

PUBLIC UTILITY DISTRICT NO. 1
OF ASOTIN COUNTY, WASHINGTON
MEETING MINUTES
February 11, 2025

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President Judy Ridge presiding, the Public Utility District No. 1 of Asotin County Meeting was called to order at 5:30 p.m. at the PUD Office at 1500 Scenic Way, Clarkston, Washington.
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ROLL CALL: PRESENT Commissioners: Judy Ridge, Greg McCall and Don Nuxoll.
Staff: Tim Simpson and Bob Sischo.

MINUTES OF MEETING AND VOUCHER APPROVAL

MOTION by Commissioner Greg McCall and seconded by Commissioner Don Nuxoll to approve the consent agenda approving the minutes of the January 28, 2025 Regular Meeting and Payroll Vouchers 2213–2215 and Electronic Payroll Vouchers 7918EFT–7944EFT in the amount of \$85,498.29 and Electronic Accounts Payable Voucher 25012901, 25013001, 25020401, 25020501–25020504, 25021801 and 25022501 and Accounts Payable Vouchers 46323–46387 in the amount of \$315,285.31. The question was called for on the motion. The motion passed 3-0.

OLD BUSINESS

There were no items presented under Old Business.

NEW BUSINESS

Resolution 25-546 – Purchase of Real Property

The manager presented Resolution 25-546 which provides for the purchase of Tract B from the City of Clarkston (City) in the amount of Two Hundred Sixty-Five Thousand Dollars (\$265,000.00). Tract B was part of three tracts of land, known as Tracts B, C and D, that the Port of Clarkston (Port) had agreed to transfer to the City through a Memorandum of Understanding (MOU), entered into in September 2022, as an agreement for the City to assume the responsibility of street maintenance in the Port. All three tracts of land are adjacent to the Wastewater Treatment Plant (WWTP).

The manager stated that Tracts C and D were transferred to the PUD on August 22, 2024 when ownership of the WWTP and sewer collection system was assumed. On September 11, 2024, the PUD and the City entered into an MOU providing for the transfer of Tract B to the PUD, for value, following the Port’s quit claim of its interest in Tract B to the City. The transfer of Tract B to the City, per the MOU with the Port, was not scheduled to occur until July 9 2026. The tenant ended their lease in November transferring the land back to the Port who in turn transferred its interest in Tract B to the City through a quit claim deed on November 20, 2024.

After the transfer of Tract B to the City, the manager met with Mayor Monika Lawrence to discuss the PUD purchase of the property. The City Council held an executive session on December 23, 2024 to discuss the minimum price at which the City might sell Tract B taking into consideration the nature of the property, the circumstances of the transaction and other non-monetary considerations.

The process of the sale and purchase of the property was delayed while the City researched the necessary steps they needed to take to sell to another municipality. At their meeting on Monday, February 10, 2025, the City Council held a required public hearing on the sale of the property and adopted Resolution 2025-05 approving the sale of Tract B to the PUD in the amount of \$265,000.

The manager stated that as a part of their MOU with the City, the Port Commissioners will need to provide consent to the sale and purchase of Tract B just as they did for Tracts C and D. The consent is on the Port Commission's agenda for consideration at their meeting on Wednesday, February 12.

MOTION by Commissioner Don Nuxoll and seconded by Commissioner Greg McCall to adopt Resolution 25-546 approving the purchase of real property from the City of Clarkston, known as Tract B, in the amount of Two Hundred Sixty-Five Thousand Dollars (\$265,000.00). The question was called for on the motion. The motion passed 3-0.

MANAGER'S REPORT

Administrative Activity – The vehicles that were declared surplus have sold on an online auction. The 2001 Dodge Ram pickup sold for \$3,500 and the 1986 Chevy C20 pickup sold for \$2,100.

Water System Activity – The Well 7 onsite chlorine generator was installed as scheduled on Wednesday, February 5 and is operational. The well components will be installed by month end.

Sewer System Activity – The crew completed repairs on the utility water lines at the WWTP.

COMMISSIONER'S REPORT

Commissioner Ridge virtually attended the Public Power Council (PPC) meeting on February 6. She reported that new PPC Board President was elected and encouraged utilities to work together. Douglas County PUD was welcomed as a new member of PPC and Clallam PUD was reinstated as a member. PPC staff discussed the Trump Administration and the effect it has had on several issues. The Columbia River Treaty is on hold and the litigation with the Bonneville Power Administration (BPA) has been paused. Trump's Executive Order and the offer of early retirement for federal employees has caused concern with utilities that BPA will lose experienced staff. Energy Northwest provided a report on future power planning update addressing the increase in energy production at the Columbia Generating Station.

Commissioner Ridge and Commissioner McCall will virtually attend Washington PUD Association meetings February 12-14.

ADJOURNMENT

There being no further business the meeting was adjourned at 6:00 p.m.