or correspondence by other county agencies, commissioners, elected officials,

business owners and residence that shares an opposing view and states otherwise does not matter. The use of any and all PUD policies that share an opposing view and states otherwise does not matter. As well as any and all verbal and written commitments made by the PUD that shares an opposing view and states otherwise does not matter.

We stated our intentions from day one. We were told by DCPUD representatives that "we sell power". We have been consistently open and truthful with the DCPUD as well as everyone that we have met and worked with. In keeping with our openness, we have asked the PUD to better understand us, our business as well as our industry. As expressed before, fears, unknowns and falsehoods do not make for the best decision making. I would hope that we would be judged based on our merits our actions and most of all the truth.

Sincerely,

Jon Koones

The Power Block Group LLC.



**The Chelan Douglas Regional Port Authority
is holding a General Aviation Informational Meeting!**

Where:	When:
Chelan Douglas Regional Port Authority One Campbell Parkway East Wenatchee, WA 98802	March 26, 2020 6:00 p.m. - 8:00 p.m.

Light Refreshments Served

Please RSVP to Bobbie@cdrpa.org no later than March 18, 2020.

Hope to see you there!

From the Director

*Commissioners - An interesting
read from Leavenworth Chamber*

Happy March Membership!

Since we last chatted we have hosted a few travel writers, held Bavarian Icefest and our annual banquet. The year is off to a big start!

I want to thank all those able to attend our annual banquet. It is always my favorite event because it is with and for you, our members. It was fun reviewing the last 15 years since I came on board, February 14, 2005. Our community has moved forward to a more year-round destination, our members have been able to keep employees onboard throughout the year and opportunity continues to increase in our economic climate here in Leavenworth.

Since this is my last month here, and therefore, my last Bavarian Bulletin article, there are some things I want you all to keep your eye on and let our State, County, Port and City elected officials know how you would like to see us move forward. First topic, the state; Our current Governor, even though our state has brought in record amounts of revenues, Governor Inslee is still pushing for more taxes. Seattle is still working on adding an income tax and often what happens for Seattle, happens for Washington State. And, our new mayor has been similarly active and has traveled to Olympia testifying on behalf of adding a 5% tax increase on lodging taxes to be used solely for affordable housing.

One of our county commissioners is looking to move lodging tax funds out of the control of the communities who raise those funds and put them in the hands of Wenatchee. Another commissioner is actively moving toward regulating our vacation rental market until, perhaps, it is out of existence. Which, of course, will affect all our activity, shop, restaurant and many service members significantly.

What we have heard from our guests, our businesses and our residents is a recognition of needed infrastructure improvements, traffic flow and parking primarily. We thought the new crosswalk systems would improve traffic flow by syncing the "cross in demand" crosswalks at City Hall and Gustav's with the 9th street traffic light. Indeed, the new "Hawk" system is having the opposite effect. The system is largely unknown and confusing to most drivers, causing delays. I did hear a DOT official suggest they are looking at changing them to a green, yellow, red system (you know, the kind everyone knows how to manage) and improve their syncing with the 9th street lights.

And parking. What a conundrum this has been for our community. A decades old problem. Well, keep your eyes and ears open and advocate for increased parking whenever you have the chance. We know of 1 private parking garage idea being worked on and another private/public idea, but the first one has already been dashed by our new mayor, saying he won't support it. We do support timed parking downtown, I'm not sure investing in parking meters has merit, though it appears the parking committee does. It seems to unfriendly and costly to me and the committee thinks we need them for funding and more parking information. I would encourage us to explore state and county funds to assist in funding additional parking solutions. We also supported the purchase and improvement of the DOT lot on the west end of town. Controlling that is good and will hopefully increase parking spaces, but let's face it, it has already been a parking lot, so not a lot of increase there. We encourage solutions for parking and improved transportation options for our workers and locals along with ease of movement through our area for pedestrians and cyclists. And, I support working on additional parking today! Not after we've studied the problem further.

So, tell your chamber board members and your elected officials what you hope for, how you would solve for some of these issues and how you can help support that message with them. **ON THAT NOTE: the mayor is holding his version of "LIFE" Leavenworth Improvement for Everyone. You know the story...how it created a new economic driver for a struggling city. He announced at a city study session, that the voice of those that attend will determine the future direction of Leavenworth. We will send you the flyer of times and dates.**

I cannot tell you how much this job, this community and you have meant to me. It has been my pleasure to work with you, represent you and move forward with you. Thank you for all this!

Nancy

Ask the Expert! (509) 548-5807

Nancy Smith, Director
director@leavenworth.org

Jessica Stoller, Media
media@leavenworth.org

Morgan Eastman, Events
events@leavenworth.org

Janet Johnson, Membership & Front Office
guestservices@leavenworth.org

Ernest Palmer, Front Office
info@leavenworth.org

Jose Hernandez, Front Office
lodging@leavenworth.org

Chelan Douglas Regional Port Authority Calendar of Events

Updated as of 03-05-2020

<i>Date</i>	<i>Day</i>	<i>Event / Location / Time</i>	<i>Attending</i>	<i>Cami RSVP arrangements if applicable</i>
March 10	Tuesday	CDRPA Board Meeting; 9:00 AM; CDRPA Office		
March 11	Wednesday	NCWEDD Board Meeting, Chelan City Hall; 9:00 am	Craig, Commissioner Huffman	
March 12	Thursday	Economic Development Planning Meeting; 2:00 pm	CDRPA Staff	
March 12	Thursday	CDTC, 9-11am, CTC	JC Baldwin	
March 17	Tuesday	Wenatchee Valley Chamber Board Meeting; 6:30 am, Chamber Conference Room		
March 17	Tuesday	Court Hearing - Port's motion for abandonment - Telephonic, 2:30 pm.		
March 18-22	Wed - Sunday	Commissioner Baldwin out of area		
March 18	Wednesday	GWATA Board Meeting, 3-5pm, Mercantile		
March 19	Thursday	Airport Planning Meeting; 2:00 pm	CDRPA Staff	
March 24	Tuesday	CDRPA Board Meeting; 9:00 AM; CDRPA Office		
March 25	Wednesday	OVOF Awards Event; 5:30pm Pybus		"Twisp" Documentary showing at event
March 25	Wednesday	Douglas County Community Leadership Advisory Meeting, CDRPA Office , 2:30 pm - 4:00 pm	Jim Kuntz, Ron C.	
March 26	Thursday	Economic Development Planning Meeting; 2:00 pm	CDRPA Staff	
March 26	Thursday	Time Value Investments/Public Funds Investment Class" Lynnwood	Monica	Hotel Booked for Monica
March 26	Thursday	Partners Breakfast; 7:30am; Convention Center		
March 26	Thursday	GA Meeting; 6:00 pm - 8:00 pm, CDRPA Office		
March 30-April 2	Monday - Thursday	Washington DC Outreach Visit		
April 2	Thursday	Airport Planning Meeting; 2:00 pm	CDRPA Staff	
April 8	Wednesday	NCWEDD Board Meeting, Chelan City Hall; 9:00 am	Craig, Commissioner Huffman	
April 9	Thursday	Economic Development Planning Meeting; 2:00 pm	CDRPA Staff	

April 9	Thursday	CDTC Executive Committee Meeting, CTC, time TBD	Commissioner Baldwin	
April 10	Friday	WPPA Facilities Committee Meeting, Port of Seattle Seatac Offices, 10:00am-2:00pm	Stacie	
April 14	Tuesday	CDRPA Board Meeting; 9:00 AM; CDRPA Office		
April 14	Tuesday	Tri Commission Meeting; CTC, 1:00pm-3:00pm		
April 14-15	Tuesday-Wed	Washington State Transportation Commission Meeting; Wenatchee City Hall Council Chambers		Time needed
April 15	Wednesday	GWATA Pre-Event Flywheel		
April 15-17	Wednesday - Friday	Voltaire Air Service Forum St. Augustine, FL	Trent	Trent Booked his trip
April 16	Thursday	Airport Planning Meeting; 2:00 pm	CDRPA Staff	
April 16	Thursday	GWATA Flywheel		
April 21	Tuesday	Wenatchee Valley Chamber Board Meeting; 6:30 am, Chamber Conference Room		
April 22	Wednesday	Douglas County Community Leadership Advisory Meeting, CDRPA Office , 2:30 pm - 4:00 pm	Jim Kuntz, Ron C.	
April 23	Thursday	Economic Leadership Roundtable Lunch; 11:30 am ; 230 N. Georgia, E. Wen.		
April 23	Thursday	Economic Development Planning Meeting; 2:00 pm	CDRPA Staff	
April 28	Tuesday	CDRPA Board Meeting; 9:00 AM; CDRPA Office		
May 1	Friday	Cashmere Chamber of Commerce Banquet; 5:30pm-8:30pm		Tickets are \$35 each
May 7	Thursday	Airport Planning Meeting; 2:00 pm	CDRPA Staff	
May 6-8	Wed-Friday	WPPA Spring Meeting; Skamania Lodge; Stevenson		
May 10-13	Sunday-Wednesday	AAAE Annual Conference; Denver, CO		
May 12	Tuesday	CDRPA Board Meeting; 9:00 AM; CDRPA Office		
May 13	Wednesday	NCWEDD Board Meeting, Chelan City Hall; 9:00 am	Craig, Commissioner Huffman	
May 14	Thursday	CDTC, 9-11am, CTC	JC Baldwin	
May 14	Thursday	Economic Development Planning Meeting; 2:00 pm	CDRPA Staff	

May 19	Tuesday	Wenatchee Valley Chamber Board Meeting; 6:30 am, Chamber Conference Room		
May 20	Wednesday	GWATA Board Meeting, 3-5pm, Mercantile		
May 21	Thursday	Airport Planning Meeting; 2:00 pm	CDRPA Staff	
May 26	Tuesday	CDRPA Board Meeting; 9:00 AM; CDRPA Office		
May 27	Wednesday	Douglas County Community Leadership Advisory Meeting, CDRPA Office , 2:30 pm - 4:00 pm	Jim Kuntz, Ron C.	
May 28	Thursday	Economic Development Planning Meeting; 2:00 pm	CDRPA Staff	
June 1-3	Monday - Wednesday	WA Airport Manager's Assn; Winthrop, WA		
June 4	Thursday	Airport Planning Meeting; 2:00 pm	CDRPA Staff	
June 9	Tuesday	CDRPA Board Meeting; 9:00 AM; CDRPA Office		
June 10	Wednesday	NCWEDD Board Meeting, Chelan City Hall; 9:00 am	Craig, Commissioner Huffman	
June 10-12	Wed-Friday	WPPA Finance Seminar; Campbell's Resort		
June 11	Thursday	CDTC, 9-11am, CTC	Commissioner Baldwin	
June 11	Thursday	Economic Development Planning Meeting; 2:00 pm	CDRPA Staff	
June 13	Saturday	Aviation Day - Pangborn Airport		
June 16	Tuesday	Wenatchee Valley Chamber Board Meeting; 6:30 am, Chamber Conference Room		
June 17	Wednesday	GWATA Board Meeting, 3-5pm, Mercantile		
June 18	Thursday	Airport Planning Meeting; 2:00 pm	CDRPA Staff	
June 20	Saturday	Stehekin Airport Volunteer Clean-up Day		
June 23	Tuesday	CDRPA Board Meeting; 9:00 AM; CDRPA Office		
June 24	Wednesday	Partners Breakfast; 7:30am; Convention Center		
June 24	Wednesday	Douglas County Community Leadership Advisory Meeting, CDRPA Office , 2:30 pm - 4:00 pm	Jim Kuntz, Ron C.	
June 25	Thursday	Economic Development Planning Meeting; 2:00 pm	CDRPA Staff	
June 25	Thursday	GA Meeting; 6:00 pm - 8:00pm, CDRPA Office		
July 2	Thursday	Airport Planning Meeting; 2:00 pm	CDRPA Staff	

July 8	Wednesday	NCWEDD Board Meeting, Chelan City Hall; 9:00 am	Craig, Commissioner Huffman	
July 9	Thursday	CDTC, 9-11am, CTC	Commissioner Baldwin	
July 9	Thursday	Economic Development Planning Meeting; 2:00 pm	CDRPA Staff	
July 9-10	Thur-Friday	WPPA Director's Seminar; Location TBD		
July 14	Tuesday	CDRPA Board Meeting; 9:00 AM; CDRPA Office		
July 15	Wednesday	GWATA Board Meeting, 3-5pm, Mercantile		
July 16	Thursday	Economic Leadership Roundtable Lunch; 11:30 am ; 230 N. Georgia, E. Wen.		
July 16	Thursday	Airport Planning Meeting; 2:00 pm	CDRPA Staff	
July 21	Tuesday	Wenatchee Valley Chamber Board Meeting; 6:30 am, Chamber Conference Room		
July 20-22	Tues-Friday	WPPA Commissioners Seminar; Marcus Whitman, Walla Walla		
July 22	Wednesday	Douglas County Community Leadership Advisory Meeting, CDRPA Office , 2:30 pm - 4:00 pm	Jim Kuntz, Ron C.	
July 23	Thursday	Economic Development Planning Meeting; 2:00 pm	CDRPA Staff	
July 28	Tuesday	CDRPA Board Meeting; 9:00 AM; CDRPA Office		
August 6	Thursday	Airport Planning Meeting; 2:00 pm	CDRPA Staff	
August 11	Tuesday	CDRPA Board Meeting; 9:00 AM; CDRPA Office		
August 12	Wednesday	NCWEDD Board Meeting, Chelan City Hall; 9:00 am	Craig, Commissioner Huffman	
August 13	Thursday	CDTC, 9-11am, CTC	Commissioner Baldwin	
August 13	Thursday	Economic Development Planning Meeting; 2:00 pm	CDRPA Staff	
August 18	Tuesday	Wenatchee Valley Chamber Board Meeting; 6:30 am, Chamber Conference Room		
August 19	Wednesday	GWATA Board Meeting, 3-5pm, Mercantile		
August 20	Thursday	Airport Planning Meeting; 2:00 pm	CDRPA Staff	
August 25	Tuesday	CDRPA Board Meeting; 9:00 AM; CDRPA Office		

August 26	Wednesday	Douglas County Community Leadership Advisory Group; 2:20-4:30p	Jim Kuntz, Ron C.	
August 27	Thursday	Economic Development Planning Meeting; 2:00 pm	CDRPA Staff	
September 3	Thursday	Airport Planning Meeting; 2:00 pm	CDRPA Staff	
September 8	Tuesday	CDRPA Board Meeting; 9:00 AM; CDRPA Office		
September 9	Wednesday	NCWEDD Board Meeting, Chelan City Hall; 9:00 am	Craig, Commissioner Huffman	
September 10	Thursday	CDTC, 9-11am, CTC	Commissioner Baldwin	
September 10	Thursday	Economic Development Planning Meeting; 2:00 pm	CDRPA Staff	
September 15	Tuesday	Wenatchee Valley Chamber Board Meeting; 6:30 am, Chamber Conference Room		
September 16	Wednesday	GWATA Board Meeting, 3-5pm		
September 17	Thursday	Airport Planning Meeting; 2:00 pm	CDRPA Staff	
September 22	Tuesday	CDRPA Board Meeting; 9:00 AM; CDRPA Office		
September 23	Wednesday	Douglas County Community Leadership Advisory Meeting, CDRPA Office , 2:30 pm - 4:00 pm	Jim Kuntz, Ron C.	
September 24	Thursday	Partners Breakfast; 7:30am; Convention Center		
September 24	Thursday	Economic Development Planning Meeting; 2:00 pm	CDRPA Staff	
September 24	Thursday	GA Meeting; 6:00 pm - 8:00pm, CDRPA Office		
September 24-25	Thur-Friday	WPPA Environmental Seminar; Alderbrook Resort		
October 1	Thursday	Airport Planning Meeting; 2:00 pm	CDRPA Staff	
October 4-7	Sun - Thurs	NWAAAE Annual Conference; Jackson Hole, WY		
October 8	Thursday	CDTC, 9-11am, CTC	Commissioner Baldwin	
October 8	Thursday	Economic Development Planning Meeting; 2:00 pm	CDRPA Staff	
October 13	Tuesday	CDRPA Board Meeting; 9:00 AM; CDRPA Office		
October 14	Wednesday	NCWEDD Board Meeting, Chelan City Hall; 9:00 am	Craig, Commissioner Huffman	

October 15	Thursday	Economic Leadership Roundtable Lunch; 11:30 am ; 230 N. Georgia, E. Wen.		
October 15	Thursday	Airport Planning Meeting; 2:00 pm		
October 20	Tuesday	Wenatchee Valley Chamber Board Meeting; 6:30 am, Chamber Conference Room		
October 21	Wednesday	GWATA Board Meeting, 3-5pm, Mercantile		
October 22	Thursday	Economic Development Planning Meeting; 2:00 pm	CDRPA Staff	
October 22-23	Thur-Friday	WPPA Small Ports Seminar; Enzian Leavenworth		
October 27	Tuesday	CDRPA Board Meeting; 9:00 AM; CDRPA Office		
October 28	Wednesday	Douglas County Community Leadership Advisory Meeting, CDRPA Office , 2:30 pm - 4:00 pm	Jim Kuntz, Ron C.	
November 5	Thursday	Airport Planning Meeting; 2:00 pm	CDPRA Staff	
November 10	Tuesday	CDRPA Board Meeting; 9:00 AM; CDRPA Office		
November 11	Wednesday	NCWEDD Board Meeting, Chelan City Hall; 9:00 am	Craig, Commissioner Huffman	
November 12	Thursday	CDTC, 9-11am, CTC	Commissioner Baldwin	
November 12	Thursday	Economic Development Planning Meeting; 2:00 pm	CDRPA Staff	
TBD	TBD	Wenatchee Valley Chamber Board Retreat - TBD		
November 18	Wednesday	GWATA Board Meeting, 3-5pm, Mercantile		
November 19	Thursday	Airport Planning Meeting; 2:00 pm	CDRPA Staff	
November 24	Tuesday	CDRPA Board Meeting; 9:00 AM; CDRPA Office		
November 25	Wednesday	Douglas County Community Leadership Advisory Meeting, CDRPA Office , 2:30 pm - 4:00 pm	Jim Kuntz, Ron C.	
November 26-27	Thur-Friday	Thanksgiving Holiday Office Closed		
December 2-4	Tuesday - Friday	WPPA Annual Meeting, Hyatt Regency, Bellevue		
December 3	Thursday	Airport Planning Meeting; 2:00 pm	CDRPA Staff	
December 8	Tuesday	CDRPA Board Meeting; 9:00 AM; CDRPA Office		
December 9	Wednesday	NCWEDD Board Meeting, Chelan City Hall; 9:00 am	Craig, Commissioner Huffman	
December 10	Thursday	CDTC, 9-11am, CTC	Commissioner Baldwin	

December 10	Thursday	Economic Development Planning Meeting; 2:00 pm	CDRPA Staff	
December 15	Tuesday	Wenatchee Valley Chamber Board Meeting; 6:30 am, Chamber Conference Room		
December 16	Wednesday	GWATA Board Meeting, 3-5pm, Mercantile		
December 17	Thursday	Airport Planning Meeting; 2:00 pm	CDRPA Staff	
December 22	Tuesday	CDRPA Board Meeting; 9:00 AM; CDRPA Office		
December 23	Wednesday	Douglas County Community Leadership Advisory Meeting, CDRPA Office , 2:30 pm - 4:00 pm	Jim Kuntz, Ron C.	