

COMMISSIONERS' MINUTES  
KITTITAS COUNTY, WASHINGTON  
COMMISSIONERS AUDITORIUM  
SPECIAL MEETING

TUESDAY

2:00 P.M.

JUNE 5, 2012

Board members present: Chairman Alan Crankovich and Commissioner Paul Jewell. Excused: Vice-Chairman Obie O'Brien.

Others: Julie Kjorsvik, Clerk of the Board; Neil Caulkins, Deputy Prosecutor; Kelly Carlson, Airport Manager/Administrative Assistant and 2 members of the public.

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PUBLIC HEARING KOLETTYS KOFFEE & CANYON RIVER BAKER COMMISSIONERS

At 2:00 p.m. CHAIRMAN CRANKOVICH opened a Public Hearing to consider granting a sublet of a lease between Kolettys Koffee II and Canyon River Bakers for property located at 409 North Ruby Street Ellensburg, WA 98926.

NEIL CAULKINS, DEPUTY PROSECUTOR explained how the current lease between Kittitas County and Kellen B. Properties, LLC prohibits a sublet to another business. He said it was brought to the County's attention that another business had taken over the building without notice. The County notified the owner that the lease requires the County's permission for any subletting or assignment of the premises and that failure to get such permission is an instance of default.

DAN ALLDRIDGE, CANYON RIVER BAKERS said he had sublet the building from the Beedle's and was unaware that doing so was illegal. He indicated they have had their business set up in the building since April 18<sup>th</sup> and have obtained all of the required licenses and inspections. He said he was not informed of the restrictions as he had not seen the lease between Koletty's Koffee and Kittitas County. He indicated Mr. Beedle advised him he would be in attendance at the hearing.

COMMISSIONER JEWELL asked if the County was to notify the Beedle's of their default in the lease could Canyon River Bakers get into a new lease with the County without having to interrupt their business. MR. CAULKINS stated they could do a new lease without having to disrupt their business, and a new lease would require them to pay the County directly instead of paying Mr. Beedle.

MR. ALDRIDGE said a five-year lease would be acceptable, but would like an opportunity to review it prior to signing it. COMMISSIONER JEWELL indicated the monthly rent was \$575.00 and they would be required to pay that to the County.

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APPROVED  
6/5/2012

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

COMMISSIONER JEWELL moved to declare default of a Lease with Kellen B. Properties, LLC, rescinding the lease as it's currently outlined and instruct staff to draft a new lease with Canyon River Bakers for a five year term at a rate of \$575.00 per month. CHAIRMAN CRANKOVICH seconded.

COMMISSIONER JEWELL noted the current lease has no monetary penalties for default. CHAIRMAN CRANKOVICH expressed concerns about the Beedle's previously opening their business prior to the County's approval of the current lease and then subletting it to another business without the County's knowledge, when the agreement specifically states there is to be no subletting of the property without prior County approval.

Motion carried 2-0.

COMMISSIONER JEWELL moved to continue the Public Hearing to Tuesday June 19, 2012 at 10:00 a.m. in the Commissioners Auditorium to consider enabling documents, noting the record was closed. CHAIRMAN CRANKOVICH seconded. Motion carried 2-0.

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PUBLIC HEARING

AIRPORT LEASE - LOT C-9

PUBLIC WORKS

At approximately 2:20 p.m. CHAIRMAN CRANKOVICH opened a Public Hearing to consider leasing property located on Lot C-9 of the Kittitas County Airport Binding Site Plan.

KELLY CARLSON, AIRPORT MANAGER/ADMINISTRATIVE ASSISTANT indicated Jeff Greear would like to lease approximately .62 acres of land located on Lot C-9 in the Airport Industrial Area. She said it was for Ellensburg Solar, LLC to construct a 75 kw community solar project within the next year. She did not anticipate receiving any concerns from the FAA.

JEFF GREEAR, PRESIDENT OF ELLENSBURG SOLAR, LLC said there was a lot of detail with the project and some of it is still up in the air. He said they may or may not be able to market the power and they may come back at some point to the County to discuss runway lights, etc. He explained how there may be multiple community power projects on the property, but they will ultimately be the ones paying the bills. He expressed concerns about the County not having a permit for Solar PV, but they are requiring a permit fee to be paid.

MR. CAULKINS, DEPUTY PROSECUTOR addressed questions from Mr. Greear regarding fee simple, as referenced in the lease agreement.

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

LEASE

ELLENSBURG SOLAR LLC

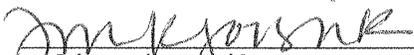
PUBLIC WORKS

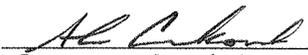
COMMISSIONER JEWELL moved to approve a Lease between Kittitas County and Ellensburg Solar LLC for Lot C-9 of the Kittitas County Airport Binding Site Plan for the period beginning June 1, 2012 through August 30, 2020. CHAIRMAN CRANKOVICH seconded. Motion carried 2-0

Meeting adjourned at 2:35 p.m.

CLERK OF THE BOARD

KITTITAS COUNTY COMMISSIONERS  
KITTITAS COUNTY, WASHINGTON

  
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Julie Kjorsvik

  
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Alan Crankovich, Chairman