

PUBLIC UTILITY DISTRICT NO. 1  
OF ASOTIN COUNTY, WASHINGTON  
and  
ASOTIN COUNTY COMMISSION, PORT OF CLARKSTON COMMISSION,  
CITY OF ASOTIN COUNCIL and CITY OF CLARKSTON COUNCIL

JOINT COMMISSION and COUNCIL MEETING MINUTES  
November 10, 2009

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President Gary Hicks presiding, the Public Utility District No. 1 of Asotin County Meeting from November 9, 2009 was reconvened and called to order at 4:00 p.m. at the PUD Office at 1500 Scenic Way.

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ROLL CALL: PRESENT

PUD Commissioners: Gary Hicks and Judy Ridge.

County Commissioners: Doug Mattoon and Buck Lane.

Port of Clarkston Commissioners: Marvin Jackson, Wayne Tippett and Rick Davis.

City of Asotin Council: John Kirkland.

City of Clarkston Council: None.

PUD Staff: General Manager Tim Simpson, Treasurer Bob Sischo and PUD Counsel Scott Broyles.

County Staff: Public Works Director Joel Ristau and Karst Rigger, Building & Planning.

Port of Clarkston Staff: Wanda Keefer, Manager and Office Staff Jennifer Bly and Belinda Campbell.

City of Clarkston Staff: Public Works Director, Jim Martin.

Other: Representatives from Avista Utilities, Clearwater Power Company, Valley Vision, Southeast Washington Economic Development Association, Community Economic Revitalization Board (CERB), Clarkston School District, Progressive Engineering Group, landowners, developers and other members of the public.

Opening Introductions

PUD Commissioner Gary Hicks opened the meeting by welcoming everyone in attendance. After introductions were made Commissioner Hicks stated that this a historic moment, one which he had hoped would happen since the PUD was formed in November 1984. He stated that it would be beneficial if we could meet as governing bodies on a regular basis to share ideas and discuss each other's activities.

Presentation – Building Partnerships for Infrastructure Investments Vital to Economic Development in Asotin County

Wanda Keefer, Manager of the Port of Clarkston welcomed those in attendance. She stated that the purpose of the meeting was to generate discussion and find solutions and to develop partnerships for the development of the Port's proposed Industrial Park in the vicinity of Evans Road.

Ms. Keefer presented a background on how the site was chosen and reported that the Port had purchased the property from the County. She stated the key component of making the Park a reality is getting water and sewer services to the property. She stated that the Port has applied to the Community Economic Revitalization Board (CERB) for funding of Phase 1 of the project. In order to get approval from CERB, Ms. Keefer stated that she would need commitment that utilities will be extended for funding development of the Park. CERB will not fund an island. She also stated that the Port has requested a congressional appropriation through Senator Patty Murray's office.

The General Manager of the PUD, Tim Simpson shared with the group the PUD Board of Commissioner's position regarding extension of the water main from Ben Johnson road approximately 3,400 feet to the proposed site. The Board has stated that until their revenue bond is paid off in December 2011, they have no funds that they can contribute. The manager also stated that with the pending assumption of the sewer system and limited reserve funds that will be transferred because of the General Obligation Bond that will stay with the County there would be limited funds to help support extension of sewer services.

The PUD manager offered extension of a temporary service for the anchor tenant for Phase 1 of the Park to ensure that initial funding is secured until additional funds to pay for water and sewer extensions are received. Commissioner Hicks expressed concern about a temporary service stating that the incremental costs are minimal once you open the ditch. Ms. Keefer stated that the anchor tenant will be Naslund Disposal Services. Ms Keefer stated that they have estimated that 55 jobs would be created during the development of Phase 1 of the Park. The total site has 130 acres. She stated that Phase 1 would consume 25 acres.

The CERB representative stated that the Port may receive a special condition allowing for funding while development of Phase 1 occurs. He stated that the temporary solution may work but CERB will not provide funding unless assurances are made that utilities will be extended. The County offered that they could be the administrative agent if the PUD sought grant funding for the project. Discussion ensued regarding additional funding and ways to support the project. Ms. Keefer stated that letters of support for the project from the County and PUD would be beneficial and would be taken to the Port's CERB presentation on Thursday, November 18<sup>th</sup>.

During a roundtable wrap up of the meeting both SEWEDA and Valley Vision offered support in the way of marketing the project. The County, Port of Clarkston, City of Asotin and PUD Councilors and Commissioners voiced their support for the project. The Clearwater Power Company stated that they can construct a 3 phase feeder into the proposed Industrial Park to serve all four phase of the Park at no cost. Avista Utilities stated that they would provide the same at no cost also. Avista stated there would be a cost for natural gas and they are continuing to work on the cost estimate. The installation of fiber optic to the Park was discussed.

#### ADJOURNMENT

There being no further business the meeting was adjourned at 6:10 pm.