

**KITTITAS COUNTY
AIRPORT STUDY SESSION MINUTES
WEBEX, WEBEX
Regular Meeting**

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

Others: Ken Grannan, Benjamin West, Greg Zemple, Neil Caulkins, Chelsea Pebbles, Mandy Buchholz, Jeff Phillips, Terry LaRue, Samantha Peterson.

New Hangar Ground Lease: Ken Grannan, Airport Director presented the proposed new airport hangar ground lease outlining significant changes in the format of the lease. Stating the primary purpose of the lease change is to develop a more aviation standard lease and provide the appropriate protections for the county within the lease. This lease will help develop the foundation of future leases at Bowers Field. Several changes were discussed including lease terms, rates and requirements for tenants. Questions arose requiring clarification of arbitration over lease rate renewal citing county and state law and its relevance to the airport lease. Further discussion is required on the arbitration. As a draft lease there was discussion covering late fees and additional charges for non-owned aircraft stored in private hangars.

T-Hangar Lease Change Proposal: Ken Grannan presented the proposed changes to the T-Hangar leases, covering lease terms, rate increases, maintenance and future development. The primary reason for change is the need for uniform lease structure and increase revenue based being below current market rate. There is a significant interest in hangars at Bowers Field which has a long waiting list with limited and aging hangars. The lease will be presented to the AAC for review and brought back to the BoCC for final approval.

Ag Land Evaluation Plan: This evaluation will determine the future of Ag Lands at Bowers Field. Concerns cover wetland and wildlife mitigation, maintenance issues and financial impact. The following steps were determined to complete the assessment, Environmental Impact, Flood and Wetland Mitigation, Economic Evaluation of Grazing, Reclamation and Revitalization, Future Land Management, Risk Assessment and Reallocation of lands for grazing. As an airport we have to look at limiting hazards, providing safety and maintaining a plan of future sustainability. The deadline for final proposal to the BoCC is July 1st, 2021.

Operational Documents Update: Ken Grannan discussed the priority of operational documents as follows, minimum standards, design standards, rules and regulations, snow removal plan, safety plan and rates and charges. The minimum standards will be completed along with design standards and rules and regulations by July 1, 2021. The SRE Plan has been completed and will continue to be updated over the course of the winter season. Rates and Standards and the safety plan will be completed at end of year 2021.

APPROVED
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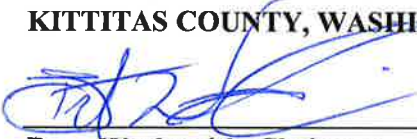
OTHER BUSINESS: Commissioner Wachsmith addressed the concern of no overnight stays allowed on airport property, in relation to a residence on the Airport Storage land. This will be addressed with the tenant.

Meeting adjourned at 11:46AM



Ken Grannan

**KITTITAS COUNTY COMMISSIONERS
KITTITAS COUNTY, WASHINGTON**



Brett Wachsmith, Chairman