

**COMMISSIONERS' MINUTES
KITTTITAS COUNTY, WASHINGTON
COMMISSIONERS AUDITORIUM
SPECIAL MEETING**

TUESDAY

2:00 P.M.

AUGUST 19, 2008

Board members present: Chairman Mark McClain, Vice-Chairman Alan Crankovich and Commissioner Linda Huber.

Others: Julie Kjorsvik, Clerk of the Board; Kelly Carlson, Public Works Administrative Assistant/Airport Manager; Kirk Holmes, Public Works Director; Neil Caulkins, Deputy Prosecutor and three members of the public.

PUBLIC HEARING

AIRPORT BINDING SITE PLAN LEASE

PUBLIC WORKS

At approximately 2:00 p.m. **CHAIRMAN McCLAIN** opened a public hearing to consider leasing the eastern portion of Lots H45/46 and the eastern portion of Lots H43/44 of the Kittitas County Airport Binding Site Plan in Section 25, Township 18, Range 18 in Kittitas County, Washington.

KELLY CARLSON, AIRPORT MANAGER distributed five leases which had been reviewed by Mr. Ben Linder (Lessee) and the Prosecutor's office. **NEIL CAULKINS, DEPUTY PROSECUTOR** explained how the documents reflect the necessary requirements for leasing county property He also addressed the request received from Mr. Linder for a forty-five year term.

BEN LINDER, LESSEE said he builds aircraft hangars in a three state area, and has projects going at all times in both small communities and metropolitan areas. He commended the County's personnel who worked on the leases which he felt were handled in a professional and timely manner. **JACK DUGAN** said he picked up a copy of the lease yesterday which did not have a term included. He noted the price of 12 cents per square foot included in the lease and felt the airport area would not support itself. He cautioned the Commissioners about the amount being charged for industrial development in the aviation area. **THERE BEING NO ADDITIONAL TESTIMONY THE PUBLIC PORTION OF THE HEARING WAS CLOSED.**

COMMISSIONER HUBER questioned if leases were transferrable if the person is no longer able to be in the aviation field. **MR. CAULKINS** said the leases can be assigned to another person.

MR. LINDER said he had no objection to the taxing and ground movement clause being added into the lease.

COMMISSIONER CRANKOVICH moved to approve Lease Agreements between Kittitas County and Rockin' C&L Ranch properties, for H-46B of the Airport Binding Site Plan; H-46A of the Airport Bindings Site Plan; H-45C of the Airport Binding Site Plan; H-45D of the Airport Binding Site Plan and Lot H-44A of the Airport Binding Site Plan and to include language relating to taxing and movement of ground vehicles in the hangar lease. **COMMISSIONER HUBER** seconded. Motion carried 3-0.

PUBLIC HEARING AIRPORT BINDING SITE PLAN LEASE PUBLIC WORKS

At approximately 2:24 p.m. **CHAIRMAN McCLAIN** opened a public hearing to consider a lease of Lot H-34 of the Kittitas County Airport Binding Site Plan in Section 25, Township 18, Range 18, Kittitas County, Washington.

KELLY CARLSON, AIRPORT MANAGER reviewed a proposed lease with Omar and Don Fulton. She presented an email that was received from Omar Fulton requesting to withdraw his request to lease the property at the airport.

THERE BEING NO ACTION REQUESTED OF THE BOARD, THE PUBLIC HEARING WAS CLOSED.

PUBLIC HEARING AIRPORT BINDING SITE PLAN LEASE PUBLIC WORKS

At approximately 2:25 p.m. **CHAIRMAN McCLAIN** opened a public hearing continued from July 15, 2008 to consider a lease of Lot H-35 of the Kittitas County Airport Binding Site Plan in Section 25, Township 18, Kittitas County. He noted the record was closed.

KELLY CARLSON, AIRPORT MANAGER said she had been in contact with Mr. Groseclose who had requested to re-open the public portion of the hearing. The Board did not object to re-open the hearing to public testimony.

JIM GROSECLOSE said he had reviewed the lease and had some concerns with noting he was still hung up on the proposed 12 cents per square foot. He thought it should be down at 9 cents per square foot as the Board previously approved another lease. He said he was asking for consistency with the leases. He said the airport survey does not allow for enough room for a private hangar to be constructed. He said he also had issues with the size of property and it may not be able to meet his needs. He finished his testimony by stating he

would accept lease as written with 12 cents per square foot, but the location needed to be adjusted because the additional space needs.

The Board indicated they did not have a problem changing location, but the hearing would need proper notification and asked Mr. Caulkins how it could be expedited. **MR. CAULKINS** said it would need to be re-noticed with the appropriate lot.

The Board directed Public Works staff to prepare a legal notice for Monday August 25, 2008 at 1:30 p.m. during their Study Session with the appropriate notification requirements.

COMMISSIONER HUBER moved to deny the lease agreement and to close the public hearing. **COMMISSIONER CRANKOVICH** seconded. Motion carried 3-0

The meeting was adjourned at 2:40 p.m.

CLERK OF THE BOARD

**KITTITAS COUNTY COMMISSIONERS
KITTITAS COUNTY, WASHINGTON**

Julie A. Kjorsvik

Mark McClain, Chairman