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Agenda for the MEETING OF THE AIRPORT BOARD OF THE COLUMBIA GORGE REGIONAL AIRPORT

(Established cooperatively between the City of The Dalles, Oregon and Klickitat County, Washington)

Tuesday December 13, 2022 @ 8:00am

At Airport Terminal and Via Zoom

Meeting ID: 898 5939 6846 Passcode: 310337

<https://us06web.zoom.us/j/89859396846?pwd=NHpDRDhXVHBCky9mb0F6L3VTZHRVZz09>

I. Roll Call

II. Approval of Agenda

III. Approval of Minutes

A. Regular Board Meeting Minutes of January 17, 2023

IV. Public Comments (Items not on the Agenda)

V. Board Member Reports

VI. FBO Report

VII. Action Items

TacAero / Hood Aero FBO Lease renewal

AMS Contract Renewal

Contract Engineering Firm for Fire flow water line design

Resume 3rd Friday Meeting Schedule

Approved Safe Storage LLC private hangar land lease

Chak Chak LLC private hangar land lease x 2

VIII. Discussion Items

A. Budget Report / Check Register

IX. Management Report

Grant Updates (Haz. Mit., South Apron, EDA, Fuel Island)

OEM / FEMA No new updates

South Apron FAA Grant, Ready to go to bid with a pending approval

COAR Grants: 4 Grants applied for and 4 Grants awarded.

\$250,000 FAA Match for South Apron

\$31,860 for the match for the fuel apron grant. (318k BIL funds)

\$131,000 for a new emergency generator and connection along side OEM grant

\$250,000 for a new above ground self serve fuel system for the new fuel apron.

If we are successful with all of our Grants requests we will leverage 4.2 million in grants with a local investment of \$174,780.00 (4%)

XI. Adjournment: _____AM

After meeting 2023 Vision & Priorities planning

Next meeting: March 21, 2023 8:00 AM

Columbia Gorge Regional Airport

At Airport Terminal and Via Zoom

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MINUTES
COLUMBIA GORGE REGIONAL AIRPORT MEETING
January 17, 2023

PRESIDING: Chair Jim Wilcox

BOARD PRESENT: Jim Wilcox, Tim McGlothlin, David Griffith, Terry Trapp, Norm Deo, Tim Urness

BOARD ABSENT: Lori Zoller

STAFF PRESENT: Airport Manager Jeff Renard, Matthew Klebes City Manager, FBO Manager Darren Lacock, Jonathan Kara City Attorney (Zoom)

PUBLIC: See attached Sign In Sheet.

CALL TO ORDER

The meeting was called to order by Chair Jim Wilcox at 8:01 am.

ROLL CALL

Roll call was conducted by Chair Jim Wilcox.

APPROVAL OF AGENDA

The agenda was approved as presented. (with the 2nd amended agenda, handed out.)

APPROVAL OF MINUTES

The minutes were approved as presented.

PUBLIC COMMENTS

Mayor Rich Mays honored David Griffith with a Certificate of Appreciation and a framed certificate bringing attention to his involvement in the community. David is stepping down from his role on the Airport Board. He has been an active member since 2007. Jim Wilcox also gave David Griffith a plaque of recognition in the form of a wooden airplane.

BOARD MEMBER REPORTS

Terry Trapp nominates Jim Wilcox for Chair of the Airport Board. Unanimous approval.
Tim McGlothlin nominates Tim Urness for Vice Chair. Unanimous approval.

Jim Wilcox reported that he, Jonathan Kara, Matthew Klebes and Jeff Renard attended a meeting at a work session with Klickitat County commissioners last Thursday with Dallesport water

district. Jim and Jeff met yesterday with Lori Zoller, who is replacing Jake Anderson as the representative from the county commission to the airport commission. It will be ratified today. The 3 hour meeting was productive and informative.

FBO Report: Darren Lacock reported that in 2022 they sold 220,000 gallons of fuel. That is the 2nd best year in sales since TacAero has been managing the FBO. They averaged over 66,000 gallons above the previous FBO management. Due to weather conditions, traffic for January has been slow. Military use of the airport has increased in the last year. TacAero maintenance is currently making a shift to include Madras and Prineville. Flight school has taken on a 3rd instructor. TacAero is rebranding their name to Hood Aero.

ACTION ITEMS

Terry Trapp moved to authorize Jeff to pursue engineering for a separate fire flow water main. Tim Urness seconded the motion. *The vote was passed unanimously by board members present.*

Terry Trapp moved to recommend to Klickitat County and The City of The Dalles approval of the 2nd amendment to the Airport Management Agreement with Aviation Management Services, LLC. Tim Urness seconded the motion. *The vote passed unanimously by board members present.*

DISCUSSION ITEMS

Budget/Check Register: Revenue shows 27% of what the airport should have, discussions are needed with the city finance director for clarification.

MANAGEMENT REPORT

Grant updates given for Haz. Mit., South Apron, EDA and Fuel Island.

Steel and components are onsite for Otis hangar door repair.

Lease rate schedule and hangar inspection notices are being sent out with lease renewals.

Fuel Farm blast wall question... Jeff reports that per the NFPA and the County guidance a blast wall is not needed.

Ambulance building details.... fire suppression is not present or required in that building.

Jim Wilcox acknowledges Jake Anderson's contribution to the Airport Board and expresses his sincere appreciation for the work he did.

PUBLIC COMMENTS

Chuck Covert questioned the lease rate schedules and Jeff clarified how the leases are tracked, the changes to come and the process in place.

A question was asked regarding the length of leases and why there aren't leases issued that are long term. Jim responded with details regarding the rules tied to leases and the FAA guidance imposed.

Jim gave an update on the status of the well. The issues are in the hands of the attorneys and the FAA.

A question was raised about the time set for the Airport Board meetings. Because of the bridge closure, it was moved to Tuesday mornings. When the bridge reopens on weekends, the meetings will resume on Fridays.

As Terry Trapp's term on the Airport Board expired, Tim Urness made a motion to reappoint Terry to serve another 3 year term. Tim McGlothlin seconded the motion. The motion had unanimous approval.

NEXT MEETING

The next meeting will be February 21, 2023 at 8:00 am.

ADJOURNMENTS

Having no further business, the meeting was adjourned at 9:25 am.

SIGNED:

Jim Wilcox, Chair

Jeff Renard, Airport Manager



CITY of THE DALLES

313 COURT STREET
THE DALLES, OREGON 97058

(541) 296-5481
FAX (541) 296-6906

AGENDA STAFF REPORT

AGENDA LOCATION:

MEETING DATE: February 27, 2023

TO: Honorable Mayor and City Council

FROM: Jeff Renard / Airport Manager

ISSUE: TacAero FBO Contract Renewal

RELATED COUNCIL GOAL: (optional)

BACKGROUND: The 5 year term of the Hood Tech Corp Aero Inc. dba TacAero FBO contract has reached its term and is now eligible for a 5 year extension per the contract terms and conditions. The existing contract expired on Jan. 22, 2023 and has had an extension of the renewal date approved by both the City of The Dalles and Klickitat County. The contract has been negotiated and reviewed by all parties and finds it presentable to the City Council and Klickitat County Board. We will be increasing the contract rate by the CPI rate used for the other airport leases. (2.6%) as well as increasing the fuel flowage fee from a tiered structure of .05-.07 cents per gallon to a flat rate of .10 cents per gallon. In this lease renewal Hood Tech Corp Aero Inc. will be re-branding the FBO as Hood Aero.

BUDGET IMPLICATIONS: 2.6% CPI annual increase of contract rate and the additional .03 cents per gallon of fuel flowage fee.

COUNCIL ALTERNATIVES:

1. **Staff recommendation:** Move to authorize Staff to renew contract between Hood Tech Corp. Aero Inc. dba Hood Aero and the City of the Dalles and Klickitat County.
2. Move to direct Staff to make requested changes for further review.
3. Move to take no action.

LEASE AGREEMENT
**BETWEEN CITY OF THE DALLES, KLICKITAT COUNTY
AND HOOD TECH CORP. AERO INC. DBA HOOD AERO
FOR THE USE OF THE UNDERGROUND FUEL FARM
TERMINAL AND HANGAR AT THE
COLUMBIA GORGE REGIONAL AIRPORT**

1. **PARTIES**

This Lease Agreement (**Agreement**) is entered this ____ day of February, 2023 (**Effective Date**), between the City of The Dalles, a municipal corporation of the State of Oregon, and Klickitat County, a municipal corporation of the State of Washington, on one hand (acting solely in their joint and proprietary capacity as the Lessor and not in any governmental capacity unless so stated, **Landlord**), and Hood Tech Corp. Aero Inc. dba *Hood Aero*, an Oregon corporation (**Tenant**), on the other. The Parties hereby mutually agree and promise as follows:

2. **PURPOSE**

The purpose of this Agreement is to provide for the lease of those parcels of real property located at the Columbia Gorge Regional Airport (**Airport**), described in paragraph 3 of this Agreement, upon which Tenant intends to maintain and operate the underground fuel farm, terminal building, and the Maintenance Hangar identified as such on the diagram attached to and made part of this Agreement as Exhibit "A". The Airport is jointly owned and operated by City of The Dalles and Klickitat County.

3. **LEASED PREMISES**

For and in consideration of the rent and faithful performance by Tenant of the terms and conditions and the mutual covenants described in this Agreement, Landlord hereby leases to Tenant, and Tenant hereby leases from Landlord, subject to all easements and encumbrances of record, the following described property (**Premises**):

- The terminal building (including the restaurant area, restrooms, the ground floor, and the upper floor of the building) with the understanding a portion of the ground floor will be provided for meeting space for the Regional Airport Board and the upper floor will allow access for the storage and maintenance of equipment used to provide FAA and weather service functions and to provide office space for the Airport Manager;
- The areas adjacent to the terminal building (including the landscaping and the automobile parking area);
- The fuel island, fuel pumps, dispensers, tanks, and related equipment;
- The office/work space and parking areas and ground surrounding the Maintenance Hangar;
- All tie-down parking space areas;
- The area where pilots/visitors park their vehicles, which is described as the unpaved area east of the terminal building; and
- The Maintenance Hangar.

4. **TERM AND TERMINATION**

This Agreement's term (**Term**) commences on the Effective Date and expires on February ____, 2028 (**Expiry**). This Agreement shall be subject to termination under any of the following circumstances: (1) Landlord's termination due to Tenant's default pursuant to Sections 22 and 23; (2) Tenant's termination pursuant to Sections 24, 26, 28(B)(2), and 30; (3) Tenant's failure to provide the mechanic services required in Section 9 (*Use of Premises*) for a period of

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Hood Tech Corp. Aero dba *Hood Aero*

more than sixty (60) days will require Landlord and Tenant to immediately commence negotiations for a new Agreement, and in the event the Parties cannot mutually agree upon the terms of a new Agreement, this Agreement be terminated effective the 90th day of Tenant's failure to provide the mechanic services. Any extension of the initial five (5) year term of this Agreement shall be subject to the Parties' mutual agreement.

5. **RENT & COMPENSATION**

Tenant shall pay no rent for the use of the terminal building.

For rental of all other areas of the Premises, Tenant shall pay rent in the sum of five hundred dollars (\$500/month) per month (**Base Rent**), with the first payment to be made on the Effective Date and with a like payment to be made on the tenth (10th) day of each month thereafter during the Term; provided, however, Tenant's rent shall be adjusted by, at least, an annual increase of two and three-fifths (2.6%) percent each July 1 during the Term and Landlord reserves the right and privilege to further adjust Tenant's rent effective July 1, 2026, in amount not to exceed ten (10%) percent of the Base Rent.

Tenant shall pay a flowage fee (**Flowage Fee**) to Landlord at the flat flowage rate of ten (\$0.10) cents per gallon sold as provided by this Section 5. By the tenth (10th) day of each month, Tenant shall both provide Landlord fuel records from the previous month itemizing gallonage and retail price charged for all fuel sold, used, or provided by Tenant or any agent of Tenant (including copies of bills of lading with attached fuel tank meter reports, both before and after filling, from the fuel supplier showing the gallonage provided and the prices charged) and pay Landlord the corresponding Flowage Fee. By January 10 of each year of the Term, Tenant shall report the previous year's total gallons sold and shall reconcile with the Landlord any additional Flowage Fee owed pursuant to this Section 5.

Tenant shall also receive the revenue from tie downs and parking fees collected by Tenant.

6. **ADDITIONAL PAYMENT PROVISIONS**

A. **Late Payments.** In the event Tenant fails to pay to Landlord any amount payable under this Agreement within thirty (30) days after such amount falls due, Tenant shall pay to Landlord interest on all unpaid amounts at a rate of one and one-half (1.5%/month) percent per month from the date said payment was due and payable until paid in full.

B. **Place of Payment.** All rents and fees shall be made payable to the CITY OF THE DALLES and shall be mailed by first class mail with postage prepaid or personally delivered to the City's Finance Department located in its City Hall addressed 313 Court Street in The Dalles, Oregon, 97058.

7. **ALTERATIONS AND ADDITIONS**

Tenant shall not make any material external alterations to, erect any additional structures on, or make any material improvements upon the Premises without prior written consent of the Landlord (which consent shall not be unreasonably withheld). Any external alteration or addition approved by Landlord shall be constructed at the sole expense of Tenant. Upon approval by Landlord of any such alteration or addition, Landlord shall notify Tenant whether such alterations made shall remain on and be surrendered with the Premises upon Expiry or earlier termination of this Agreement or shall be removed from the Premises by Tenant at its sole cost and expense. If Landlord elects to require Tenant to remove any alterations, Tenant (at its sole cost) shall remove such alterations and restore the Premises to the

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conditions existing immediately prior to the addition of such alteration (reasonable wear and tear excepted) on or before Expiry or the earlier termination of this Agreement.

8. **MAINTENANCE, REPAIR AND STORAGE**

A. Tenant shall (at its sole cost and expense throughout the Term of this Agreement) maintain the interior walls of the Premises in the condition at least equivalent to the condition it was in on the Effective Date. All painted interior surfaces and surfaces requiring treatment of any kind shall be maintained in at least as good of condition as they existed on the Effective Date and shall be repainted or treated as often as reasonably required at Tenant's discretion. All maintenance, repairs, and replacements shall be of a quality substantially equal to the original materials and workmanship. Tenant shall perform the maintenance required by this Agreement upon Landlord's written notice. If said maintenance is not undertaken and diligently pursued by Tenant within thirty (30) days after it receives Landlord's written notice, Landlord shall have the right to enter upon the Premises and perform such necessary maintenance, the cost of which shall be reimbursed by Tenant to Landlord as additional rent, without offset, upon Tenant's receipt of Landlord's request for said reimbursement.

B. Except for the Tenant's responsibilities set out in Section 8(A), Landlord shall be responsible for the maintenance and repair of the Premises. Tenant shall be responsible for establishing procedures to ensure the fueling service equipment (including hoses, filters, nozzles, and pumps) function in an efficient and proper manner: expenses for repair of these items which result from ordinary wear and tear shall be Landlord's responsibility. Repair expenses to these items and other portions of the Premises resulting from acts of negligence or abuse committed by Tenant or Tenant's employees or agents shall be Tenant's responsibility. All repairs to the Premises related to the structure, foundation, roof, exterior walls, electrical system, plumbing and sewer systems, and heating and air conditioning existing on the Premises as of the Effective Date shall be Landlord's responsibility.

9. **USE OF PREMISES**

Except as otherwise provided by this Agreement, Tenant shall use the Premises for the non-commercial and commercial use of aircraft and related services and materials related to the use, sale, storage, maintenance, and repair of such aircraft, including but not necessarily limited to, maintaining a full time certified inspection authorized mechanic providing services in the maintenance hangar, flight planning, flight training and study, and other mechanical and clerical functions associated with the use, storage, maintaining, owning, flying, leasing, and using its best efforts to offer a service of maintaining the currency of aircraft based at the Airport and pilots using aircraft based at the Airport; operation of the installed fuel farm including the following required minimum services: full service Jet A and 100LL seven days per week, jet fuel truck, catering services, courtesy crew car, rental car services, pilot supplies, snacks and coffee, flight instruction, aircraft rental for flight school, airport advisories over the Unicom radio, start cart, and generator. Tenant may, but is not required to, use the Premises for activities related to leasing, renting, sales, chartering airplanes and trips, and all other uses related in any manner to those activities reasonably related to providing services to the aviation community and surrounding geographic area. In the event of an incident or accident which occurs on the Airport Premises in the absence of the Airport Manager, Tenant shall use its best efforts to notify the Airport Manager of the incident or accident as soon as possible.

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10. **UNLAWFUL USE**

No building, structure, or improvements of any kind shall be erected, placed upon, operated, or maintained on the Premises, nor shall any business or operation be conducted or carried on in violation of any applicable ordinance, law, statute, by-law, order, or rule of any governmental agency.

11. **UTILITIES**

Tenant shall pay, on Tenant's own account, for all utilities used or consumed on the Premises, including but not limited to electricity, garbage disposal, sanitary storm, janitorial services, and internet and telephone services.

12. **WASTE, QUIET CONDUCT, HAZARDOUS SUBSTANCES, AND PROPERTY INSPECTION**

Tenant shall not commit, or suffer to be committed, any waste upon the Premises. Tenant shall at all times comply with all applicable laws, rules and regulations of federal, state, or local governmental agencies. Tenant shall not permit any activity on the Premises which directly or indirectly produces unlawful amounts or levels of air pollution (gases, particulate matter, or smoke), water pollution, noise, glare, heat emissions, radioactivity, electronic or radio interference with navigational and communication facilities for the operation of the Airport and its use by aircraft, or trash or refuse accumulation which is hazardous or dangerous by reason or risk of explosion or fire.

- A. **Condition of the Premises.** Except as otherwise expressly stated in this Agreement, the Premises is conveyed in an "as-is" physical condition with no warranty, express or implied, on the part of Landlord as to the condition of the existing improvements and the condition or geology of the soil or groundwater, if any.

13. **STORMWATER DISCHARGE**

Tenant shall assure no pollution or hazardous material of any type will be discharged by Tenant into the stormwater system at the Airport, and shall be held responsible for any such discharge either by Tenant or by any of Tenant's subtenants, agents, or employees, during the entire term of this Agreement. Any fine or cost of remedial action required of the Landlord as a result of Tenant's activities, by any agency or agencies having jurisdiction or ownership thereover, as a result of actions on or discharges from the Premises, will be charged to Tenant and Tenant shall reimburse Landlord for these costs upon its written demand. In addition, any discharge of pollutants or hazardous materials on or from the Premises shall be considered a default of this Agreement and shall be grounds for its termination. Tenant shall have no liability for any pollution or hazardous material and/or equipment present on the Premises, including but not limited to the fuel farm, as of the Effective Date. Landlord shall reimburse Tenant for all costs Tenant incurs related to any pollution or hazardous materials or equipment located on, in, or under the Premises as a result of the actions and/or omissions of anyone other than Tenant; provided, however, in no event shall Landlord reimburse Tenant for Tenant's sole negligence.

14. **RULES AND REGULATIONS**

Tenant agrees to observe and obey all policies, rules, and regulations promulgated and enforced by Landlord and any other appropriate authority having jurisdiction over the Airport and the Premises described in this Agreement during the Term.

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15. **SECURITY**

If additional security requirements are imposed on the Airport by the FAA or any other agency having jurisdiction over or ownership of the Airport during the Term, Tenant agrees to comply with said security requirements upon Landlord's written notice. If the cost of such security requirements exceeds five hundred (\$500.00) dollars, the Landlord shall be responsible for the total of such excess. If Landlord is fined by FAA for a security violation caused by Tenant's (or any of Tenant's subtenants', agents', or employees') intentional conduct or negligence, Tenant shall reimburse Landlord upon its written demand.

16. **HOLD HARMLESS AND INDEMNIFICATION**

Tenant shall indemnify, defend, save, protect, and hold harmless the Landlord, its officers, agents and employees from any and all claims, costs, and liability, including reasonable attorneys' fees, for any damage, injury, or death, including without limitation all consequential damages from any cause whatsoever, to persons or property arising directly or indirectly from, or connected with, Tenant's performance of its operations, the acts, errors, or omissions of Tenant, its agents, contractors, guests, or employees, or the use and possession of the Premises by Tenant, its agents, contractors, guests, or employees, save and except claims or litigation arising through (and only to the extent of) the sole negligence or willful misconduct/omission of the Landlord, its officers or employees, and, if required by the Landlord, will defend any such actions at the sole cost and expense of the Tenant.

17. **INSURANCE**

Tenant shall at all times carry and maintain liability insurance in a company or companies rated in the current edition of Best's General Ratings as at least **A** (*Excellent*) or better and Financial Size category of not less than **Class X** or better, or in such other company or companies not so rated which may be acceptable to Landlord, insuring Tenant against all claims for damages for personal injury, including death, and against all claims for damage and destruction of property, which may arise by the acts of negligence of the Tenant, its agents, employees, or servants, in accordance with the coverage limits set forth below. The Landlord, the Regional Airport Board, and Airport Manager shall be named in all such policies as an additional insured. The policies shall provide the policies cannot be canceled or reduced without the company first giving Landlord at least thirty (30) days' written notice.

Coverage shall be provided with the following limits:

<u>Airport Premises Liability</u> Coverage must include entire Airport Premises and not be limited to Leased Premises	\$2,000,000 <i>combined single limits</i>
<u>Hangar keeper's Liability</u> Coverage must include entire Airport Premises	\$100,000 <i>per aircraft per occurrence</i>
<u>Fire Legal or Tenant Legal Coverage</u>	\$50,000
<u>On-Airport Premises Automobile Liability</u>	\$2,000,000 <i>combined single limits</i>

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Hood Tech Corp. Aero dba Hood Aero

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Products/Completed Operations Coverage

\$2,000,000 combined single limits

Contractual Liability

Coverage must be listed by endorsement on policy and included on certificate of insurance

\$2,000,000 combined single limits covering the Lease Agreement

Workers' Compensation

Coverage needs to provide a waiver of subrogation in favor of the City, County, Regional Airport Board, and Airport Manager

Statutory Coverage

18. **TAXES**

Tenant agrees to pay before delinquency all personal taxes, assessments, license fees, and other charges which are levied and assessed upon Tenant's personal property installed or located in or on the Premises by Airport or any other legally authorized governmental authority. Landlord shall pay all real property or other taxes related to the Premises imposed by Klickitat County or any other governmental authority upon the Premises.

19. **INSPECTION, ACCESS AND NOTICE**

Landlord and any of its agents shall at any time upon reasonable notice to Tenant have the right to go upon and inspect the Premises and Improvements, erected or constructed or in the course of being erected or constructed, repaired, added to, rebuilt, or restored thereon. Landlord shall have the right to serve or to post, and to keep posted on the Premises, or on any part thereof, any notice permitted by law or by this Agreement and any other notice or notices that may at any time be required or permitted by law or by this Agreement. Landlord shall not be liable in any manner for any inconvenience, disturbance, loss of business, or other damages arising out of Landlord's entry on the Premises as provided in this Section 19.

20. **ASSIGNMENT, SUBLETTING, SALE, AND ENCUMBRANCE**

Tenant shall not sublease, sell, voluntarily assign, or encumber its interest in this Agreement, in the Premises, or allow any other person or entity (except Tenant's authorized representatives) to occupy any portion of the Premises without first obtaining Landlord's written consent (which Landlord shall not unreasonably withhold). Any such assignment, encumbrance, sale, or sublease by Tenant without Landlord's prior written consent shall be voidable and, at Landlord's election, shall constitute a default of this Agreement. No consent to any assignment, encumbrance, sale, or sublease shall constitute a further waiver of the provisions of this Section 20 or of the Agreement. Irrespective of the foregoing: Tenant may, without any further prior consent of Landlord, sublease portions of the Terminal Building for the use of restaurant or aviation activities and the specific portions of the Maintenance Hangar not being used for aircraft maintenance for aviation-related purposes to other sublessees at Tenant's discretion, provided Tenant provides advance notice of any subleases to Landlord.

21. **SURRENDER OF POSSESSION**

Title to all improvements permanently constructed by Tenant upon the Premises, and all alterations or additions thereto required by Landlord to remain, shall transfer to Landlord upon Expiry, cancellation, or other earlier termination of this Agreement.

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Title to personal property belonging to Tenant shall at all times during the Term, or any extension thereof, remain in Tenant, and Tenant shall have the right at any time to remove any or all personal property of every kind and nature whatsoever which Tenant may have placed, affixed, or installed upon the Premises; provided, however, Tenant restores the Premises to its original condition upon Tenant's removal of such personal property. Tenant shall repair, at its own expense, any damages resulting therefrom and leave the Premises in a clean and neat condition with all other improvements in place.

If Tenant elects to remove improvements, Tenant's removal shall occur prior to Expiry or the sooner termination of this Agreement. Tenant shall surrender the Premises to Landlord upon Expiry or the sooner termination of this Agreement; all personal property remaining upon the Premises thereafter shall be Landlord's.

22. **DEFAULT**

The occurrence of any of the following shall constitute a default by Tenant:

- A. Failure to pay rent when due, if the failure continues for thirty (30) days after Landlord provides written notice to Tenant.
- B. Abandonment and vacation of the Premises, which occurs when Tenant fails to occupy and/or operate the Premises for thirty (30) consecutive days during any period.
- C. Failure to undertake maintenance required of Tenant under the terms of this Agreement, if the failure continues for thirty (30) days after Landlord provides written notice to Tenant, unless a serious safety matter exists (as determined by Landlord), in which case Tenant shall have ten (10) days from receipt of such written notice to commence repairs. However, Tenant shall be deemed to have complied with the terms of this requirement if it commences repairs within the time stated in the notice and proceeds to diligently complete the repairs.
- D. Insolvency and adjudication of Tenant as bankrupt, or the loss of possession of the Premises, or any portion thereof, by virtue of any attachment, execution or receivership, if the bankruptcy proceedings are not terminated in Tenant's favor within, or the insolvency or the loss of possession continues for, sixty (60) days thereafter.
- E. Assignment for the benefit of creditors.
- F. Failure to comply with any of the provision of Section 28(A) (Non-Discrimination).
- G. Commission of any unlawful act by Tenant, its employees, officers, or agents, including but not limited to fraud or theft, which constitute grounds for immediate termination of this Agreement.
- H. Failure to perform any other provision of this Agreement if the failure to perform is not cured within thirty (30) days after Landlord provides written notice to

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Hood Tech Corp. Aero dba Hood Aero

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Tenant and Tenant has failed to make measurable efforts diligently and in good faith to cure the default.

- I. In any case in which a default cannot reasonably be cured within the period provided for such herein, Tenant shall not be in default of this Agreement if Tenant commences to cure the default within the period in which Tenant may cure such default and diligently and in good faith continues to cure the default. Tenant shall commence and diligently and in good faith prosecute the cure of any safety hazard immediately upon Tenant's acquisition of actual knowledge of the existence of such safety hazard.

Written notices given under this Section shall specify the alleged default and the applicable Agreement provisions, and shall demand Tenant perform the provisions of this Agreement, or pay the rent that is in arrears (as the case may be) within the applicable period of time, or quit the Premises. No such notice shall be deemed a forfeiture or a termination of this Agreement unless Landlord so elects in the notice.

23. **LANDLORD'S REMEDIES**

Landlord shall have the following remedies if Tenant commits a default. These remedies are not exclusive; they are cumulative and in addition to any remedies now or later allowed by law or equity.

- A. Landlord can terminate this Agreement and Tenant's right to possession of the Premises in the event Tenant commits an act of default. No act by Landlord, other than giving written notice to Tenant, shall terminate this Agreement. Acts of maintenance, efforts to re-let the Premises, or the appointment of a receiver on Landlord's initiative to protect Landlord's interest under this Agreement shall not constitute a termination of Tenant's right to possession.
- B. Landlord, at any time after Tenant commits a default, can cure the default at Tenant's cost. If Landlord, at any time, by reason of Tenant's default, pays any sum or does any act requiring the payment of any sum, the sum paid by Landlord shall be due from Tenant to Landlord immediately from the time the sum is paid upon written notice given by Landlord to Tenant, and (if paid by Tenant at a later date) shall bear interest at a rate of twelve (12%/year) percent per annum from the date the sum is paid by Landlord until Landlord is completely reimbursed by Tenant. The sum, together with interest on it, shall be additional rent.
- C. Upon termination by default by Tenant, Landlord has the right to recover from Tenant any amount and court cost necessary to compensate Landlord for all actual costs incurred by Landlord caused by Tenant's improper termination of Agreement.
- D. Landlord shall have the right to terminate this Agreement at the Landlord's convenience upon providing Tenant one hundred twenty (120) days' advance written notice of said termination.

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Hood Tech Corp. Aero dba Hood Aero

24. **TENANT'S REMEDIES**

Tenant shall have the remedies available by law or equity for Landlord's failure to perform any of its obligations under this Agreement. These remedies shall not apply in the event the Landlord relocates the Hangar pursuant to Section 26 (Relocation of Hangar), or the U.S. Government exercises rights pursuant to Section 28(C)(5) (Non-Discrimination, Development of Premises). Tenant shall also have the right to terminate this Agreement for convenience upon providing Landlord one hundred twenty (120) days' written notice of said termination.

25. **VENUE**

This Agreement shall be enforceable solely in Wasco County, Oregon or Klickitat County, Washington if legal action is necessary by any Party with respect to the enforcement of any or all of the terms or conditions of this Agreement.

26. **RELOCATION OF TERMINAL BUILDING**

If at any time during the Term Landlord requires the Terminal Building be relocated to another portion of the Airport, all costs of relocation will be paid for by Landlord. If at any time during the Term any FBO-style or terminal-style building is constructed on the Airport, the Tenant shall have the first right to lease such building(s). In the event Landlord and Tenant mutually agree upon a lease for a new FBO-style or terminal-style building, any Party shall have the right to terminate this Agreement by providing one hundred twenty (120) days' written notice from the effective date of the new lease for the FBO-style or terminal-style building to the other Party.

27. **DESTRUCTION**

If a substantial portion of the improvements on the Premises are damaged or destroyed in the amount of at least twenty-five (25%) percent of the replacement cost of construction, Tenant shall have the option to either terminate this Agreement or replace and rebuild the improvements and structures so they are in substantially the same condition as they were in immediately before damage or destruction. Tenant shall give written notice of such election to Landlord within forty-five (45) days of the date of the loss or destruction of the improvements and structures. If Tenant elects to terminate this Agreement under this Section 27, this Agreement shall terminate. If Tenant elects to rebuild, rent will be abated in an amount proportional to the damage for a period not to exceed three (3) months from date of such written notice.

28. **NON-DISCRIMINATION**

A. **Non-discrimination**

(1) Tenant for itself, its heirs, successors in interest, and assigns, as a part of the consideration hereof, does hereby covenant and agree that in the event facilities are constructed, maintained, or otherwise operated on the Premises described in this Lease Agreement for a purpose for which a Department of Transportation ("**DOT**") program or activity is extended, or for another purpose involving the provision of similar services or benefits, the Tenant shall maintain and operate such facilities and services in compliance with all other requirements imposed pursuant to Title 49, Code of Federal Regulations, DOT, Sub-title A, Office of the Secretary, Part 21, Non-discrimination in Federally Assisted

Lease Agreement

Hood Tech Corp. Aero dba Hood Aero

Programs of the Department of Transportation, Effectuation of Title VI of the Civil Rights Act of 1964, and as said Regulations may be amended.

(2) Tenant for itself, its successors in interest, and assigns, as a part of the consideration hereof, does hereby covenant and agree that: (a) no person on the grounds of race, color, sex, or national origin shall be excluded from participation in, denied the benefits of, or be otherwise subjected to, discrimination in the use of said facilities; (b) in the construction of any improvements on, over, or under the Premises and the furnishing of services thereon, no person on the grounds of race, color, sex, or national origin shall be excluded from participation in, denied the benefits of, or be otherwise subjected to discrimination; and (c) Tenant shall use the Premises in compliance with all other requirements imposed by or pursuant to Title 49, Code of Federal Regulations, DOT, Sub-title A, Office of the Secretary, Part 21, Non-discrimination in Federally Assisted Programs of the Department of Transportation, Effectuation of Title VI of the Civil Rights Act of 1964, and as said Regulations may be amended.

(3) In the event of breach of any of the above non-discrimination covenants, Landlord shall have the right to terminate this Agreement and to re-enter and repossess said Premises and the facilities thereon, and hold the same as if said Agreement has never been made or issued. This provision does not become effective until the procedures of 49 CFR Part 21 are followed and completed, including expiration of appeal rights.

(4) Noncompliance with Subsection 28(A) above shall constitute a material breach thereof and, in the event of such noncompliance, Landlord shall have the right to terminate this Agreement and the estate hereby created without liability therefor, or at the election of the City or County or the United States, either or both said Governments shall have the right to judicially enforce the provisions of said Subsection 28(A).

B. Airport Use and Development

(1) Landlord reserves the right to further develop or improve the landing area of the Airport as it sees fit, regardless of the desires or view of the Tenant and without interference or hindrance.

(2) Landlord reserves the right, but shall not be obligated to Tenant, to maintain and keep in repair the landing area of the Airport and all publicly-owned facilities of the Airport, together with the right to direct and control all activities of the Tenant in this regard. If the landing area of the Airport becomes unusable by aircraft for any reason, Tenant shall have the right to terminate this Agreement at no cost or further liability to Tenant.

(3) This Agreement shall be subordinate to the provisions and requirements of any existing or future Agreement between Landlord and the United States, relative to the development, operation, and maintenance of the Airport.

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Hood Tech Corp. Aero dba Hood Aero

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(4) There is hereby reserved to Landlord, its successors, and assigns, for the use and benefit of the public, a right of flight for the passage of aircraft in the airspace above the surface of the Premises herein leased. This public right of flight shall include the right to cause in said airspace any noise inherent in the operation of any aircraft used for navigation or flight through said airspace or landing at, taking off from, or operation on the Airport.

(5) Any physical taking of the subject Premises for use by Landlord, other than as provided herein, shall be considered a taking pursuant to the governmental power of eminent domain. This Agreement shall be terminated upon the effective date of any final order or judgment in the eminent domain proceeding.

C. Development of Premises

(1) Tenant agrees to comply with the notification and review requirements covered in Part 77 of the Federal Aviation Regulation in the event future construction of a building is planned for the Premises or in the event of any planned modification or alteration of any present or future building or structure situated on the Premises.

(2) Tenant agrees it will not erect nor permit the erection of any structure or object, nor permit the growth of any tree on the Premises to exceed the established height contours. In the event the aforesaid covenants are breached, Landlord reserves the right to enter upon the Premises hereunder and to remove the offending structure or object and cut the offending tree, all of which shall be at Tenant's expense.

(3) Tenant, by accepting this Agreement, agrees it will not make use of the Premises in any manner which might interfere with the landing and taking off of aircraft from Airport or otherwise constitute a hazard. In the event the aforesaid covenant is breached, Landlord reserves the right to enter upon the Premises hereby leased and cause the abatement of such interference at Tenant's expense.

(4) It is understood and agreed nothing herein contained shall be construed to grant or authorize the granting of an exclusive right within the meaning of Section 308a of the Federal Aviation Act of 1958 (49 U.S.C. 1349a).

(5) This Agreement and all the provisions hereof shall be subject to whatever right of the United States Government now has or in the future may have or acquire, affecting the control, operation, regulation, and taking over of the Airport by the United States during the time of the war or national emergency.

29. OPERATION OF AIRPORT

A. Aviation Hazards. Landlord reserves the right to take any action it considers necessary to protect the aerial approaches of the Airport against obstructions, together with the right to prevent Tenant from erecting, or permitting to be erected, any building or

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Hood Tech Corp. Aero dba Hood Aero

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other structure on the Premises which, in the opinion of Landlord or the FAA, would limit the usefulness of the Airport or constitute a hazard to aircraft.

B. Navigational Aids. Landlord reserves the right during the term of this Agreement or any renewal and/or extension thereof to install air navigational aids including lighting in, on, over, under, and across the Premises in the exercise of any of the rights hereof. Landlord agrees to give Tenant no less than ninety (90) days' written notice of its intention to install such air navigational aids.

30. **USE OF AIRPORT FACILITIES**

A. Tenant shall have the rights of access to and use of all areas and facilities of the Airport which are intended for the common use of all Tenants and occupants of the Airport, including, but not limited to, the take-off and landing areas, taxi areas, reasonable access thereto from the Premises, and air control facilities (**Airport Facilities**).

B. For the purposes of this Subsection, the following definitions shall apply:

(1) **Airplanes or Aircraft** shall mean airplanes and/or aircraft of any type, including but not limited to fixed-wing aircraft, helicopters, uncrewed aerial vehicles, and blimps which use the runways at the Airport and can take off and land at the Airport as of the Effective Date and which use the Premises.

(2) **Use** shall mean any use consistent with the use as described in Section 9 (Use of Premises).

(3) **Wholly Unusable** shall mean there is no reasonable access for airplanes from the Premises to the runways at the Airport or all runways at the Airport are reasonably unusable by airplanes.

(4) **Partially Unusable** shall mean the runways and related facilities and landing areas are restricted to the extent neither Tenant nor Tenant's subtenants can make reasonable use of the Premises for the stated purposes of this Agreement.

If the Airport becomes Wholly or Partially Unusable by Tenant for a period of at least sixty (60) days for any reasons (but excluding weather), the provisions of this Subsection shall govern:

Tenant shall be permitted to fully abate rent otherwise payable under this Agreement upon written notice given by Tenant to Landlord. If the Airport shall be Wholly Unusable for a period of six (6) months or more, Tenant may terminate this Agreement upon written notice to Landlord. In such event, Landlord shall not be responsible for the reimbursement of the value of Tenant's personal property or improvements to Tenant. In the event the Premises becomes Partially Unusable for six (6) months or more, Tenant shall be entitled to a prorated reduction in rent based on the percentage of Tenant's loss of income in relation to the rent payable under this Agreement for the period of time during which the runways and related facilities and landing areas are Partially Unusable.

Lease Agreement

Hood Tech Corp. Aero dba Hood Aero

31. **NOTICES**

Any and all notices contemplated by or given under this Agreement or otherwise may be served by enclosing same in a sealed envelope addressed to the Party intended to receive it at and deposited in the United States Post Office as certified mail with postage prepaid. When so given, such notice shall be effective forty-eight (48) hours from the date of its mailing and when addressed:

To Landlord:

City Manager
City of The Dalles
313 Court Street
The Dalles, OR 97058

To Tenant:

Hood Tech Corp. Aero, Inc. dba *Hood Aero*
3608 Airport Road
Hood River, OR 97031

32. **INVALID PROVISIONS**

The Parties expressly understand and agree: in the event any covenant, condition, or provision contained in this Agreement is held to be invalid by a court of competent jurisdiction, such invalidity shall not invalidate any other covenant, condition, or provision of this Agreement; provided, however, that the invalidity of any such covenant, condition or provision does not materially prejudice either Landlord or Tenant in their respective rights and obligations contained in the valid covenants, conditions, and provisions of this Agreement.

33. **PROVISIONS**

All provisions, whether covenants or conditions, on the part of Tenant and/or Landlord shall be deemed to be both covenants and conditions.

34. **MECHANIC'S AND MATERIALMAN'S LIENS**

Neither Tenant nor Landlord shall permit any mechanic's, materialman's, or other lien against the Premises or the property of which the Premises forms a part, in connection with any labor, materials, or services furnished or claimed to have been furnished. If any such lien shall be filed against the Premises or property of which the Premises forms a part, the Party charged with causing the lien will cause the same to be discharged; provided, however, either Party may contest any such lien, so long as the enforcement thereof is stayed.

35. **WAIVER**

The waiver by Landlord of performance by Tenant of any covenant, term, or condition of this Agreement shall not be construed as a waiver of any subsequent breach of the same covenant, term, or condition.

Lease Agreement

36. **MEMORANDUM OF LEASE**

A Memorandum of Lease Agreement shall be prepared by Landlord and shall be executed and recorded by the Parties at Tenant's expense in lieu of recording the entire instrument.

37. **LEASE COUNTERPARTS**

This Agreement may be executed in one or more counterparts, each of which shall be deemed a duplicate original, but all of which together shall constitute one and the same instrument.

38. **WRITTEN AGREEMENT**

Neither Party has relied on any promise or representation not contained in this Agreement. All previous conversations, negotiations, and understandings are of no further force or effect. This Agreement may be modified only in writing signed by both Parties. The headings of the paragraphs are for convenience only and are not a part of this Agreement nor shall they be considered in construing the intent of this Agreement.

39. **FURTHER ASSURANCES**

Whenever and so often as requested to do so by the other party, Landlord and Tenant will promptly execute and deliver, or cause to be executed and delivered, all such further assurances, documents, or instruments and will promptly do, or cause to be done, all such other and further things as may be necessary or reasonably required in order to carry out, give effect to, and comply with the terms and intent of this Agreement.

40. **CONSENTS**

Whenever consent is required, it shall not be unreasonably withheld.

41. **TIME**

Time is of the essence of each and every provision of this Agreement.

42. **BINDING ON SUCCESSORS**

The covenants and conditions herein contained shall, subject to the provisions as to assignment, apply to and bind their heirs, successors, executors, administrators, and assigns of all the Parties.

Signature page follows.

CITY OF THE DALLES,
an Oregon municipal corporation
corporation

BOARD OF COUNTY COMMISSIONERS
Klickitat County, a Washington municipal

Matthew B. Klebes, City Manager

Chair

Commissioner

Commissioner

ATTEST:

ATTEST:

Izetta Grossman, CMC, City Clerk

Lee Snell, Clerk of the Board

Approved as to form:

Approved as to form:

Jonathan Kara, City Attorney

David Quesnel, Prosecuting Attorney

Date

Date

HOOD TECH CORP. AERO DBA HOOD AERO

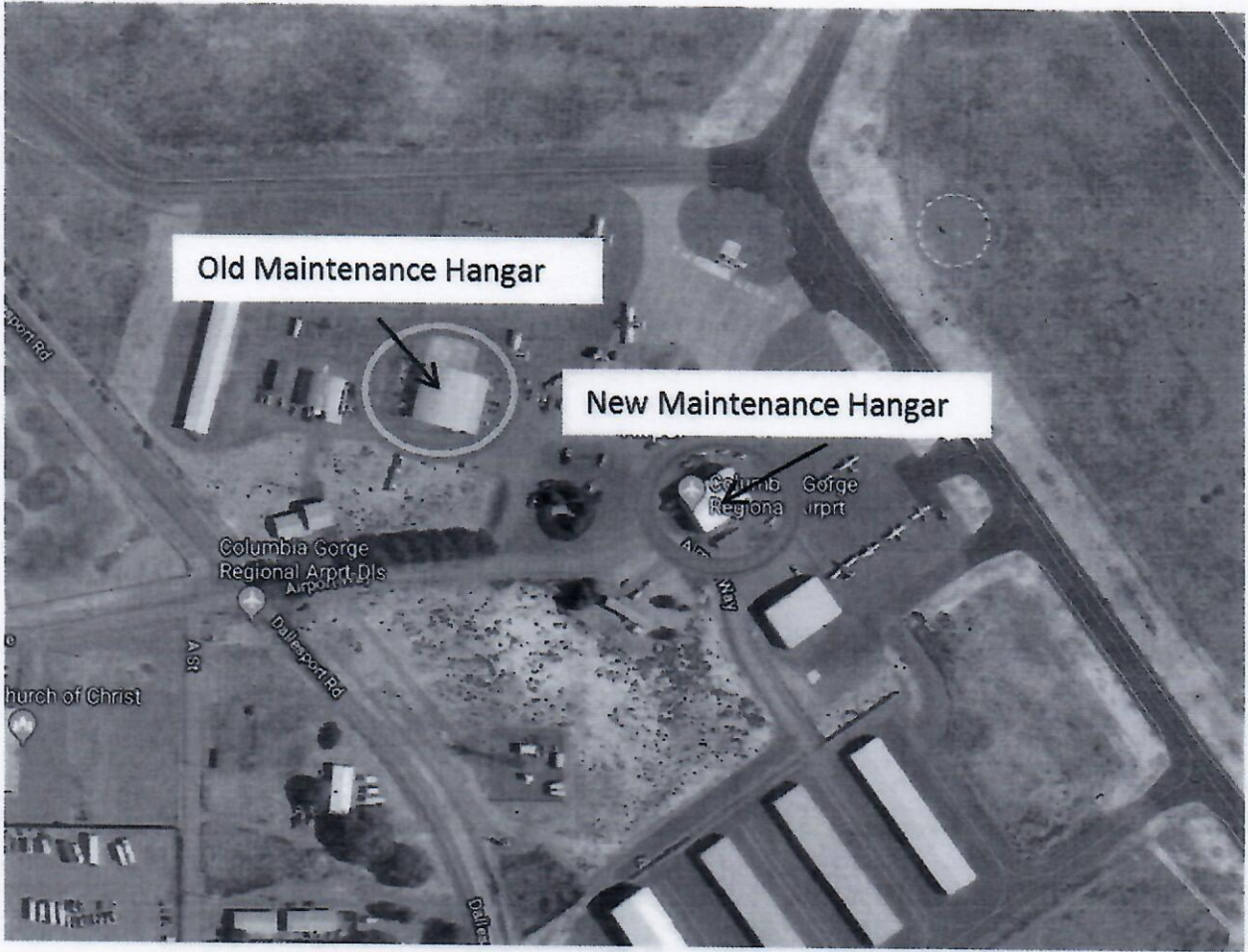
Brian Prange, Vice President

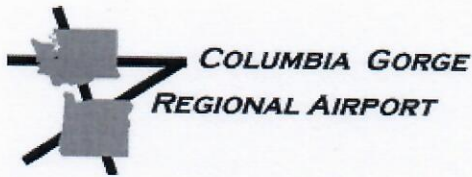
Date

Exhibit "A"

Lease Agreement

Hood Tech Corp. Aero dba Hood Aero
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PO Box 285 □ Dallesport □ Washington □ 98617-0285
□ Airport Management □ 509-767-2272
manager@flycgra.com

AGENDA STAFF REPORT

MEETING DATE: February 21, 2023

TO: AIRPORT BOARD

FROM: AIRPORT MANAGER

ISSUE: Aviation Management Services Contract Extension

BACKGROUND: The 5 year term of the Aviation Management Services (AMS) contract has reached its term and is now eligible for a 3 year extension per the contract terms and conditions. The existing contract expired on Jan. 22, 2023 and has had an extension of the renewal date approved by both the City of The Dalles and Klickitat County. The contract has been negotiated and reviewed by all parties and finds it presentable to the City Council and Klickitat County Board.

BUDGET IMPLICATIONS: \$25,000 increase in annual contract rate.

COUNCIL ALTERNATIVES:

1. **Staff recommendation:** Move to authorize Staff to submit the AMS contract to the City Council and Klickitat County Board of Commissioners for approval.
2. Move to direct manager to continue with negotiations and bring back to the Airport Board for further review.
3. Move to take no action.



PO Box 285 □ Dallesport □ Washington □ 98617-0285
□ Airport Management □ 509-767-2272
manager@flycgra.com

AGENDA STAFF REPORT

MEETING DATE: February 21, 2023

TO: AIRPORT BOARD

FROM: AIRPORT MANAGER

ISSUE: Terminal Water Distribution System Bids

BACKGROUND: As per previous guidance from the Jan. 17th board meeting, the bids from 3 engineering firms have been obtained and are attached for the board's review.

BUDGET IMPLICATIONS: \$8000 - 30,000

COUNCIL ALTERNATIVES:

1. **Staff recommendation:** Move to authorize Staff to engage the engineering firm of the board's choice.
2. Move to direct Staff to get further info and return to board.
3. Move to take no action.



Pioneer Surveying and Engineering, Inc.

Civil Engineering and Land Planning

Project No: _____

PROPOSAL AND CONTRACT

PROJECT NAME: Columbia Gorge Regional Airport Waterline

DATE: January 30, 2023

SUBMITTED TO: Jeff Renard

FIRM NAME & ADDRESS: Columbia Gorge Regional Airport

PHONE: 509-767-2272

FAX:

EMAIL: manager@flycgra.com

CELL: 541-288-6766

JOB DESCRIPTION: Design and produce plans for the water line upgrade along Airport Way and to the existing buildings. The upgrade will consist of approximately 1500' of new 8" water line. Fire hydrants will be installed at three locations.

JOB LOCATION: Columbia Gorge Regional Airport

CONTACT PERSON: Dustin Conroy, PE/PLS

PIONEER SURVEYING AND ENGINEERING, INC. agrees to furnish the above services for the shown compensation amounts.

Goals: Provide all design phase engineering.
Provide all construction phase engineering.
Provide all contract administration.

Objectives: Design Phase Engineering
1. Topographic Surveys
2. Locate utilities and meet with companies
3. Prepare plan and profile drawings

125 Simcoe Drive, Goldendale, WA 98620
Phone: (509) 773-4945 • Fax: (509) 773-5888
pse@pioneersurveying.com



Pioneer Surveying and Engineering, Inc.

Civil Engineering and Land Planning

4. Prepare detail drawings
5. Develop cost estimates
6. Prepare specifications
7. Prepare final contract documents for bid
8. Advertise bids
9. Bid opening
10. Notice to award
11. Notice to proceed

Cost – \$15,320.00

Construction Phase Engineering (to be provided after award- not included in this scope)

1. Provide contract administration
 - Meeting with Contractor and Airport
 - Prepare change orders
 - Prepare pay estimates
 - Review submittals
 - Final closeout
2. Provide construction staking
 - Control points and benchmarks throughout the job site
 - Offset stakes for waterlines
 - Location stakes for miscellaneous items

It shall be the Contractor's responsibility to preserve all construction stakes and benchmarks. Replacement caused by damage shall be made by the Engineer at the expense of the Contractor.
3. Provide construction inspection
 - Ensure Contractor complies with the contract specifications
 - Document quantities used in pay items
 - Perform all aspects of construction inspection as described in the Washington State Construction Manual

Cost – Provided after award

Note: Estimates of cost for construction engineering will be based on the construction period with one full-time inspector required. If the actual conditions change from this assumption, a change to the scope of work will be initiated.

Total Cost \$15,320.00

Does not include: Public road improvements.



Pioneer Surveying and Engineering, Inc.

Civil Engineering and Land Planning

- Geotechnical studies or reports.
- Permit fees or application fees
- Easements
- Construction Administration and inspection

See ITEM 6, EXHIBIT "A" in reference to authorization and compensation for EXTRAS.

Payment to be made as follows:

Billings will be made monthly for work performed. Payment will be due 30 days after receipt of invoice. Interest in the amount 1.5% per month will be charged on any unpaid balance after 30 days unless prior arraignments have been made.

THIS PROPOSAL AND CONTRACT IS GOVERNED BY THE TERMS AND CONDITIONS ON THE ATTACHED EXHIBIT "A". PLEASE READ.

NOTE: This Proposal may be withdrawn by PIONEER SURVEYING AND ENGINEERING, INC. if not accepted within 30 days.

Authorized Signature _____

Title _____

Date _____

Acceptance of Proposal: I have read the above prices, specifications and all the terms and conditions printed on the attached EXHIBIT "A" and they are satisfactory and are hereby accepted. PIONEER SURVEYING AND ENGINEERING, INC. is authorized to commence work as specified and agreed to herein. Please sign both copies of the Contract and send one copy back to PIONEER SURVEYING AND ENGINEERING, INC.

Authorized Signature _____

Title _____

Date _____



Pioneer Surveying and Engineering, Inc.

Civil Engineering and Land Planning

EXHIBIT "A" TERMS AND CONDITIONS

SECTION 1. APPROVAL: The acceptance of this proposal constitutes a binding contract between PIONEER SURVEYING AND ENGINEERING, INC. and Purchaser of services (hereinafter referred to as Client), according to all the terms and conditions.

SECTION 2. TERMS OF PAYMENT: Payment for services specified herein will be due and payable 30 days after receipt of invoice unless otherwise specified herein.

Any monies not paid when due under this contract shall bear a Finance Charge at the rate of 1.5% a month on the balance until paid.

SECTION 3. TERMINATION: This Agreement may be terminated by either party upon seven (7) days written notice in the event of substantial failure by the other party to perform in accordance with the term thereof. Such termination shall not be effective if that substantial failure has been remedied before expiration of the period specified in the written notice. In the event of termination, PIONEER SURVEYING AND ENGINEERING, INC. shall be paid for services performed to the termination notice date plus reasonable termination expenses.

SECTION 4. JOB CONDITIONS: The Client shall give PIONEER SURVEYING AND ENGINEERING, INC. free and unobstructed access at all times to the place where work is to be done.

SECTION 5. DELAYS: PIONEER SURVEYING AND ENGINEERING, INC. shall not be responsible for delays or the inability to complete the services where occasioned by causes of any kind or extent beyond its control.

SECTION 6. EXTRAS: If the Client requests an alteration, modification or deviation from the original Scope of Work the Client agrees to pay the extra costs that occur. PIONEER SURVEYING AND ENGINEERING, INC. shall identify and negotiate with the Client any such changes in Scope prior to commencing work on said changes.

SECTION 7. EXTRA DIRECT EXPENSES: The Client shall pay directly, and on a timely basis, for such items as:

- a. Preliminary and final title certificate.
- b. Any and all application, processing, and recording fees, and review fees associated with the project.
- c. Any Administrative Services Agreement, which may be required by a reviewing agency.
- d. Field investigations, or special studies not performed by the ENGINEER,
- e. Reproduction and "out of pocket" expenses, mileage, equipment rental, etc.
- f. In the event that sales or other professional services taxes are initiated in the State of Washington during the course of this Agreement, Owner agrees to increase Engineer's compensation accordingly to offset said taxes, unless already included in the maximum price.



Pioneer Surveying and Engineering, Inc.

Civil Engineering and Land Planning

SECTION 8. VENUE - ATTORNEY FEE: The Client expressly agrees that should it become necessary for PIONEER SURVEYING AND ENGINEERING, INC. to place this contract in the hands of an attorney for collection, or if suit shall be brought to collect any of the principal and interest due under this contract, the Client shall pay, in addition to the principal and interest due, a reasonable attorney fee and, further, the Client shall pay all costs of the legal action, including but not limited to, filing fees, deposition costs, service fees, payment for witnesses, and court costs.

SECTION 9. COST OPINIONS: Any cost opinions or project economic evaluations provided by PIONEER SURVEYING AND ENGINEERING, INC. will be on a basis of experience and judgment, but since it has no control over market conditions or bidding procedures, PIONEER SURVEYING AND ENGINEERING, INC. cannot warrant that bias, ultimate construction cost, or project economics will not vary from these opinions.

SECTION 10. NOTICE OF LIEN: The Client acknowledges that the notice has been given that a mechanic's or materialman's lien may be filed by PIONEER SURVEYING AND ENGINEERING, INC. for materials and services furnished under this contract and that the Client hereby consents that such lien may be filed as security for materials and services furnished to him under this contract. The Client expressly waives all other notice requirements that a lien may be claimed.

SECTION 11. CONSTRUCTION WITHOUT CONSTRUCTION MANAGEMENT SERVICES: The Owner understands that there may be misinterpretations of the Engineer's plans and specifications during construction which may lead to errors and subsequent damages. If the Owner elects to proceed with the work without the Engineer providing construction management services, resident engineering services, or on-site observation services, the Owner agrees to indemnify, hold harmless, and defend the Engineer against any and all claims which may arise out of the acts of the contractor performing work that is not in compliance with the intent of the design documents.

SECTION 12. LIMITATION OF LIABILITY: To the maximum extent permitted by law, PIONEER SURVEYING AND ENGINEERING, INC.'s liability will not exceed the compensation received by PIONEER SURVEYING AND ENGINEERING, INC. under this Agreement.

SECTION 13. DISPUTES: This Agreement shall be governed by and interpreted under the laws of the State of Washington. The parties agree that in the event it becomes necessary to enforce any of the terms and conditions of this contract, that the form, venue and jurisdiction in that particular action shall be in Klickitat County, Washington.

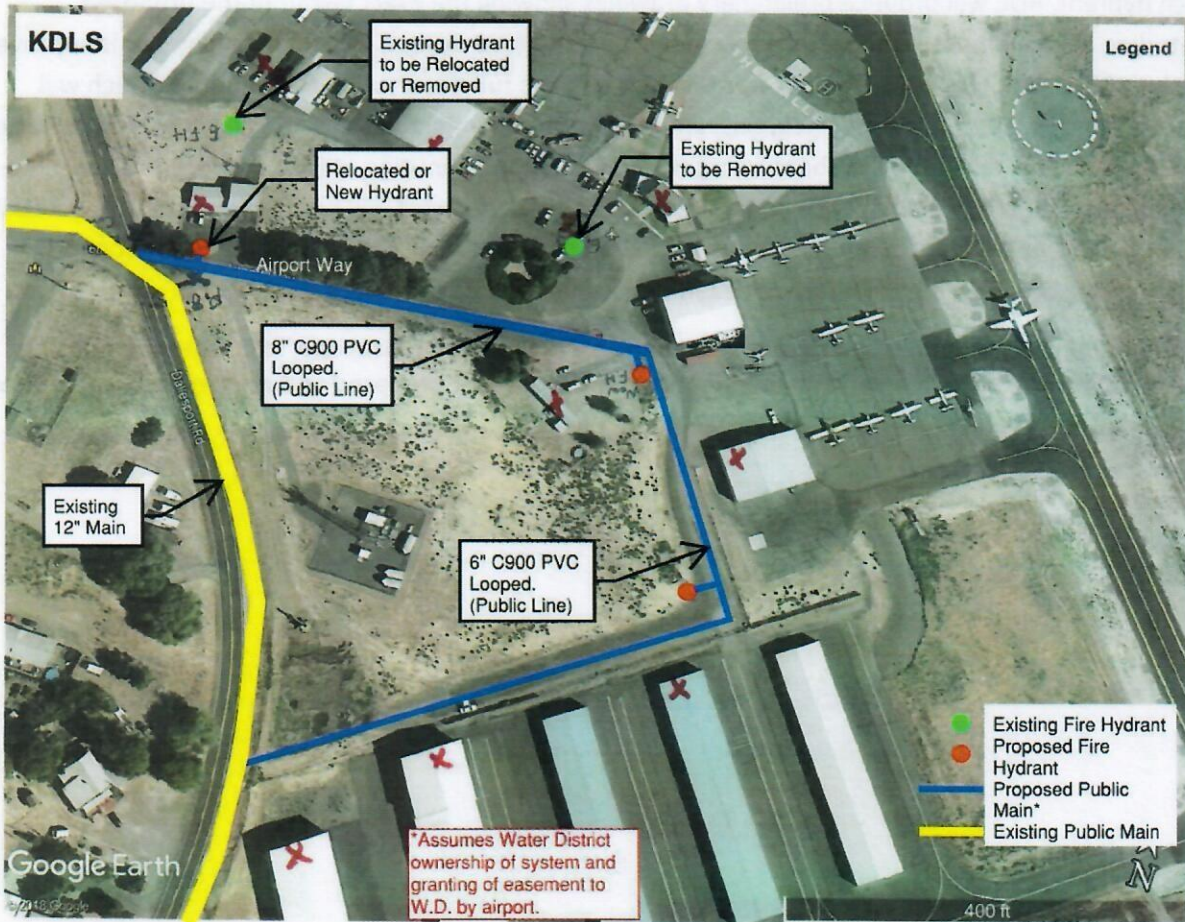
SECTION 14. OWNERSHIP OF DOCUMENTS: All drawings, plans, specifications, and other related documents prepared by PIONEER SURVEYING AND ENGINEERING, INC. shall be the property of the Client. Any reuse shall be at the Clients sole risk and the Client shall indemnify and hold harmless PIONEER SURVEYING AND ENGINEERING, INC. for any costs or damages resulting from such reuse.

Exhibit A: SCOPE OF WORK (Revised 1-26-23)

Proposed Project Description:

Currently the Columbia Gorge Regional Airport (CGRA) has an existing 3" waterline that serves all the CGRA buildings including two fire hydrants. This line is currently metered through a single meter installed at the west end of Airport Way. The CGRA desires to install a separate unmetered line to serve two new hydrants and a relocated hydrant. GGRA would like to relocate the existing fire hydrant north of the 911 emergency building to a location south of the 911 emergency building as shown in Figure 1. This system will be designed to meet a minimum fire flow rate of 1,500 gpm. It is assumed that the Dallesport Water District (DWD) will own and operate the water system once the system is complete. Bell Design Company (BDC) proposes to design and produce plans for the new waterlines as presented in Figure 1. The proposed waterlines require approximately 600 feet of new 8" ASTM C900 PVC along Airport Way from the existing 12" main at Dallesport Rd. to a new fire hydrant at the east end of Airport Way; approximately 300 feet of new 6" ASTM C900 PVC from the end of Airport Way south to a new fire hydrant; and approximately 550 feet of new 6" ASTM C900 PVC from the new hydrant to a new connection back into the DWD's 12" main near Dallesport Rd (see Figure 1). These new lines will require the CGRA to grant a utility access easement to the DWD. BDC's Assistance related to acquiring the easements is not included in this scope, but can be provided if requested.

Figure 1



Note: Final waterline sizes will be determined during the design phase based on providing a minimum 1,500 gpm fire flow rate at each hydrant.

Proposed Project Scope

The proposed scope of work to accomplish the objectives described in the "Proposed Project Description" on the previous page is outlined as follows:

Task 1 Project Management

This task covers preparing invoices, meeting with the Client and Water District Staff, managing personnel and work products delivery dates.

Task 2 Base Map Development

This task covers costs to create an up-to-date base drawing that will be used for the design. BDC will perform a topographical survey along the project route and review property line information. BDC will request a utility locate for all utilities and include the paint marks in topographical survey effort. During the site visit, BDC would also verify any sanitary and stormwater depths in the areas by taking invert measurements. In addition, BDC will measure the depth-to-valve stems of all known existing waterline valve boxes to determine clearance limits. Using the collected data, an existing conditions map will be created showing the existing features and facilities along the route.

Task 3 Pipeline Design

This task covers the design phase. BDC will coordinate with DWD to establish local standards and requirements for their facilities. BDC will size each waterline to meet a minimum 1,500 gpm fire flow at each hydrant. BDC will produce preliminary drawings showing the exact layout of the proposed waterline improvements with respect to existing facilities (pre-design). Once the alignment is approved by the CGRA, Klickitat County, and Water District staff, the full design will be completed, which will include plans, profiles, plan specifications, and details of all connections. An Engineer's estimate of the construction cost and a bid tab sheet listing the construction quantities, will be produced at that time. The full plan set and the Engineer's estimate of the construction cost will be submitted to CGRA, Klickitat County, and Water District staff for final review and comments. Once approved, the plan set and Engineer's estimate will be finalized and stamped.

Task 4 Bidding Documents, Task 5 Advertisement & Bidding Assistance, and Task 6 Services During Construction will be scoped and an Engineering Service Budget prepared and presented upon request of CGRA; they are not included in this proposal.

EXHIBIT B
PROFESSIONAL SERVICE FEES
COLUMBIA GORGE REGIONAL AIRPORT WATER SYSTEM DESIGN (PHASE 1: DESIGN)
DALLESFORT, WASHINGTON

Revised 1-26-23

Task # and Description	Senior	Engineer	Surveyor	Surveyor	Surveyor	Office	Total Labor	Non-Labor	Total Task	
	Engineer	In Training	PM	PLS	Field	Personnel				Expenses
	\$210/hr	\$145/hr	\$155/hr	\$135/hr	\$105/hr	\$95/hr	hrs	\$	\$	
1 Project Management										
1.01	Project Start-Up and Work Plan	2					1			
1.02	Progress Reports and Billings	2					2			
1.03	Manage and Coordinate Labor Resources	2	2							
1.04	Meetings with CGRA and Water District (WD)	4	4		1					
Total Task Hours		10	6	0	1	0	3	20 hrs		
Total Task Costs		\$ 2,100	\$ 870	-	\$ 135	-	\$ 285	\$ 3,390	-	\$ 3,390
2 Base Map Development										
2.01	Topographical Survey			2	2	8			400	
2.02	Utility Locate update/verification				2	2				
2.03	Measure/Verify Utility Depths (Valves, sewers)					2				
2.04	Input Data/ Create Base Map		1	3	6	8				
Total Task Hours		0	1	5	10	20	0	36 hrs		
Total Task Costs		-	\$ 145	\$ 775	\$ 1,350	\$ 2,100	-	\$ 4,370	\$ 400	\$ 4,770
3 Pipeline Design										
3.01	Preliminary Layout	2	12							
3.02	Utility Conflict Determination/Resolution	1	2							
3.03	Size Waterlines	1	2							
3.04	Prepare and Submit Preliminary Plans for Agency Review	1	2						100	
3.05	Plan and Profile	6	45							
3.06	Connection Details	4	30							
3.07	Obtain and Include WD Standard Details	2	6							
3.08	Construction Cost Estimate	4	24							
3.09	Prepare and Submit Plans for Agency Review	1	4				2		100	
3.10	Incorporate Comments	2	8							
Total Task Hours		24	135	0	0	0	2	161 hrs		
Total Task Costs		\$ 5,040	\$ 19,575	-	-	-	\$ 190	\$ 24,805	\$ 200	\$ 25,005
SUBTOTAL										
Project Labor Hours		34 hr	142 hr	5 hr	11 hr	20 hr	5 hr	217 hr		
Project Labor Cost		\$ 7,140	\$ 20,590	\$ 775	\$ 1,485	\$ 2,100	\$ 475	\$ 32,565	\$ 600	
Total Labor Costs										\$ 32,565
Total Expenses										\$ 600
Total Estimate for Attached Scope of Work										
										\$ 33,165

2023 Fire Flow Design.

Arrin Eckman <deckman@tennesoneng.com>
To: Jeff Renard Airport Manager <manager@flycgra.com>

Tue, Feb 14, 2023 at 10:31 AM

Jeff,

If it goes to public bid – our fee to do: the topo survey; prepare a set of plans, notes and details; a brief quote document; review quotes; and recommend a contractor would be \$8500.

If you can do the work in-house or just send it to 2 or 3 contractors for informal quotes without the quote document and bid period services then our fee would be \$6500.

I don't think we will need to submit any plans to the Dept of Health since it is a mainline extension inside the DWD service boundary and they have a set of construction standards and a PE on retainer (me).

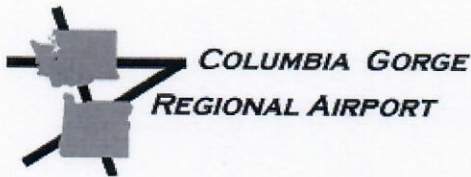
Probably should budget \$2000 for us to do: a precon meeting, conduct a couple inspections, witness the pressure testing/disinfection, and prepare the as-builts.

If accepted we would get a utility locate called in immediately and then do the topo survey once that has been completed in 10 business days. The plans and such would be completed in 2-3 weeks after that depending upon which option you choose.

Please let me know if you have any questions or if this is sufficient for your needs at this time.

Thank you,

[Quoted text hidden]



PO Box 285 □ Dallesport □ Washington □ 98617-0285
□ Airport Management □ 509-767-2272
manager@flycgra.com

AGENDA STAFF REPORT

MEETING DATE: February 21, 2023

TO: AIRPORT BOARD

FROM: AIRPORT MANAGER

ISSUE: Private Hangar Build Out

BACKGROUND: In a previous staff report Jeff Renard brought a proposal to build a personal hangar near the training hangar. After further discussion with our airport engineers the determination was made that this previous location would cause a conflict with the South Apron Rehab project. After looking at the available property and highest and best use of the available space we determined the location just north of the A row hangars was best. Through this exercise it was also brought to my attention that a customer (Josh Coombs, Chak Chak LLC) on the waiting list wanted to build as well, we negotiated with the building manufacturer to sell us 2 and possibly 4 buildings. These buildings will be 50 x 50 with 18' eaves. The hangars will have 45 x 16 foot bi-fold Horton doors. These will be dry hangars with no plumbing at this time. This location falls inside the existing area called out in our Master Plan and ALP (to be updated as we finish the projects this summer.)

As directed in the previous report I have started the process with Klickitat County Planning and Klickitat County PUD. The buildings have a 3-6 month ETA and the concrete contractor is 30-60 days out. I have initiated a "pen and ink" with the FAA and will have the airspace study done at the same time. The timing of these buildings will tie in with the South Apron Rehab project and lessen the construction dust and associated traffic to our airport and tenants. The project should be completed prior to 2024.

BUDGET IMPLICATIONS: Ground Lease of 3000 sq ft. per building (\$600 per year)

COUNCIL ALTERNATIVES:

1. **Staff recommendation:** Move to authorize the Staff to continue with the planning and development of (2) possibly (4) 50 x 50 foot hangars as prescribed in the attached packet.

2. Move to direct Staff to take further recommended action. .
3. Move to take no action.

GROUND LEASE

between
CITY OF THE DALLES & KLICKITAT COUNTY
and
APPROVED SAFE STORAGE, LLC

WHEREAS, the City of The Dalles, a municipal corporation of the State of Oregon, and Klickitat County, a municipal corporation of the State of Washington, hereinafter jointly referred to as Landlord, are the joint owners and operators of the Columbia Gorge Regional Airport located in Dallesport, Washington; and

WHEREAS, APPROVED SAFE STORAGE, LLC hereinafter referred to as Tenant, desires to enter into an agreement with Landlord for the lease of property located at the Columbia Gorge Regional Airport, upon which Tenant proposes to construct an aircraft hangar at the Tenant's sole cost and expense; and

WHEREAS, under the proposed Ground Lease, during construction of the hangar and upon completion of construction, ownership of the hangar shall belong to the Tenant; and

WHEREAS, Landlord shall not be a party to any sublease of the hangar entered into between the Tenant and Tenant's subtenants;

NOW, THEREFORE, in consideration of the provisions set forth herein, it is mutually agreed as follows:

SECTION 1. LEASED PREMISES. For and in consideration of the rent and faithful performance by Tenant of the terms and conditions and the mutual covenants hereof, Landlord does hereby lease to Tenant, and Tenant hereby leases from Landlord, subject to all easements and encumbrances of record, that parcel of real property described in Exhibit "1"

the property described in Exhibit "A" and accepts the property as-is, finding it suitable for Tenant's intended use - constructing and maintaining an aircraft hangar.

SECTION 2. TERM. This lease shall be for a term of twenty (20) years, and shall commence April 1, 2023, and shall end at midnight on March 31, 2043, unless sooner terminated as provided in this Lease, or unless the term is renewed as provided in this Lease. This Lease may be renewed by the Tenant for two (2) additional terms of ten (10) years each, provided Tenant gives notice of its desire to renew in writing to Landlord by the later of the following dates: by no later than three hundred sixty-five days (365) days prior to the expiration of the initial twenty (20) year term, or by no later than one hundred twenty (120) days after the Landlord has given written notice to Tenant that the Lease will expire unless it has been renewed for an additional ten (10) year term; and by no later than three hundred sixty-five (365) days prior to the expiration of the first additional ten (10) year term, or by no later than one hundred twenty (120) days after the Landlord has given written notice to Tenant that the Lease will expire unless it has been renewed for a second additional ten (10) year term; and provided further that Tenant is not in default at the time any notice is given under this Section. All of the provisions in the Lease for the initial twenty (20) year term shall apply to the additional ten (10) year renewal terms, including the provision for rental increases as set forth in Section 3.2. April 1, 2019, shall hereinafter be referred to as the "Commencement Date" of this Lease.

SECTION 3. RENT. Tenant shall pay Landlord rent for use of the Leased Premises during the term of this Lease in accordance with the following provisions.

- 3.1 Base Rent. For the Lease, for the period from the 1st day of April 2023 until the 1st day of April, 2024, the Tenant shall pay rent at the rate of \$00.20 per square foot of real property. The property is composed of three thousand square feet of dedicated ground. Therefore, the base rent shall be \$600.00 per year. The rent shall be paid monthly at a rate of \$50.00 per month.

3.2 Future Rental Periods. On every One (1) year anniversary of the date of this Lease, the amount of rent to be paid for the following successive One (1) year period shall be increased in the amount of 2.6%. Landlord shall provide advance notice of not less than ninety (90) days to Tenant of any intended increase in the BASE rental amount; provided, that failure by Land lord to provide such notice shall not constitute a waiver of the right to increase the rental amount for any particular ~~five (5) year~~ period during which the rental amount is subject to an increase.

SECTION 4. USE OF THE PREMISES.

4.1 Permitted Use. Tenant may use the Leased Premises for the purpose of aircraft hangar, which will allow for storage, maintenance, restoration or any FAA approved services of aircraft related parts and equipment, and office space, related to aircraft and related parts and equipment.

SECTION 5. REPAIRS. MAINTENANCE. INSPECTION AND IMPROVEMENTS.

- 5.1 Repairs. Tenant shall have the total responsibility for all repairs and maintenance required to keep the Leased Premises, including, but not limited to, the hangar and paving to be constructed thereon, in good repair.
- 5.2 Inspection of Premises. Landlord shall have the right to inspect the Leased Premises at any reasonable time or times to determine the necessity of repair.
- 5.3 Improvements. Tenant shall construct at Tenant's sole expense a steel aircraft hangar and asphalt paving, as generally shown on Exhibit "A" (the "Hangar"). Prior to construction of the Hangar, Tenant shall submit the plans and specifications to the

Columbia Gorge Regional Airport Board (the "Board"), seeking the Board's approval. The Board shall review the plans and specifications submitted by Tenant for the purposes of overseeing Tenant's compliance with the terms of this Lease and the airport rules adopted by the Board, including installation at Tenant's expense of paving for taxiways and the like on the Leased Premises. Tenant shall comply with and obtain all approvals required under Klickitat County's land use regulations prior to submitting the plans and specifications to the Board. Within seven (7) days of submittal, the Board shall notify Tenant of its approval or disapproval of the plans and specifications. If disapproved, the Board shall also provide Tenant with the reason(s) for such disapproval. Once approved by the Board, the plans and specifications shall either be attached to this Lease as Exhibit "C" or identified in such exhibit by date and name of the architect or engineer who prepared them. Construction shall be completed within twelve (12) months from the date of this lease.

SECTION 6. ALTERATIONS AND ADDITIONS.

6.1 Tenant shall not make any material external alterations to, or erect any additional structures or make any material improvements on the Leased Premises without prior written consent of the Landlord, which consent shall not be unreasonably withheld. Any external alteration or addition approved by Landlord shall be constructed at the sole expense of Tenant. Upon approval by Landlord of any such alteration or addition, Landlord shall notify Tenant whether such alterations made shall remain on the Leased Premises and be acquired by Landlord or be removed from the Leased Premises by Tenant at its sole cost and expense upon expiration or earlier termination of this Lease. If Landlord elects to require Tenant to remove any alterations, Tenant at its sole cost, shall remove such alterations and restore the Leased Premises to the

conditions existing immediately prior to the addition of such alteration (reasonable wear and tear excepted) on or before the last day of the term of this Lease. If acquired by Landlord, such alterations, additions and/or improvements shall be taken into account in determining the fair market value of the Hangar and paid by Landlord on or before the last day of the term of this Lease, pursuant to Sections 12 and 13 of this Lease.

SECTION 7. INSURANCE.

7.1 Tenant shall keep the Leased Premises and all improvements thereon insured at Tenant's expense against fire and other risks covered by a standard fire insurance policy with an endorsement for extended coverage. Insurance shall be on a replacement cost basis to the full insurable value of the improvement. Neither party shall be liable to the other for any loss or damage caused by fire or any of the risks enumerated in a standard fire insurance policy with an extended endorsement if such insurance was obtainable at the time of such loss or damage.

7.2 Liability Insurance. Before going into possession of the Leased Premises, Tenant shall procure and shall continue during the term of this Lease, public liability and property damage insurance which shall cover all risks arising directly or indirectly out of its activities on or any condition of the Leased Premises whether or not related to an occurrence caused or contributed to by Landlord's negligence. The policy limits shall not be less than \$2,000,000 on a combined single limit basis. Landlord and the Columbia Gorge Regional Airport Board shall be named as additional insureds on said policy. Certificates evidencing such insurance and bearing endorsements requiring thirty (30) days written notice to Landlord prior to any change or cancellation shall be furnished to Landlord prior to Tenant's occupancy of the

property. Failure of Tenant to maintain an approved insurance policy shall constitute a default under this Lease.

7.3 Every five (5) years on the anniversary date of the Commencement Date, during which the term of the Lease remains in effect, including the two (2) additional terms of ten (10) years each if the Lease is renewed, Landlord and Tenant shall review the amount of coverage for public liability and property damage insurance to be maintained by. Tenant, to ensure the amount of coverage is e equivalent in value to \$2,000,000. If Tenant fails to provide proof of increased coverage in an amount which Landlord and Tenant have mutually agreed is necessary, Landlord may terminate this Lease under the provisions of Section 12.

7.4 Any subleases of the Leased Premises entered into by Tenant with a subtenant shall provide that liability insurance policies obtained by the subtenants shall name the Landlord and the Columbia Gorge Regional Airport Board as additional insureds under the policies.

SECTION 8. TAXES; UTILITIES.

8.1 Taxes. Tenant shall pay as due all taxes, personal and propelty, assessments, lice nse fees, and other charges which are levied and assessed upon Tenant' s interests in the Leased Premises, by any legally authorized governmental authority. Tenant is responsible for real property taxes imposed by Klickitat County upon the Leased Premises which reflect the property' s pro-rata share of the real property taxes imposed by Klickitat County upon the Airport property.

8.2 Utility Charges. Tenant shall pay when due all charges for services and utilities incurred in connection with the use, occupancy, operation and maintenance of the

Leased Premises, including, but not limited to, water, gas, electricity, sewage disposal and power.

- 8.3 Installation of Utilities. Tenant acknowledges that the Leased Premises are currently vacant and unimproved, and that Tenant shall be responsible for the costs of connecting all necessary utilities from the location to which the utilities are currently stubbed, to provide services to the Hangar which Tenant shall construct. Tenant shall also be responsible for the costs of any required relocation of the utilities during the term of this Lease.

SECTION 9. INDEMNIFICATION. Tenant shall indemnify, defend, save, protect, and hold harmless the Landlord, its officers, agents and employees from any claim, loss or liability, including reasonable attorneys' fees, arising out of or related to any activity of Tenant on the Leased Premises or any condition of the Leased Premises in the possession or under the control of Tenant. Landlord shall have no liability to Tenant for any injury to Tenant for any injury, loss, or damage caused by third parties or by any condition of the Leased Premises, except to the extent caused by Landlord's negligence or breach of duty under this Lease.

SECTION 10. ASSIGNMENT. Tenant shall not assign, sell or transfer its interest in this Lease without having first obtained the express written consent of the Landlord, which consent shall not be unreasonably withheld by Landlord; provided, however, that as conditions to any consent to any assignment, sale or transfer (collectively "transfer"), Landlord may require the following: (i) financial statements, credit reports, or other such information about an assignee as Landlord may deem reasonably necessary to ascertain transferee's ability to satisfy its financial and other obligations under this Lease; (ii) that Tenant and transferee enter into Landlord's then current form of ground lease or an amendment of this Lease; (iii) an environmental assessment of the Leased Premises, at Tenant's expense; and/or (iv) that any agreement between Tenant and the transferee does not include any payment or compensation to Tenant other than transferee's agreement to pay the

then current rental rate due and perform all obligations of Tenant required under this Lease. Landlord's consent to an assignment of this Lease shall not be construed to release or discharge Tenant of its obligations and liabilities under this Lease. In the event Tenant shall attempt to assign, sell or transfer its interest in this Lease or any part hereof, without having first obtained the express written consent of Landlord, this Lease shall be null and void and Landlord shall have an immediate right of entry.

SECTION 11. DEFAULT. The following shall be events of default:

- 11.1 Default in Rent. Failure of Tenant to pay any rent or other charge within ten (10) days after it is due.
- 11.2 Default in Other Covenants. Failure of Tenant to comply with any term or condition or fulfill any obligation of the Lease (other than the payment of rent or other charges) within twenty (20) days after written notice by Landlord.
- 11.3 Insolvency of Tenant; assignment by Tenant for the benefit of creditors; filing by Tenant of a voluntary petition in bankruptcy; adjudication that Tenant is bankrupt or the appointment of a receiver of the properties of Tenant; failure of Tenant to secure dismissal of an involuntary petition of bankruptcy within thirty (30) days after filing; and attachment of or levying of execution on the leasehold interest of Tenant.

SECTION 12. REMEDIES ON DEFAULT.

- 12.1 Termination. In the event of a default the Lease may be terminated by Landlord upon written notice to Tenant. Whether or not the Lease is terminated by the election of Landlord or otherwise, Landlord shall be entitled to recover damages from Tenant for the default. Landlord may reenter, take possession of the Leased Premises, and remove any persons or property by legal action or by self-help with the use of reasonable force and without liability for damages and without having accepted a surrender.

12.2 Disposition of Hangar. At the time of termination of the Lease under this Section, Landlord may elect and shall notify Tenant of Landlord's election to either acquire the Hangar or require Tenant to remove the Hangar. If the Landlord determines that it desires to acquire ownership of the Hangar, Landlord shall pay the fair market value for the Hangar, including any alterations, additions and/or improvements made by Tenant during the term of this Lease, less any damages due Landlord pursuant to Section 12.

In the event the Landlord determines that the Hangar must be removed, Tenant shall terminate the Subleases and remove the Hangar within the time period specified in the notice for removal provided by the Landlord to Tenant.

12.3 Re-letting. Following reentry or abandonment, Landlord may re-let the Leased Premises and in that connection may make any suitable alterations or refurbish the Leased Premises, or both. Landlord may re-let the Leased Premises for a term longer or shorter than the term of this Lease, upon any reasonable terms and conditions, including the granting of some rent-free occupancy or other rent concessions.

12.4 Damages. In the event of termination or retaking of possession following default, Landlord shall be entitled to recover immediately, without waiting until the due date, of any future rent or until the date fixed for expiration of the Lease term, the following damages:

12.4.1 The loss of rental from the date of default until a new tenant is, or with the exercise of reasonable efforts could have been, secured and paying out.

12.4.2 2 The reasonable costs of reentry and re-letting including without limitation, the cost of any cleanup, refurbishing, removal of Tenant's property and fixtures, remodeling or repairs costs, attorney's fees, court costs, recording costs, broker commission and advertising costs.

12.5 Late Fee. In the event Landlord fails to receive rent, or any other payment required by this Lease, within ten (10) days after the due date, Tenant shall pay to Landlord a late charge of five percent (5%) of the payment amount. Tenant shall pay the late charge upon demand by Landlord. Landlord may levy and collect a late charge in addition to all other remedies available for Tenant's default, and collection of a late charge shall not waive the breach caused by the late payment.

12.5 Remedies Cumulative. The foregoing remedies shall be in addition to and shall not exclude any other remedy available to Landlord under applicable law.

SECTION 13. SURRENDER AT EXPIRATION. At the time of expiration, cancellation, or earlier termination of this Lease, Landlord may elect and shall notify Tenant of Landlord's election to either acquire the Hangar or require Tenant to remove the Hangar. If the Landlord determines that it desires to acquire the Hangar, Landlord shall pay the fair market value for the Hangar, including any alterations, additions and/or improvements made by Tenant during the term of this Lease, less any costs and expenses incurred by Landlord as result of Tenant's breach of this Section. In the event Landlord determines that the Hangar must be removed, Tenant shall terminate the Subleases and remove the Hangar within the time period specified in the notice for removal provided by the Landlord to Tenant.

13.1 Tenant's Personal Property. Title to personal property belonging to Tenant shall at all times during the term of this Lease, or any extension thereof, remain in Tenant, and Tenant shall have the right at any time to remove any or all personal property of every kind and nature whatsoever which Tenant may have placed, affixed, or installed upon the Leased Premises, provided that upon Tenant's removal of such personal property, Tenant restores the Leased Premises to its original condition. Tenant shall have the right to remove said personal property provided that upon any such removal, Tenant shall repair, at its own expense, any damages resulting

therefrom and leave the Leased Premises in a clean and neat condition, with all other improvements in place.

- 13.2 Holdover. In the event Tenant shall remain in possession of the Leased Premises herein leased after the expiration, cancellation or earlier termination of this Lease, such holding over shall not be deemed to operate as renewal or extension of this Lease, but shall only create a tenancy from month to month which may be terminated at any time by Landlord on thirty (30) days written notice. The amount of monthly rent paid during any holdover tenancy shall be increased by ten percent (10%) over the monthly amount Tenant was paying prior to creation of the holdover tenancy.

SECTION 14. MISCELLANEOUS.

14.1 Non waiver. Waiver by either party of strict performance of any provision of this Lease shall not be a waiver of or prejudice the party's right to require strict performance of the same provision in the future or of any other provision.

14.2 Attorney Fees. Each party shall be responsible for the cost of their attorney fees in the event any action is initiated in connection with any controversy arising out of this Lease, including attorney fees at trial or on appeal.

14.3 Notices. All notices or other communications required or permitted under this Lease shall be in writing and shall be (a) personally delivered (including by means of professional messenger service), which notices and communications shall be deemed received on receipt at the office of the addressee; (b) sent by registered or certified mail, postage prepaid, return receipt requested, which notices and communications shall be deemed received three (3) days after deposit in the United States mail; or, (c) sent by fax, which notices and communications shall be deemed received on the delivering party's receipt of a transmission confirmation.

- 14.4 Interest on Rent and Other Charges. Any rent or other payments required of Tenant by this Lease shall, if not paid within ten (10) days after it is due, bear interest at the rate of twelve percent (12%) per annum (but not in any event at a rate greater than the maximum rate of interest permitted by law) from the due date until paid. This is in addition to the five percent (5%) "late fee."
- 14.5 Time of Essence. Time is of the essence of the performance of each of Tenant's obligations under this Lease.
- 14.6 Damage or Destruction by Fire or Other Casualty. If the Hangar is damaged or destroyed and Tenant elects to repair the Hangar, then Tenant shall promptly do whatever is necessary to repair, rebuild or restore the Hangar to the condition allowed under this Lease. Any insurance proceeds must be used to restore the Leased Premises, including any improvements, at Landlord's election. If the Leased Premises are not repaired, then Tenant shall promptly remove whatever is left of the Hangar and other improvements and all debris and shall restore the Leased Premises to Landlord's satisfaction.
- 14.7 Aircraft Use and Development. Landlord reserves the right to further develop or improve the landing area of the Airport as it sees fit, regardless of the desires of Tenant and without interference. Landlord reserves the right, but shall not be obligated to Tenant to maintain and keep in repair the landing area of the Airport and all publicly-owned facilities of the Airport, together with the right to direct and control all activities of Tenant in this regard. This Lease shall be subordinate to the provisions and requirements of any existing or future Lease between the Landlord and the United States, relative to the development, operation, and maintenance of the Airport. There is hereby reserved to the Landlord, and its successors and assigns, for the use and benefit of the public, a right of flight for the passage of aircraft in the

airspace above the surface of the Leased Premises. This public right of flight shall include the right to cause in said airspace any noise inherent in the operation of any aircraft used for navigation or flight through said airspace or landing at, taking off from, or operation on the Airport. Any physical taking of the Leased Premises for use by the Landlord, other than as provided herein, shall be considered a taking pursuant to the governmental power of eminent domain.

Tenant agrees to comply with the notification and review requirements covered in Part 77 of the Federal Aviation Regulation in the event future construction of a building is planned for the Leased Premises, or in the event of any planned modification or alteration of any present or future building or structure located upon the Leased Premises. Tenant agrees that it will not erect or permit the erection of any structure or object, nor permit the growth of any tree on the Leased Premises to exceed the established height contours. In the event of a breach of the foregoing covenants, Landlord reserves the right to enter upon the Leased Premises and remove the offending structure or object and cut the offending tree, all of which shall be at the expense of Tenant. Tenant agrees it will not make use of the Leased Premises in any manner which might interfere with the landing and taking off of aircraft from the Airport, or otherwise constitute a hazard. In the event of a breach of the foregoing covenant, Landlord reserves the right to enter on the Leased Premises and cause the abatement of such interference at the Tenant's expense. It is understood and agreed that nothing contained herein shall be construed to grant or authorize the granting of an exclusive right within the meaning of Section 308(a) of the Federal Aviation Act of 1958 (49 U.S.C. 1349a). This Lease and all provisions hereof shall be subject to whatever right the United States Government now has or in the future may have or

acquire, affecting the control, operation, regulation, and taking over of the Airport by the United States during the time of war or national emergency.

- 14.8 Mechanic's and Materialman's Liens. Neither Landlord or Tenant shall permit any mechanic's, materialman's, or other lien against the Leased Premises or the property of which the Leased Premises forms a part in connection with any labor, materials, or services furnished or claimed to have been furnished. If any such lien shall be filed against the Leased Premises or property of which the Leased Premises forms a part, the party charged with causing the lien will cause the same to be discharged; provided, however, that either party may contest any such lien, so long as the enforcement thereof is stayed.
- 14.9 Savings Clause. In the event that any part of this Lease or application thereof shall be determined to be invalid by a court of competent jurisdiction, such findings shall have no effect on the remaining portions of this Lease.
- 14.10 Written Lease. Neither party has relied upon any promise or representation not contained in this Lease. All previous conversations, negotiations, and understandings are of no further force or effect. This Lease may be modified only in writing signed by both parties.
- 14.11 Parties Bound. The covenants herein contained shall, subject to the provisions as to assignment and transfer, apply to and bind the heirs, successors, executors, administrators, and assigns of all of the parties hereto; and all of the parties hereto shall be jointly and severally liable hereunder.
- 14.12 Section Captions. The captions appearing under the section number designations of this Lease are for convenience only and are not a part of this Lease and do not in any way limit or amplify the terms and provisions of this Lease.

SECTION 15. NON-DISCRIMINATION.

The Tenant for itself, its heirs, successors and assigns, as part of the consideration hereof, does hereby covenant and agree that in the event facilities are constructed, maintained, or otherwise operated on the Leased Premises for a purpose for which a United States Department of Transportation (DOT) program or activity is extended or for another purpose involving the provision of similar services or benefits, the Tenant shall maintain and operate such facilities and services in compliance with all other requirements imposed pursuant to Title 49, Code of Federal Regulations, DOT, Sub-title A, Office of the Secretary, Part 21, Non-discrimination in Federally Assisted Programs of the Department of Transportation, Effectuation of Title VI of the Civil Rights Act of 1964, and as said Regulations may be amended.

The Tenant, for itself, its heirs, successors and assigns, as part of the consideration hereof, does covenant and agree that: 1) no person on the grounds of race, color, sex, or national origin shall be excluded from participation in, denied the benefits of, or be otherwise subjected to, discrimination in the use of said facilities, 2) that in the construction of any improvements on, over, or under the Leased Premises and the furnishing of services thereon, no person on the grounds of race, color, sex or national origin shall be excluded from participation in, denied the benefits of, or otherwise be subjected to discrimination, and 3) that the Tenant shall use the Leased Premises in compliance with all other requirements imposed by or pursuant to Title 49, Code of Federal Regulations, DOT, Sub-Title A, Office of the Secretary, Part 21, Non-discrimination in Federally Assisted Programs of the Department of Transportation, Effectuation of Title VI of the Civil Rights Act of 1964, and as said Regulations may be amended.

In the event of a breach of any of the above non-discrimination covenants, Landlord shall have the right to terminate this Lease and re-enter and repossess said Leased Premises and the facilities thereon, and hold the same as if said Lease had never been made. This provision does not become effective until the procedures of 49 CFR Part 21 are followed and completed, including expiration of appeal rights.

SECTION 16. GOVERNING LAW.

This Lease shall be construed in accordance with the laws of the State of Washington, and any litigation arising from the Lease shall be filed in Klickitat County Superior Court; provided that laws applicable to governmental entities under Oregon law, including but not limited to the Oregon Tort Claims Act and Article IX, Sections 5, 7, and 10 of the Oregon Constitution, shall apply to the City. Further, Tenant shall comply with all federal, state, and local laws applicable to the Columbia Gorge Regional Airport, and to the Tenant's use and occupancy of the Leased Premises, including rules adopted by the Columbia Gorge Regional Airport Board and Klickitat County's land use regulations.

SECTION 17. PAYMENTS. Please make payment checks to the City of The Dalles and mail Lease payments to the below:

City of The Dalles
Finance Department
313 Court Street
The Dalles, Oregon 97058

SECTION 18. NOTICES AND COMMUNICATIONS. All notices and communications may be served by enclosing the notice in a sealed envelope and deposited in the United States Post Office as certified mail and received by the authorized party below:

Landlord:	City of The Dalles City Manager 313 Court Street The Dalles, Oregon 97058	Klickitat County 127 West Court Street, MS-CH-26 Goldendale, Washington 98620
Tenant:	Approved Safe Storage, LLC PO Box 1503 1002 Hostetler Rd The Dalles, OR 97058	



COLUMBIA GORGE REGIONAL AIRPORT - GENERAL AVIATION OPERATOR AND LESSEE PERMIT APPLICATION

New Application Renewal – Original Date _____

Type: Lessee Other (describe on page 2)

Name JEFF RENARD / APPROVED SAFE STORAGE LLC

Activity(ies) Conducted (attach additional sheets if necessary):

- | | |
|--|--|
| <input type="checkbox"/> Fixed Base Operator (providing aviation fuel) | <input type="checkbox"/> Flight Training (Including Ground School) |
| <input type="checkbox"/> Aircraft Maintenance | <input type="checkbox"/> Aircraft Charter |
| <input type="checkbox"/> Avionics Maintenance | <input type="checkbox"/> Aircraft Management |
| <input type="checkbox"/> Instrument Maintenance | <input type="checkbox"/> Aircraft Sales |
| <input type="checkbox"/> Aircraft Rental | <input checked="" type="checkbox"/> Aircraft Storage (Hangar) |
| <input type="checkbox"/> Aerial Tour (Sightseeing) | <input type="checkbox"/> Banner Towing |
| <input type="checkbox"/> Aircraft Washing / Detailing | |
| <input type="checkbox"/> Other _____ | |

Business Name	APPROVED SAFE STORAGE LLC
Legal Name Of The Applicant	JEFF RENARD
Legal Address	P.O. BOX 1503 / 1002 HOSTETLER
City, State, Zip	THE DALLES OR 97058
START DATE (If New)	4-1-2023
END DATE (If Applicable)	
<input type="checkbox"/> Sole Proprietor <input type="checkbox"/> Partnership <input type="checkbox"/> S Corp <input type="checkbox"/> Corporation <input checked="" type="checkbox"/> Other (describe) LLC	
Airport Address	45 AIRPORT WAY THE DALLES OR 97058
Date Business Began	1-1-2004
Permanent Address	1002 HOSTETLER
City, State, Zip	THE DALLES OR 97058
Business Telephone #	541-296-9200
Business Fax #	N/A
E-mail	APPROVEDSAFE STORAGE@GMAIL.COM



COLUMBIA GORGE REGIONAL AIRPORT - GENERAL AVIATION OPERATOR AND LESSEE PERMIT APPLICATION

Contact Information for All Legal Owners. (Attach additional sheets if necessary.) If no changes have occurred, please check here

	Owner	Owner
Name	JEFF RENARD	Kim Renard
Permanent Address	3045 Valley View Dr PO Box 1503	3045 Valley View D. Po. Box 1503
City, State, Zip	THE DALLES OR 97058	THE DALLES OR 97058
Telephone	541-288-6766	509-929-4712
E-mail	JRENARD84@GMAIL.COM	KRENARD72@GMAIL.COM
Cell phone		

	Emergency Contact	Emergency Contact
Name		
Home Phone		
Cell Phone		
E-Mail		

Insurance Information.

Insurance Company	Mutual of Enumclaw
Policy Number	CPP 0025460 02
Insured	APPROVED SAFE STORAGE LLC
Additional Insured	
Minimum Scope and Limits	SEE ATTACHED Policy
Airport Managers Signature of Verification	

Employment Data and Based Aircraft.

Number of Employees	4
Full-Time	4
Part-Time	1
Seasonal	
"N" Number of Aircraft (attach list if necessary)	N 2723L & 2383P

The Applicant hereby requests that the privilege to conduct commercial activities as described in this Permit, at the Columbia Gorge Regional Airport, be granted to the Applicant by the Columbia Gorge Regional Airport Commission. Additionally, the Applicant agrees to the following:

- **FEE PAYMENT:** The Applicant agrees to pay all applicable fees and other charges including late fees, interest, and penalties without offset of any kind whatsoever.
- **PERMIT LIMITATIONS:** This Permit is not valid unless signed by the Airport Manager. This Permit may not be assigned or transferred and is limited to engaging in the approved Activity(ies) in the location(s) designated and only for the time specified in the Permit.
- **INFORMATION CHANGES:** The Applicant shall notify the Manager in writing within 15 days of any change to the information submitted in this application.



COLUMBIA GORGE REGIONAL AIRPORT - GENERAL AVIATION OPERATOR AND LESSEE PERMIT APPLICATION

- **INSURANCE:** The Applicant shall procure and maintain throughout the duration of this agreement the requirements listed in the Columbia Gorge Regional Airports Commercial Use Agreement. Insurance must be verified by Airport Manager prior to approval of the agreement.
- **INDEMNIFICATION:** The City shall not in any way be liable for any cost, liability, damage or injury, including cost of suit and reasonable expenses of legal services, recovered by any person whomsoever, occurring on the Leased Premises as a result of any operation, works, acts or omissions performed on the Leased Premises, including but not limited to any claim arising from the sale or availability of alcoholic beverages for human consumption or the actual consumption of alcoholic beverages by Lessee, its guests or invitees, whether business or otherwise.

Lessee and Contractors agree to indemnify, save and hold harmless, the CGRA, its officers, agents, servants, and employees from any and all damage and expenses recovered by any person, firm or corporation by reason of injury to, or death of, any person or persons, and damage to, destruction or loss of any and all property, including CGRA personnel and CGRA property, directly or indirectly arising from, or resulting from, any operations, works, acts or omissions of Lessee and Contractor, its agents, servants, employees, subcontractors, or tenants.


The Lessee and Contractor agrees to save and hold the CGRA, its officers, employees, agents and representatives free and harmless of and from any loss, liability, expense, or claim for damages in connection with any actual infringement of any patent, trademark or copyright arising from any claim of such arising out of the operations. The Lessee and Contractor shall indemnify and hold harmless the CGRA from any claim for commission or brokerage made by any such broker when such claim is based in whole or in part upon any act or omission of the Lessee and Contractor.

In any and all claims against any party indemnified hereunder by any employee of the Lessee, any contractor or subcontractor, anyone directly or indirectly employed by any of them or anyone for whose acts any of them may be liable, the indemnification obligation herein provided shall not be limited in any way by any limitation on the amount or for the Lessee or any contractor or subcontractor under worker's compensation or other employee benefit acts.

- **COMPLIANCE WITH REGULATORY MEASURES:** The Applicant shall comply with Columbia Gorge Regional Airport Rules and Regulations and Minimum Standards for Commercial Aeronautical Activities dated April 1, 2007, all statutes, ordinances, and resolutions of any applicable federal, state, or local governmental agency, and any and all directives concerning airport operations and safety issued by the Airport Manager.

The undersigned Applicant certifies that they are authorized to sign for the business and agrees to abide by all of the terms and conditions under which this request is being granted. If, at any time, the Applicant does not comply with all the terms and conditions of this Permit, the Permit shall be declared invalid and terminated.

I hereby certify that the information provided is true and correct.

Signature  _____ Applicant

Title MEMBER Date 9/12/22

GROUND LEASE

between
CITY OF THE DALLES & KLICKITAT COUNTY
and
CHAK CHAK, LLC

WHEREAS, the City of The Dalles, a municipal corporation of the State of Oregon, and Klickitat County, a municipal corporation of the State of Washington, hereinafter jointly referred to as Landlord, are the joint owners and operators of the Columbia Gorge Regional Airport located in Dallesport, Washington; and

WHEREAS, CHAK CHAK, LLC hereinafter referred to as Tenant, desires to enter into an agreement with Landlord for the lease of property located at the Columbia Gorge Regional Airport, upon which Tenant proposes to construct an aircraft hangar at the Tenant's sole cost and expense; and

WHEREAS, under the proposed Ground Lease, during construction of the hangar and upon completion of construction, ownership of the hangar shall belong to the Tenant; and

WHEREAS, Landlord shall not be a party to any sublease of the hangar entered into between the Tenant and Tenant's subtenants;

NOW, THEREFORE, in consideration of the provisions set forth herein, it is mutually agreed as follows:

SECTION 1. LEASED PREMISES. For and in consideration of the rent and faithful performance by Tenant of the terms and conditions and the mutual covenants hereof, Landlord does hereby lease to Tenant, and Tenant hereby leases from Landlord, subject to all easements and encumbrances of record, that parcel of real property described in Exhibit "1" attached hereto building lots 3 & 4



**COLUMBIA GORGE REGIONAL
AIRPORT - GENERAL AVIATION OPERATOR AND
LESSEE PERMIT APPLICATION**

New Application Renewal - Original Date _____

Type: Lessee Other (describe on page 2)

Name JOSHUA COOMBS

Activity(ies) Conducted (attach additional sheets if necessary):

- | | |
|--|--|
| <input type="checkbox"/> Fixed Base Operator (providing aviation fuel) | <input type="checkbox"/> Flight Training (Including Ground School) |
| <input type="checkbox"/> Aircraft Maintenance | <input type="checkbox"/> Aircraft Charter |
| <input type="checkbox"/> Avionics Maintenance | <input type="checkbox"/> Aircraft Management |
| <input type="checkbox"/> Instrument Maintenance | <input type="checkbox"/> Aircraft Sales |
| <input type="checkbox"/> Aircraft Rental | <input checked="" type="checkbox"/> Aircraft Storage (Hangar) |
| <input type="checkbox"/> Aerial Tour (Sightseeing) | <input type="checkbox"/> Banner Towing |
| <input type="checkbox"/> Aircraft Washing / Detailing | |
| <input type="checkbox"/> Other _____ | |

Business Name	CHAK CHAK LLC
Legal Name Of The Applicant	JOSHUA COOMBS
Legal Address	269 NW LINCOLN ST
City, State, Zip	WHITE SALMON, WA 98672
START DATE (If New)	
END DATE (If Applicable)	
<input checked="" type="checkbox"/> Sole Proprietor <input type="checkbox"/> Partnership <input type="checkbox"/> S Corp <input type="checkbox"/> Corporation <input type="checkbox"/> Other (describe)	
Airport Address	
Date Business Began	
Permanent Address	
City, State, Zip	
Business Telephone #	
Business Fax #	
E-mail	



COLUMBIA GORGE REGIONAL AIRPORT - GENERAL AVIATION OPERATOR AND LESSEE PERMIT APPLICATION

Contact Information for All Legal Owners. (Attach additional sheets if necessary.) If no changes have occurred, please check here

	Owner	Owner
Name	JOSHUA COOMBS	
Permanent Address	269 NW LINCOLN ST	
City, State, Zip	WHITE SALMON, WA 98612	
Telephone	206-852-7475	
E-mail	JCOOMBS2@GMAIL.COM	
Cell phone	206-852-7475	

	Emergency Contact	Emergency Contact
Name	MARTHA COOMBS	
Home Phone	253 209 5432	
Cell Phone		
E-Mail	COOMBSMCC@901.COM	

Insurance Information.

Insurance Company	GALLAGHER	PH# (636)532-0023
Policy Number	10304787	
Insured	JOSH COOMBS	
Additional Insured		
Minimum Scope and Limits		
Airport Managers Signature of Verification		

Employment Data and Based Aircraft.

Number of Employees	/
Full-Time	
Part-Time	
Seasonal	
"N" Number of Aircraft (attach list if necessary)	N311D

The Applicant hereby requests that the privilege to conduct commercial activities as described in this Permit, at the Columbia Gorge Regional Airport, be granted to the Applicant by the Columbia Gorge Regional Airport Commission. Additionally, the Applicant agrees to the following:

- **FEE PAYMENT:** The Applicant agrees to pay all applicable fees and other charges including late fees, interest, and penalties without offset of any kind whatsoever.
- **PERMIT LIMITATIONS:** This Permit is not valid unless signed by the Airport Manager. This Permit may not be assigned or transferred and is limited to engaging in the approved Activity(ies) in the location(s) designated and only for the time specified in the Permit.
- **INFORMATION CHANGES:** The Applicant shall notify the Manager in writing within 15 days of any change to the information submitted in this application.



COLUMBIA GORGE REGIONAL AIRPORT - GENERAL AVIATION OPERATOR AND LESSEE PERMIT APPLICATION

- **INSURANCE:** The Applicant shall procure and maintain throughout the duration of this agreement the requirements listed in the Columbia Gorge Regional Airports Commercial Use Agreement. Insurance must be verified by Airport Manager prior to approval of the agreement.
- **INDEMNIFICATION:** The City shall not in any way be liable for any cost, liability, damage or injury, including cost of suit and reasonable expenses of legal services, recovered by any person whomsoever, occurring on the Leased Premises as a result of any operation, works, acts or omissions performed on the Leased Premises, including but not limited to any claim arising from the sale or availability of alcoholic beverages for human consumption or the actual consumption of alcoholic beverages by Lessee, its guests or invitees, whether business or otherwise.

Lessee and Contractors agree to indemnify, save and hold harmless, the CGRA, its officers, agents, servants, and employees from any and all damage and expenses recovered by any person, firm or corporation by reason of injury to, or death of, any person or persons, and damage to, destruction or loss of any and all property, including CGRA personnel and CGRA property, directly or indirectly arising from, or resulting from, any operations, works, acts or omissions of Lessee and Contractor, its agents, servants, employees, subcontractors, or tenants.


The Lessee and Contractor agrees to save and hold the CGRA, its officers, employees, agents and representatives free and harmless of and from any loss, liability, expense, or claim for damages in connection with any actual infringement of any patent, trademark or copyright arising from any claim of such arising out of the operations. The Lessee and Contractor shall indemnify and hold harmless the CGRA from any claim for commission or brokerage made by any such broker when such claim is based in whole or in part upon any act or omission of the Lessee and Contractor.

In any and all claims against any party indemnified hereunder by any employee of the Lessee, any contractor or subcontractor, anyone directly or indirectly employed by any of them or anyone for whose acts any of them may be liable, the indemnification obligation herein provided shall not be limited in any way by any limitation on the amount or for the Lessee or any contractor or subcontractor under worker's compensation or other employee benefit acts.

- **COMPLIANCE WITH REGULATORY MEASURES:** The Applicant shall comply with Columbia Gorge Regional Airport Rules and Regulations and Minimum Standards for Commercial Aeronautical Activities dated April 1, 2007, all statutes, ordinances, and resolutions of any applicable federal, state, or local governmental agency, and any and all directives concerning airport operations and safety issued by the Airport Manager.

The undersigned Applicant certifies that they are authorized to sign for the business and agrees to abide by all of the terms and conditions under which this request is being granted. If, at any time, the Applicant does not comply with all the terms and conditions of this Permit, the Permit shall be declared invalid and terminated.

I hereby certify that the information provided is true and correct.

Signature  Applicant

Title _____ Date 2/9/2023



FUTURE HANGAR LAYOUT

JEFF RENARD

45 AIRPORT WAY, DALLESPORT, WA 98617 (KICKITAT COUNTY, WA) 40' X 40' X 14' (15'-4" EAVE HT.)

STRUCTURAL DESIGN NOTES

1. ALL CONSTRUCTION SHALL BE PROVIDED IN ACCORDANCE WITH IRC 2018, ASCE 1-16, OSHA, AISC 360, AISI 100, AWS D1.3 CODES AND ALL APPLICABLE LOCAL REQUIREMENTS.
2. BASE CONNECTIONS SHALL BE PROVIDED AS SHOWN ON FOUNDATION DETAILS SHEET.
3. ALL MATERIALS IDENTIFIED BY A MANUFACTURER NAME MAY BE SUBSTITUTED WITH MATERIAL EQUAL OR EXCEEDING ORIGINAL.
4. ALL SHOP CONNECTIONS SHALL BE WELDED CONNECTIONS, NO FIELD WELDING IS REQUIRED.
5. ALL STRUCTURAL FIELD CONNECTIONS SHALL BE #12-24 x 1" SDS (ESR-2196) U.N.O. NO NEOPRENE WASHERS ARE PERMITTED AT STRUCTURAL CONNECTIONS.
6. STEEL SHEATHING SHALL BE 29GA. CORRUGATED GALV. OR PAINTED STEEL - MAIN RB HT. 3/4" (F=80KS) OR EQ.
7. SHEATHING CONNECTIONS SHALL BE #12-14 x 3/4" SDS. NEOPRENE WASHERS ARE REQUIRED.
8. ALL STRUCTURAL LIGHT GAUGE TUBING AND CHANNELS SHALL BE ASTM A653 (HSLA) GRADE 50 STEEL (F_y = 50 KSI, F_u = 65 KSI) OR EQUAL.
9. ALL HOT ROLLED STEEL SHAPES (BASE ANGLES), IN OPEN STRUCTURES, OR ONES EXPOSED TO THE ELEMENTS, SHALL HAVE ONE COAT OF RUST PROOF PRIMER FOLLOWED BY TWO COATS OF PAINT.
10. STRUCTURAL TUBE IS 2 1/2" x 2 1/2" x 14GA (Q0837) IS EQUIVALENT TO IS 2 1/2" x 2 1/2" x 12GA (Q1097) AND EITHER ONE MAY BE USED IN LIEU OF THE OTHER.
11. GYPSUM BOARD OR DRYWALL FINISH OR ANY BRITTLE BASE MATERIAL IS NOT CONSIDERED OR ACCOUNTED FOR ON THE DESIGN CRITERIA OF THIS STRUCTURE. U.N.O.

MARK	COMMENTS	DATE
-	ISSUED FOR PERMIT & CONST.	NOV 09 2022

REVISIONS

PREVALING CODE: WSBC (IBC 2018)
 USE GROUP: S (STORAGE)
 CONSTRUCTION TYPE: II - B
 RISK CATEGORY: II
 BUILDING FOOTAGE: 1400 SQ.FT

1. DEAD LOAD (D)
2. ROOF-LIVE LOAD (L_r)
3. SNOW LOAD (S)

GROUND SNOW LOAD IMPORTANCE FACTOR
 THERMAL FACTOR
 EXPOSURE FACTOR
 ROOF-SLOPE FACTOR
 FLAT ROOF SNOW LOAD SLOPED ROOF SNOW LOAD

WIND LOAD (W)
 DESIGN WIND SPEED EXPOSURE
 WIND LOAD (W)
 DESIGN WIND SPEED EXPOSURE
 SEISMIC LOAD (E)
 S_s / S₁
 S_s / SD1
 DESIGN CATEGORY
 SITE CLASS
 IMPORTANCE FACTOR

LOAD COMBINATIONS:
 1. D + (L OR S)
 2. D + (0.6W OR 0.7E)
 3. D + 0.75 (0.6W OR 0.7E) + 0.75 (L OR S)
 4. 0.6D + (0.6W OR 0.7E)

SCOPE OF PLANS:

1. TO PROVIDE STRUCTURAL DESIGN FOR THE PRE-FAB METAL BUILDING PER THE SPECIFIED DESIGN LOADS, AND APPLICABLE BUILDING CODES. ANY DISCREPANCIES IN DESIGN LOADS SHALL BE BROUGHT TO THE ATTN. OF THE ENGINEER OF RECORD.
2. DOES NOT PROVIDE ANY ARCHITECTURAL, SITE ZONING, HVAC, ELEC. MECH DESIGN OR REQUIREMENTS. THESE ITEMS MUST BE ADDRESSED BY THEIR RESPECTIVE PROFESSIONALS IN CHARGE.

DRAWING INDEX

1. COVER SHEET
2. ELEVATIONS
- 3A / 3B / 3C FOUNDATION PLAN & DETAILS
4. FLOOR PLAN
- 5A / 5B FRAME SECTION & DETAILS
- 6A / 6B SIDE WALL FRAMING & DETAILS
- 7A / 7B END WALL FRAMING & DETAILS

LIST OF SPECIAL INSPECTIONS

1.	STEEL CONSTRUCTION
1.1	STRUCTURAL STEEL MATERIALS
1.2	STRUCTURAL STEEL WELDING
1.3	STRUCTURAL STEEL FRAME JOINT DETAILS
2.	CONCRETE CONSTRUCTION
2.1	REINFORCING STEEL PLACEMENT
2.2	ON SITE CONCRETE TESTING
3.	POST INSTALLED ANCHOR BOLTS
3.1	ANCHOR BOLTS ARE TO BE INSPECTED AS PER CC-ESR RECOMMENDATION

THE OWNER SHALL HIRE LICENSED SPECIAL INSPECTOR AT THEIR OWN COST. THE OWNER MAY BRING TO THE ATTENTION OF THE ENGINEER ANY ISSUES OF CONCERN NOTED BY THE INSPECTOR.

SAADY AMIN
 I have reviewed this document
 SAADY AMIN
 Toledo, OH
 2022.12.14 13:30:45-0500'

20150

THE INFORMATION CONTAINED IN THESE DRAWINGS IS THE SOLE PROPERTY OF COAST TO COAST, INC. ANY REPRODUCTION IN PART OR WHOLE WITHOUT THE WRITTEN PERMISSION OF COAST TO COAST, INC. IS PROHIBITED.

THESE DRAWINGS HAVE BEEN PRODUCED USING A & A SOFTWARE DEVELOPMENT'S MB DESIGN SOFTWARE. THE DESIGNS SHOWN IN THESE DRAWINGS NEED TO BE VERIFIED AND SEALED BY A LICENSED PROFESSIONAL ENGINEER TO BE VALID. A & A SOFTWARE DEVELOPMENT AND ITS AFFILIATES ASSUMES NO LIABILITY FOR DRAWINGS NOT SEALED BY THEIR ENGINEERS. FOR INFORMATION REGARDING THE SOFTWARE OR FOR IF YOU REQUIRE A PROFESSIONAL ENGINEER'S SEAL, PLEASE CONTACT A & A SOFTWARE DEVELOPMENT AT 6036 RETAINANCE PLACE, TOLEDO, OH 43622 OR AT 1-419-292-1983

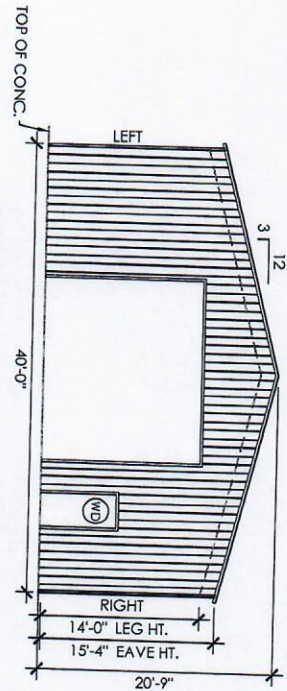


PREPARED FOR:
COAST TO COAST
CARPORTS, INC.
 22525 Interstate 40
 Knoxville, AR 72845
 1-866-267-3790

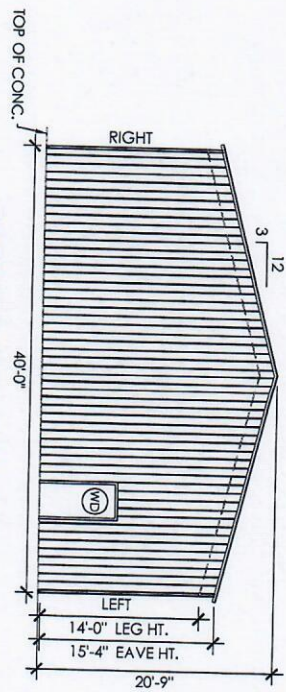


DATE SIGNED: DEC 14 2022
 EXPIRES: 1/31/2024

OWNER: JEFF RENARD	LOCATION: 45 AIRPORT WAY, DALLESPORT, WA 98617
COVER SHEET	
DRAWING NO.: MBDE0A2CD9D	PROJECT NO.: 031-21-1372
DRAWN BY: A.F	CHECKED BY:
DATE: NOV-09-2022	SHEET NO.: 1 OF 7



FRONT END WALL ELEVATION
SCALE: 3/32" = 1'

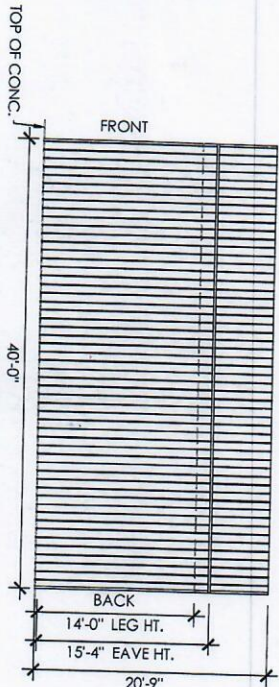


BACK END WALL ELEVATION
SCALE: 3/32" = 1'

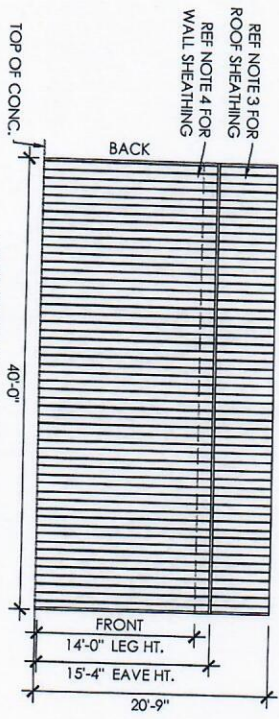
- DESIGN NOTES**
1. THE INTENTION OF ELEVATIONS PROVIDED ON THIS SHEET IS TO INDICATE STRUCTURAL COMPONENTS, DIMENSIONS, AND BUILDING ORIENTATION ONLY.
 2. ARCHITECTURAL DESIGN REQUIREMENTS ARE NOT COVERED IN THIS PLAN SET. THESE DESIGN REQUIREMENTS SHALL BE ADDRESSED IN A SEPARATE ARCHITECTURAL SET BY RESPONSIBLE LICENSED PROFESSIONALS IN CHARGE, AS NEEDED.
 3. ALL EXT. ROOF SHEATHING SHALL BE: CLASS A RATED 29GA, 3/4" MIN. THK - GALVALY OR PAINTED STEEL (FV-90 KSI) OR EQ.
 4. ALL EXT. WALL SHEATHING SHALL BE: CLASS A RATED 29GA, 3/4" MIN. THK - GALVALY OR PAINTED STEEL (FV-90 KSI) OR EQ.
 5. LOC. OF WALK-IN DOORS OR WINDOWS CAN BE DETERMINED ON SITE AS LONG AS THEY FALL BETWEEN BAYS (BETWEEN FULL FRAMES).

LEGEND

(WD) WALK-IN DOORS (REF DOOR MFG)
 NOTE: ANY DOOR DESIGN INFORMATION IS NOT COVERED IN THIS PLAN SET AND SHALL BE ADDRESSED BY OTHERS.



RIGHT SIDE WALL ELEVATION
SCALE: 3/32" = 1'



LEFT SIDE WALL ELEVATION
SCALE: 3/32" = 1'

SEAL

PREPARED FOR:
COAST TO COAST
CARPORTS, INC.
 22525 Interstate 40
 Knoxville, AR 72845
 1-866-267-3790

DATE SIGNED: DEC 14 2022
 EXPIRES: 1/3/2024

OWNER: JEFF RENARD	LOCATION: 45 AIRPORT WAY, DALLESFORT, WA 98617
SHEET TITLE: ELEVATIONS	
DRAWING NO.: MBDE0A2CD9D	PROJECT NO.: 031-21-1372
DRAWN BY: A.F	CHECKED BY:
DATE: NOV-09-2022	SHEET NO.: 2 OF 7

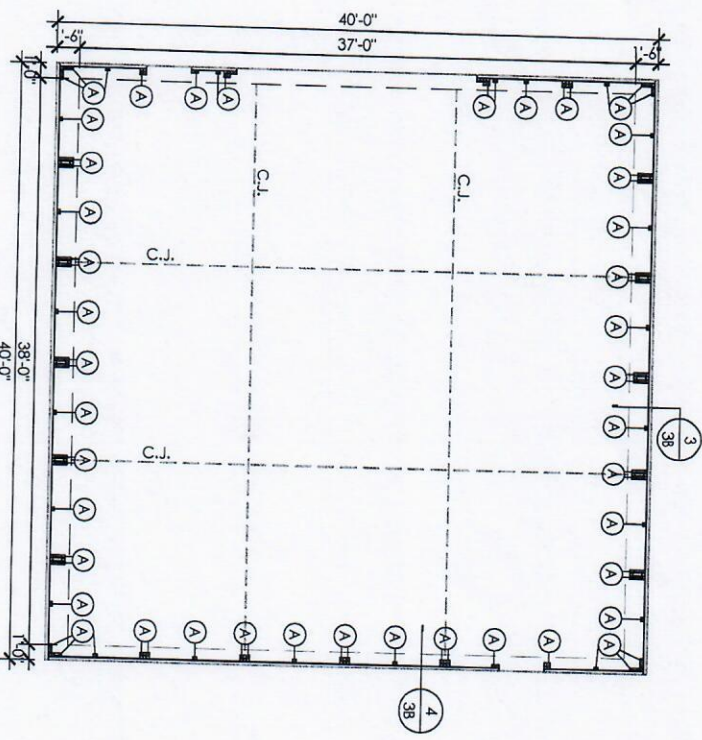
TRUSS CHORD	2 1/2" SQ. X 1 1/4" GA TUBE
TRUSS WEB	2 1/2" SQ. X 1 1/4" GA TUBE
BASE RAIL	2 1/2" SQ. X 1 1/4" GA TUBE
ANCHOR 'A'	1/220" X 7" I.G. POWER-STEEL+ SD1 EXPANSION ANCHOR (PER ESR 2818)

ANCHORAGE NOTES:

- ANCHOR INSTALLATION REQUIREMENTS:
 - MIN. ANCHOR EDGE DISTANCE: 4.00"
 - MIN. ANCHOR HOLE DEPTH: 4.50"
 - MIN. CONCRETE EMBEDMENT DEPTH: 3.75"
 - MIN. EFFECTIVE EMBEDMENT: 3.25"
 - MIN. SPACING BETWEEN (2) ANCHORS: 5.00"
- ANCHORS TO BE SPACED NO MORE THAN 6" FROM POSTS.
- ALL ANCHORS TO BE A307 EQUIVALENT OR BETTER. ANCHORS TO BE INSTALLED PER MANUFACTURER'S REQ.

REINFORCEMENT NOTES:

- REINFORCING STEEL: DEFORMED BARS CONFORMING TO ASTM A615, GRADE 60, WITH A MINIMUM YIELD OF 60 KSI FOR ALL BARS UNLESS OTHERWISE INDICATED ON DRAWINGS.
- WELDED WIRE FABRIC: ASTM A185 USING BRIGHT STEEL WIRE MEETING THE REQUIREMENTS OF ASTM A82. GAUGES AND DIMENSIONS AS NOTED ON THE DRAWINGS. PROVIDE IN FLAT SHEETS OR ROLLS.

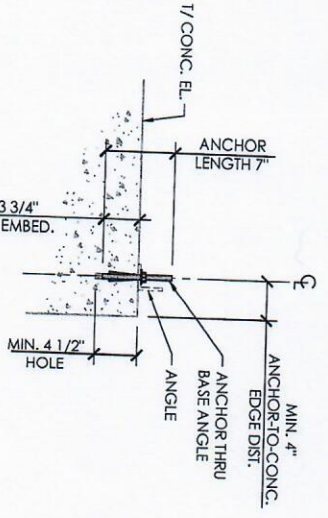


FOUNDATION PLAN
SCALE: 1/8" = 1'

FOUNDATION NOTES:

- CONTROL JOINTS SHALL BE PLACED SO AS TO LIMIT MAX. SLAB SPANS TO 20' IN EACH DIRECTION.
- CONCRETE ANCHORS SHALL BE LOCATED AS SHOWN ON THE FOUNDATION PLAN BELOW:
 - A MINIMUM OF 4 ANCHORS SHALL BE PROVIDED AT EACH SIDE WALL TRUSS POST BASE.
 - A MINIMUM OF 2 ANCHORS SHALL BE PROVIDED AT EACH END WALL DBL POSTS BASE.
- DEPTH OF SLAB TURN DOWN FOOTING SHALL BE GREATER THAN FROST DEPTH SPECIFIED PER LOCAL CODE.
- DEPTH OF FOOTINGS SHALL EXTEND INTO UNDISTURBED SOIL OR COMPACTED ENGINEERING FILL.
- ASSUMED SOIL BEARING CAPACITY IS TO BE A MIN. OF 1500 PSF.
- CONC STRENGTH TO BE A MIN OF 3000 PSI @ 28 DAYS.
- CONC SLAB TO SLOPE A MIN OF 1/8" FOR EVERY 12" TOWARDS LARGE OPENING(S) TO ALLOW DRAINAGE, IF INTENDED USE IS A GARAGE.

ANCHORAGE DETAIL
SCALE: 1" = 1'

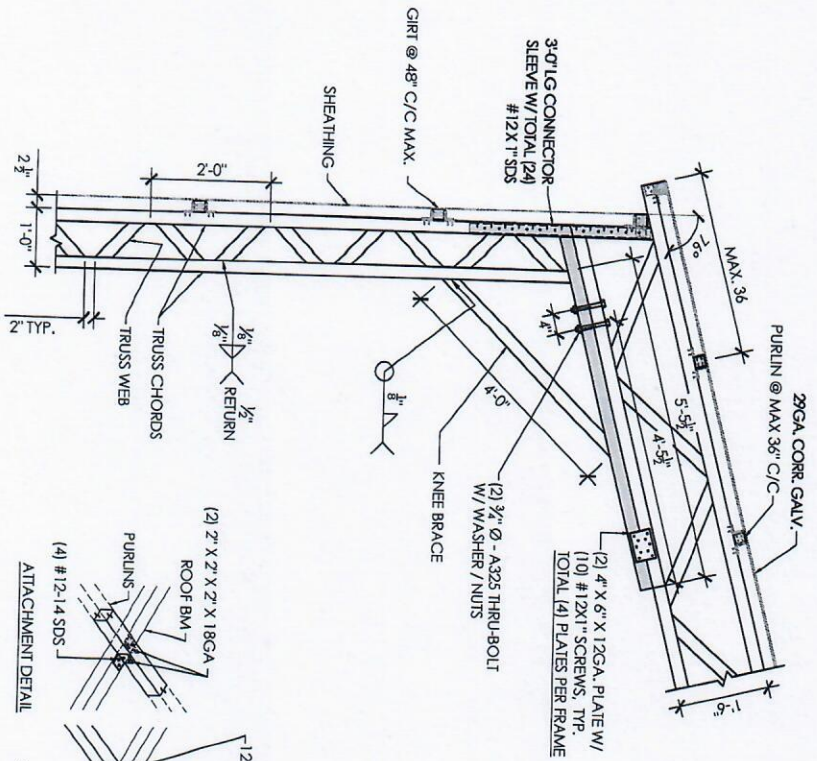


DATE SIGNED: DEC 14 2022
EXPIRES: 11/30/2024

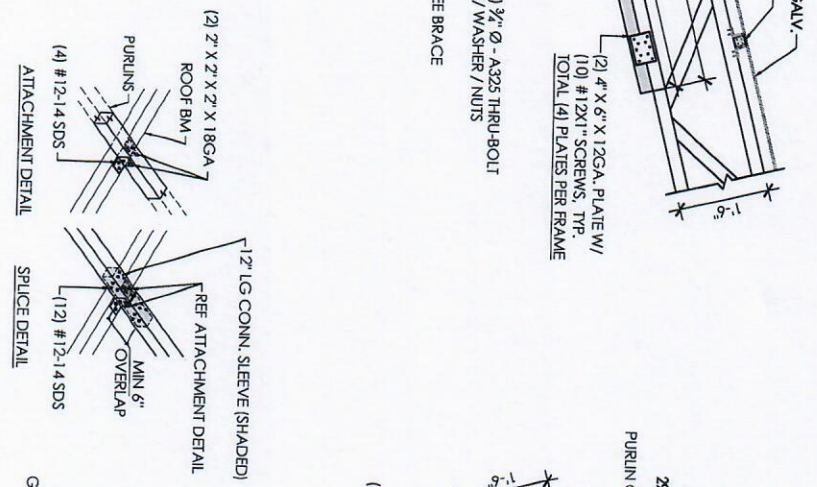
PREPARED FOR:
COAST TO COAST
CARPORTS, INC.
22525 Interstate 40
Knoxville, AR 72845
1-866-267-3790

OWNER: JEFF RENARD	LOCATION: 45 AIRPORT WAY, DALLESPORT, WA 98617
SHEET TITLE: FOUNDATION PLAN; CONCRETE SLAB	
DRAWING NO.: MBDE0A2CD9D	PROJECT NO.: 031-21-1372
DRAWN BY: A.F	CHECKED BY:
DATE: NOV-09-2022	SHEET NO.: 3A OF 7

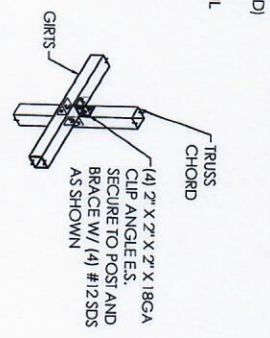
FASTENER TYPE:
 1. #12X1" SELF-DRILL SCREWS (ESR-2196) W/
 NEOPRENE/STEEL WASHER



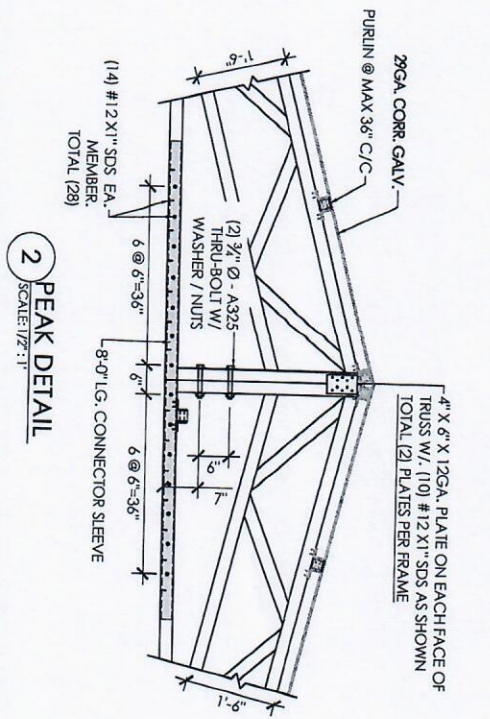
1 TYP. FRAME DETAIL
 SCALE: 1/2" = 1'



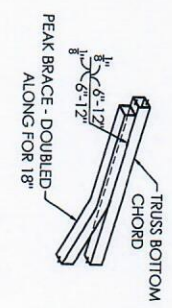
3 PURLIN/LATERAL DETAIL
 SCALE: 1/2" = 1'



4 GIRT DETAIL
 SCALE: 1/2" = 1'



2 PEAK DETAIL
 SCALE: 1/2" = 1'



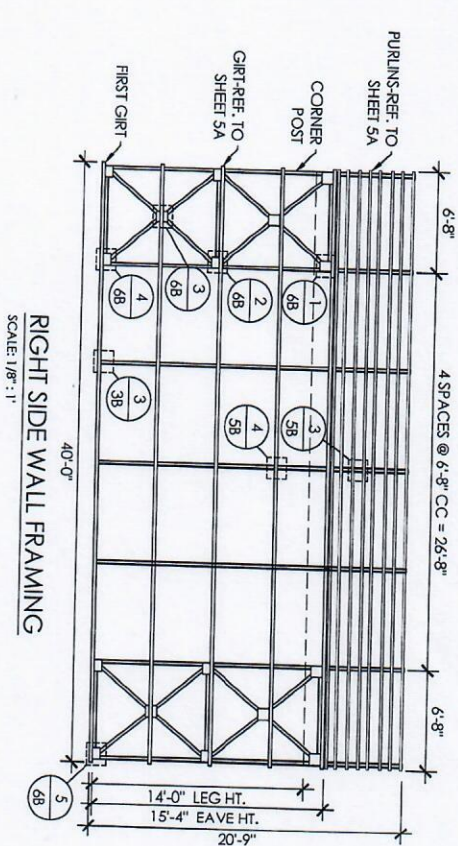
5 PEAK BRACE DETAIL
 SCALE: 1/2" = 1'

SEAL

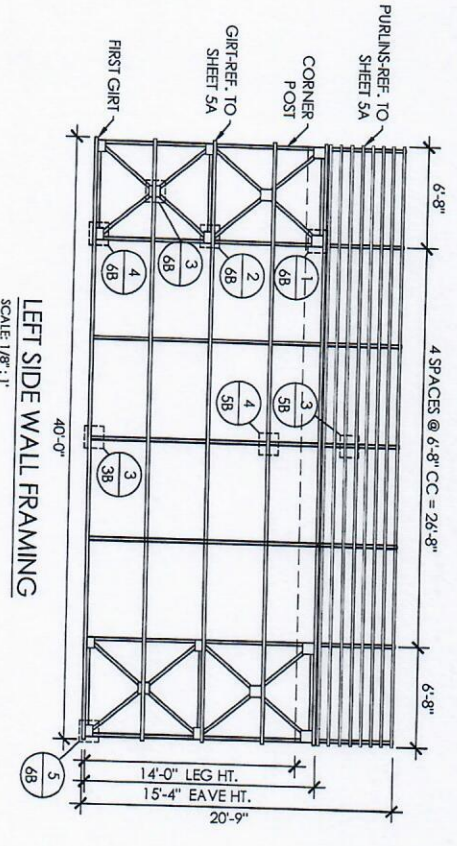
DATE SIGNED: DEC 14 2022

PREPARED FOR:
COAST TO COAST
CARPORTS, INC.
 22525 Interstate 40
 Knoxville, AR 72845
 1-866-267-3790

OWNER: JEFF RENARD	LOCATION: 45 AIRPORT WAY, DALLESFORT, WA 98617
SHEET TITLE: FRAME SECTION DETAILS	
DRAWING NO.: MBDE0A2CD9D	PROJECT NO.: 031-21-1372
DRAWN BY: A.F	CHECKED BY:
DATE: NOV-09-2022	SHEET NO.: 5B OF 7



RIGHT SIDE WALL FRAMING
SCALE: 1/8" = 1'



LEFT SIDE WALL FRAMING
SCALE: 1/8" = 1'

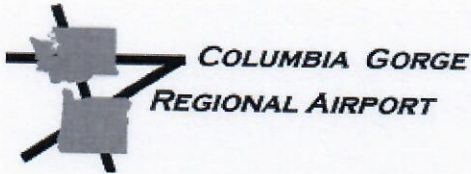
MEMBER	QUANTITY	DESCRIPTION
TRUSS CHORD	2	2 1/2" SQ. X 14GA TUBE
TRUSS WEB	2	2 1/2" SQ. X 14GA TUBE
PEAK BRACE	2	2 1/2" SQ. X 14GA TUBE
KNEE BRACE	2	2 1/2" SQ. X 14GA TUBE
CROSS BRACE	2	2 1/2" SQ. X 14GA TUBE
PURLIN	2	2 1/2" SQ. X 14GA TUBE
GIRT	2	2 1/2" SQ. X 14GA TUBE
ALL BRACE	2	2 1/2" SQ. X 14GA TUBE
CONNECTOR SLEEVE	2	2 1/2" SQ. X 12GA TUBE
DBL DOOR POST	2	2 1/2" SQ. X 14GA TUBES
DBL DOOR HEADER	2	2 1/2" SQ. X 14GA TUBES
W.L. DOOR FRAMING	2	2 1/2" SQ. X 14GA TUBE
END WALL COLUMN POST	2	2 1/2" SQ. X 14GA TUBES
CORNER POST	2	2 1/2" SQ. X 14GA TUBE



PREPARED FOR:
COAST TO COAST
CARPORTS, INC.
22525 Interstate 40
Knoxville, AR 72845
1-866-267-3790

OWNER: JEFF RENARD	LOCATION: 45 AIRPORT WAY, DALLESFORT, WA 98617
SHEET TITLE: SIDE WALL FRAMING	
DRAWING NO.: MBDE0A2CD9D	PROJECT NO.: 031-21-1372
DRAWN BY: A,F	CHECKED BY:
DATE: NOV-09-2022	SHEET NO.: 6A OF 7

DATE SIGNED: DEC 14 2022



PO Box 285 □ Dallesport □ Washington □ 98617-0285
□ Airport Management □ 509-767-2272
manager@flycgra.com

AGENDA STAFF REPORT

MEETING DATE: February 21, 2023

TO: AIRPORT BOARD

FROM: AIRPORT MANAGER

ISSUE: Airport Board Meeting Schedule

BACKGROUND: The day has finally arrived that we can go back to our normal meeting day of the 3rd Friday of the month. The Dalles bridge will be reopened at the end of February.

BUDGET IMPLICATIONS: None

BOARD ALTERNATIVES:

1. **Staff recommendation:** Move to have Staff move the Airport board meeting date back to the 3rd Friday of the month at 7:30 am. (March 21,2023)
2. Move to direct Staff to schedule a different day and time.
3. Move to take no action.

Report Criteria:

Actual amounts

Accounts with balances or activity

Account.Account number= "06161000003110"- "0616100000741" 06,261000007915"-06261000007980"

[Report].Fund = "061"- "062"

Journal	Reference Number	Payee or Description	Debit Amount	Credit Amount	Balance
061-6100-000.31-10 CONTRACTUAL SERVICES					
		12/31/2022 (12122) Balance	.00	.00	449.30
AP	294	WAVE	20.00		
		.. VendorNo: 10091 "Inv. No: 2701-1033412-01 "Desc: CITY ISP PROVIDER **Inv. Date: 1/1/2023 "PO No: "Remit Name: WAVE			
		.. Merchant Vendor No: 10091.. Merchant Vendor Name: WAVE .. Invoice Created By: Irowland			
		0113112023 (01123) Period Totals and Balance	20.00	.00	469.30
YTD Encumbrance	.00	YTD Actual 469.30 Total	469.30	YTD Budget 1,350.00 Unexpended	880.70
061-6100-000.31-90 CONTRACTUAL SERV-OTHER					
		12/3112022(12122) Balance	.00	.00	60,627.07
AP	158	AVIATION MANAGEMENT SERVICES	11,358.67		
		"VendorNo: 10704 "Inv. No: 12-2022 "Desc: DECEMBER 2022 AIRPORT MGNT CONTRACT "Inv. Date: 12131/2022 "PO No: " Remit Name: AVIATION MANAGEMENT SERVICES "Merchant VendorNo: 10704"Merchant Vendor Name: AVIATION MANAGEMENT SERVICES "Invoice Created By: Irowland			
		0113112023 (01/23) Period Totals and Balance	11,358.67	.00	71,985.74
YTD Encumbrance	.00	YTD Actual 71,985.74 Total	71,985.74	YTD Budget 180,000.00 Unexpended	108,014.26
061-6100-000.32-10 AUDITING SERVICES					
		1213112022 (12122) Balance	.00	.00	5,210.00
AP	914	MASTERCARD	200.00		
		"VendorNo: 10541 "Inv. No:8386 12-22 " Desc: 2022 CAFR FILING FEE A WILSON " Inv. Date: 12130/2022 .. PO No: " Remit Name: MASTERCARD "Merchant VendorNo: 10541 "Merchant Vendor Name: MASTERCARD "Invoice Created By: Irowland			
AP	280	TALBOT KORVOLA & WARWICK LLP	3,000.00		
		"VendorNo: 10037 "Inv. No: 163830 .. Desc: FINAL AUDIT BILLING AIRPORT FY 21122 "Inv. Date: 115/2023 "PO No: "Remit Name: TALBOT KORVOLA & WARWICK LLP "Merchant Vendor No: 10037 "Merchant Vendor Name: TALBOT KORVOLA & WARWICK LLP "Invoice Created By: Irowland			
		0113112023 (01/23) Period Totals and Balance	3,200.00	.00	8,410.00
YTD Encumbrance	.00	YTD Actual 8,410.00 Total	8,410.00	YTD Budget 6,430.00 Unexpended	1,980.00-
061-6100-000.34-10 ENGINEERING SERVICES					
		1213112022 (12122) Balance	.00	.00	.00
		01/31/2023 (01/23) Period Totals and Balance	.00	.00	.00
YTD Encumbrance	.00	YTD Actual .00 Total	.00	YTD Budget 1,000.00 Unexpended	1,000.00
061-6100-000.41-10 WATER & SEWER					
		12/31/2022 (12122) Balance	.00	.00	3,390.29
AP	556	DALLESPORT WATER ASSOCIATION	400.09		
		"VendorNo: 366 "Inv. No: ACT 100173 01-23 .. Desc: AIRPORT WATER .. Inv. Date: 11512023 " PO N o: "Remit Name:DALLESPORT WATER ASSOCIATION " " Merchant Vendor No: 366 " Merchant Vendor Name: DALLESPORT WATER ASSOCIATION " Invoice Created By: Irowland			
AP	557	DALLESPORT WATER ASSOCIATION	230.23		
		"VendorNo: 366 "Inv. No:ACT 100489 01-23 " Desc: AIRPORT WATER "Inv. Date: 115/2023 "PO No: "Remit Name: DALLESPORT WATER ASSOCIATION ""Merchant Vendor No: 366 "Merchant Vendor Name: DALLESPORT WATER ASSOCIATION " Invoice Created By: Irowland			
		01131/2023 (01/23) Period Totals and Balance	630.32	.00	4,020.61
YTD Encumbrance	.00	YTD Actual 4,020.61 Total	4,020.61	YTD Budget 9,700.00 Unexpended	5,679.39

Journal	Reference Number	Payee or Description	Debit Amount	Credit Amount	Balance
061 100-000.41-20 GARBAGE SERVICES					
	12/31/2022 (12/22)	Balance	.00	.00	.00
	01/31/2023 (01/23)	Period Totals and Balance	.00	.00	.00
YTD Encumbrance	.00	YTD Actual	.00	Total	.00
		YTD Budget	250.00	Unexpended	250.00
061 100-000.41-40 ELECTRICITY					
	12/31/2022 (12/22)	Balance	.00	.00	3,878.21
AP	22	KLICKITAT COUNTY PUD	90.94		
	"VendorNo: 689 .. Inv. No: 69547775 12-22 .. Desc: AIRPORT ELECTRICITY .. Inv. Date: 12/7/2022 .. PO No: .. Remit Name: KLICKITAT COUNTY PUD .. Merchant Vendor No: 689 .. Merchant Vendor Name: KLICKITAT COUN TYPUD .. Invoice Created By: Irowland				
AP	563	KLICKITAT COUNTY PUD	966.11		
	.. VendorNo: 689 .. Inv. No: ACT 6195849 01-23 **Desc: AIRPORT ELECTRICITY .. Inv. Date: 1/6/2023 .. PO No: .. Remit Name: KLICKITAT COUNTY PUD .. Merchant Vendor No: 689 .. Merchant Vendor Name: KLICKITAT COUNTY PUD " Invoice Created By: Irowland				
AP	564	KLICKITAT COUNTY PUD	388.25		
	.. VendorNo: 689 .. Inv. No: ACT 69456080 01-23 .. Desc: AIRPORT ELECTRICITY " Inv. Date: 1/6/2023 .. PO No: "Remit Name: KLICKITATCOUNTY PUD"Merchant Vendor No:689"Merchant Vendor Name: KLICKITAT COUNTY PUD " Invoice Created By: Irowland				
AP	565	KLICKITAT COUNTY PUD	98.69		
	**v endorNo: 689 "Inv. No: ACT 69547775 01-23 .. Desc: AIRPORT ELECTRICITY .. Inv. Date: 1/6/2023 "PO No: "Remit Name: KLICKITATCOUNTY PUD"Merchant Vendor No:689"Merchant Vendor Name: KLICKITAT COUNTY PUD .. Invoice Created By: Irowland				
	01/31/2023 (01/23)	Period Totals and Balance	1,543.99	.00	5,422.20
YTD Encumbrance	.00	YTD Actual	5,422.20	Total	5,422.20
		YTD Budget	10,000.00	Unexpended	4,577.80
061 100-000.43-10 BUILDINGS AND GROUNDS					
	12/31/2022 (12/22)	Balance	.00	.00	11,308.04
AP	824	MASTERCARD	16.77		
	" VendorNo: 10541 " Inv. No: 8386 12-22 "Desc: AIR FILTER PLEAT J RENARD "Inv. Date: 12/30/2022 "PO No: "Remit Name: MASTERCARD .. Merchant Vendor No: 10541 "Merchant Vendor Name: MASTERCARD"Invoice Created By: Irowland				
	01/31/2023 (01/23)	Period Totals and Balance	16.77	.00	11,324.81
YTD Encumbrance	4,325.52	YTD Actual	11,324.81	Total	15,650.33
		YTD Budget	50,000.00	Unexpended	34,349.67
061 100-000.43-45 JOINT USE OF LABOR/EQUIP					
	12/31/2022 (12/22)	Balance	.00	.00	.00
	01/31/2023 (01/23)	Period Totals and Balance	.00	.00	.00
YTD Encumbrance	.00	YTD Actual	.00	Total	.00
		YTD Budget	5,000.00	Unexpended	5,000.00
061 100-000.43-50 VEHICLES					
	12/31/2022 (12/22)	Balance	.00	.00	1,679.30
AP	818	MASTERCARD	29.10		
	"VendorNo: 10541 "Inv. No: 8386 12-22 "Desc: AIR FILTER J RENARD .. Inv. Date: 12/30/2022 "PO No: .. Remit Name: MASTERCARD " Merchant Vendor No: 10541 .. Merchant Vendor Name: MASTERCARD "Invoice Created By: Irowland				
AP	819	MASTERCARD	140.65		
	"VendorNo: 10541 .. Inv. No: 8386 12-22 .. Desc: AIRFILTER & DIESEL TREATMENT J RENARD .. Inv. Date: 12/130/2022 .. PO No: .. Remit Name: MASTERCARD "Merchant Vendor No: 10541 "Merchant Vendor Name: MASTERCARD "Invoice Created By:Irowland				
	01/31/2023 (01/23)	Period Totals and Balance	169.75	.00	1,849.05
YTD Encumbrance	.00	YTD Actual	1,849.05	Total	1,849.05
		YTD Budget	40,000.00	Unexpended	38,150.95

Journal	Reference Number	Payee or Description	Debit Amount	Credit Amount	Balance
061-6100-000.43-51 GAS/OIUDESEULUBRtCANTS					
		12/31/2022 (12/22) Balance	.00	.00	1,238.34
AP	823	MASTERCARD	73.25		
		.. VendorNo: 10541 "Inv. No: 8386 12-22 .. Desc: FUEL J RENARD " Inv. Date: 12/30/2022 .. PO No: " Remit Name: MASTERCARD .. Merchant Vendor No: 10541 .. Merchant Vendor Name: MASTERCARD --invoice Created By Irowland			
		01/31/2023(01/23) Period Totals and Balance	73.25	.00	1,311.59
YTD Encumbrance	.00	YTD Actual 1,311.59 Total	1,311.59	YTD Budget 3,500.00 Unexpended	2,188.41
061-6100-000.46-10 PROPERTY TAXES					
		12/31/2022(12/22) Balance	.00	.00	.00
		01/31/2023 (01/23) Period Totals and Balance	.00	.00	.00
YTD Encumbrance	.00	YTD Actual .00 Total	.00	YTD Budget 15,000.00 Unexpended	15,000.00
061-6100-000.52-10 LIABILITY					
		12/31/2022 (12/22) Balance	.00	.00	6,613.16
		01/31/2023(01/23) Period Totals and Balance	.00	.00	6,613.16
YTD Encumbrance	.00	YTD Actual 6,613.16 Total	6,613.16	YTD Budget 9,800.00 Unexpended	3,186.84
061-6100-000.52-30 PROPERTY					
		12/31/2022 (12/22) Balance	.00	.00	15,311.93
		01/31/2023 (01/23) Period Totals and Balance	.00	.00	15,311.93
YTD Encumbrance	.00	YTD Actual 15,311.93 Total	15,311.93	YTD Budget 14,800.00 Unexpended	511.93-
061-6100-000.53-20 POSTAGE					
		12/31/2022 (12/22) Balance	.00	.00	101.68
AP	362	PURCHASEPOWER	168.15		
		"VendorNo: 2842 ** tnv . No: 8000-9000-0260-2351 01-23 .. Desc: POSTAGE REIMB 09-23-22 TO 01-13-23 .. Inv. Date: 1/13/2023 "PO No: .. Remit Name: PURCHASE POWER "Merchant Vendor No: 2842 **Merchant Vendor Name: PURCHASE POWER "Invoice Created By: Irowland			
		01/31/2023(01/23)Period Totals and Balance	168.15	.00	269.83
YTD Encumbrance	.00	YTD Actual 269.83 Total	269.83	YTD Budget 325.00 Unexpended	55.17
061-6100-000.53-30 TELEPHONE					
		12/31/2022 (12/22) Balance	.00	.00	1,637.09
AP	709	CHARTER COMMUNICATIONS	259.95		
		.. VendorNo4316 " Inv. No: 0122193122622 " Desc: WEB HOSTING AIRPORT *Inv. Date: 12/26/2022 " PO No: **Remit Name: CHARTER COMMUNICATIONS **Merchant Vendor No: 4316 .. Merchant Vendor Name: CHARTER COMMUNICATIONS "Invoice Created By: Irowland			
AP	821	MASTERCARD	12.90		
		"VendorNo: 10541 " Inv. No: 8386 12-22 ' ' Desc: GOOGLE SUITES J RENARD .. Inv. Date: 12/30/2022 .. PO No: .. Remit Name: MASTERCARD .. Merchant Vendor No: 10541 " Merchant Vendor Name: MASTERCARD --invoice Created By Irowland			
AP	822	MASTERCARD	149.90		
		.. VendorNo: 10541 .. Inv. No: 8386 12-22 *Desc: ZOOM PRO ANNUAL J RENARD " Inv. Date: 12/30/2022 "PO No: " Remit Name: MASTERCARD " Merchant Vendor No: 10541" Merchant Vendor Name: MASTERCARD " Invoice Created By: Irowland			
		01/31/2023(01/23)Period Totals and Balance	422.75	.00	2,059.84
YTD Encumbrance	.00	YTD Actual 2,059.84 Total	2,059.84	YTD Budget 2,000.00 Unexpended	59.84-

Journal	Reference Number	Payee or Description	Debit Amount	Credit Amount	Balance
061-6100-000.53-40 LEGAL NOTICES					
		12/31/2022 (12/22) Balance	.00	.00	.00
		01/31/2023 (01/23) Period Totals and Balance	.00	.00	.00
YTD Encumbrance	.00	YTD Actual .00 Total	.00	YTD Budget 250.00 Unexpended	250.00
061-6100-000.58-10 TRAVEL, FOOD & LODGING					
		12/31/2022 (12/22) Balance	.00	.00	1,471.39
		01/31/2023 (01/23) Period Totals and Balance	.00	.00	1,471.39
YTD Encumbrance	.00	YTD Actual 1,471.39 Total	1,471.39	YTD Budget 2,500.00 Unexpended	1,028.61
061-6100-000.58-50 TRAINING AND CONFERENCES					
		12/31/2022 (12/22) Balance	.00	.00	.00
AP	645	WASHINGTON AIRPORT MANAGEMENT ASSN	400.00		
		.. VendorNo: 3184 " Inv. No: 02405' 'Desc: 2023 WAMAANNUA CONFERENCE J RENARD .. Inv. Date: 1/2/2023 **po No: "Remit Name: WASHINGTON AIRPORT MANAGEMENT ASSN " Merchant Vendor No: 3184 "Merchant Vendor Name: WASHINGTON AIRPORT MANAGEMENT ASSN .. Invoice Created By: Irowland			
		01/31/2023 (01/23) Period Totals and Balance	400.00	.00	400.00
YTD Encumbrance	.00	YTD Actual 400.00 Total	400.00	YTD Budget 2,000.00 Unexpended	1,600.00
061-6100-000.58-70 MEMBERSHIPS/DUES/SUBSCRIP					
		12/31/2022(12/22) Balance	.00	.00	714.00
AP	820	MASTERCARD	100.00		
		"VendorNo: 10541 "Inv. No: 8386 12-22 "Desc: MARITIME INFORMATION SYSTEMS J RENARD "Inv. Date: 12/30/2022 "PO No: .. Remit Name: MASTERCARD "Merchant Vendor No: 10541 .. Merchant Vendor Name: MASTERCARD ""Invoice Created By: Irowland			
		01/31/2023 (01/23) Period Totals and Balance	100.00	.00	814.00
YTD Encumbrance	.00	YTD Actual 814.00 Total	814.00	YTD Budget 750.00 Unexpended	64.00-
061-6100-000.60-10 OFFICE SUPPLIES					
		12/31/2022(12/22) Balance	.00	.00	28.99
		01/31/2023(01/23) Period Totals and Balance	.00	.00	28.99
YTD Encumbrance	.00	YTD Actual 28.99 Total	28.99	YTD Budget 800.00 Unexpended	771.01
061-6100-000.69-50 MISCELLANEOUS EXPENSES					
		12/31/2022 (12/22) Balance	.00	.00	1,500.00
		01/31/2023 (01/23) Period Totals and Balance	.00	.00	1,500.00
YTD Encumbrance	.00	YTD Actual 1,500.00 Total	1,500.00	YTD Budget 1,500.00 Unexpended	.00

Journal	Reference Number	Payee or Description	Debit Amount	Credit Amount	Balance
061-6100-000.72-20 BUILDINGS					
		12/31/2022 (12/22) Balance	.00	.00	.00
AP	733	SCHOCK WELDING LLC	2,460.00		
		.. VendorNo: 10140 "Inv. No: 1378 .. Desc: OTIS HANGAR DOOR REPLACEMENT "Inv. Date: 1/21/2023 .. PO No: .. Remit Name: SCHOCKWELDINGLLC**Merchant VendorNo: 10140.. Merchant VendorName: SCHOCKWELDINGLLC**Invoice Created By: Irowland			
		01/31/2023(01/23) Period Totals and Balance	2,460.00	.00	2,460.00
YTD Encumbrance	.00	YTD Actual	2,460.00	Total	2,460.00
		YTD Budget	45,000.00	Unexpended	42,540.00
061-6100-000.72-30 BUILDINGS- HANGER					
		12/31/2022 (12/22) Balance	.00	.00	.00
		01/31/2023 (01/23) Period Totals and Balance	.00	.00	.00
YTD Encumbrance	.00	YTD Actual	.00	Total	.00
		YTD Budget	.00	Unexpended	.00
061-6100-000.73-30 IMPRVMTS OTHER THAN BLOGS					
		12/31/2022 (12/22) Balance	.00	.00	126,212.81
AP	670	PRECISION APPROACH ENGINEERING	21,403.65		
		.. VendorNo: 3780 "Inv. No: 5899 " Desc: SOUTH APRON & TAXILANES- DESIGN "Inv. Date: 12/31/2021 **PO No: "Remit Name: PRECISION APPROACH ENGINEERING "Merchant Vendor No: 3780 "Merchant Vendor Name: PRECISION APPROACH ENGINEERING "Invoice Created By: Irowland			
		01/31/2023 (01/23) Period Totals and Balance	21,403.65	.00	147,616.46
YTD Encumbrance	.00	YTD Actual	147,616.46	Total	147,616.46
		YTD Budget	3,155,780.00	Unexpended	3,008,163.54
061-6100-000.74-10 MACHINERY					
		12/31/2022 (12/22) Balance	.00	.00	.00
		01/31/2023 (01/23) Period Totals and Balance	.00	.00	.00
YTD Encumbrance	.00	YTD Actual	.00	Total	.00
		YTD Budget	35,000.00	Unexpended	35,000.00
Number of transactions: 22 Number of accounts: 26			Debit	Credit	Proof
Total AIRPORT FUND:			41,967.30	.00	41,967.30

Journal	Reference Number	Payee or Description	Debit Amount	Credit Amount	Balance
062-6100-000.79-25 BOND INTEREST					
	12/31/2022 (12/22)	Balance	.00	.00	33,300.00
	01/31/2023 (01/23)	Period Totals and Balance	.00	.00	33,300.00
YTD Encumbrance	.00	YTD Actual 33,300.00 Total	33,300.00	YTD Budget 66,600.00	Unexpended 33,300.00
062-6100-000.79-50 LOAN PRINCIPAL PAYMENTS					
	12/31/2022 (12/22)	Balance	.00	.00	25,000.00
	01/31/2023 (01/23)	Period Totals and Balance	.00	.00	25,000.00
YTD Encumbrance	.00	YTD Actual 25,000.00 Total	25,000.00	YTD Budget 25,000.00	Unexpended .00
062-6100-000.79-55 PRIN PMTS • K CO CERB LN					
	12/31/2022 (12/22)	Balance	.00	.00	25,000.00
	01/31/2023 (01/23)	Period Totals and Balance	.00	.00	25,000.00
YTD Encumbrance	.00	YTD Actual 25,000.00 Total	25,000.00	YTD Budget 25,000.00	Unexpended .00
062-6100-000.79-60 LOAN INTEREST PAYMENTS					
	12/31/2022 (12/22)	Balance	.00	.00	109.45
	01/31/2023 (01/23)	Period Totals and Balance	.00	.00	109.45
YTD Encumbrance	.00	YTD Actual 109.45 Total	109.45	YTD Budget 2,500.00	Unexpended 2,390.55
062-6100-000.79-65 INT PMTS - K CO CERB LN					
	12/31/2022 (12/22)	Balance	.00	.00	4,875.00
	01/31/2023 (01/23)	Period Totals and Balance	.00	.00	4,875.00
YTD Encumbrance	.00	YTD Actual 4,875.00 Total	4,875.00	YTD Budget 4,875.00	Unexpended .00
Number of transactions: 0 Number of accounts: 5					
			Debit	Credit	Proof
Total AIRPORT DEBT SERVICE FUND:					
			.00	.00	.00
Number of transactions: 22 Number of accounts: 37					
			Debit	Credit	Proof
Grand Totals:					
			41,967.30	.00	41,967.30

Report Criteria:

Actual amounts

Accounts with balances or activity

Account.Accountnumber= "0616100000310"-0616100007410,"06261000007915"-06261000007980"

[Report.jFund = "061"-06:2"]

CITY OF THE DALLES
EXPENDITURES WITH COMPARISON TO BUDGET
FOR THE 7 MONTHS ENDING JANUARY 31, 2023

AIRPORT FUND

	PERIOD ACTUAL	YTD ACTUAL	BUDGET	UNEXPENDED	PCNT
AIRPORT					
061-6100-000.31-10 CONTRACTUAL SERVICES	20.00	469.30	1,350.00	880.70	34.8
061-6100-000.31-90 CONTRACTUAL SERV-OTHER	11,358.67	71,985.74	180,000.00	108,014.26	40.0
061-6100-000.32-10 AUDITING SERVICES	3,200.00	8,410.00	6,430.00	(1,980.00)	130.8
061-6100-000.34-10 ENGINEERING SERVICES	.00	.00	1,000.00	1,000.00	.0
061-6100-000.41-10 WATER & SEWER	630.32	4,020.61	9,700.00	5,679.39	41.5
061-6100-000.41-20 GARBAGE SERVICES	.00	.00	250.00	250.00	.0
061-6100-000.41-40 ELECTRICITY	1,543.99	5,422.20	10,000.00	4,577.80	54.2
061-6100-000.43-10 BUILDINGS AND GROUNDS	16.77	11,324.81	50,000.00	38,675.19	22.7
061-6100-000.43-45 JOINT USE OF LABOR/EQUIP	.00	.00	5,000.00	5,000.00	.0
061-6100-000.43-50 VEHICLES	169.75	1,849.05	40,000.00	38,150.95	4.6
061-6100-000.43-51 GAS/OIL/DIESEL/LUBRICANTS	73.25	1,311.59	3,500.00	2,188.41	37.5
061-6100-000.46-10 PROPERTY TAXES	.00	.00	15,000.00	15,000.00	.0
061-6100-000.52-10 LIABILITY	.00	6,613.16	9,800.00	3,186.84	67.5
061-6100-000.52-30 PROPERTY	.00	15,311.93	14,800.00	(511.93)	103.5
061-6100-000.53-20 POSTAGE	168.15	269.83	325.00	55.17	83.0
061-6100-000.53-30 TELEPHONE	422.75	2,059.84	2,000.00	(59.84)	103.0
061-6100-000.53-40 LEGAL NOTICES	.00	.00	250.00	250.00	.0
061-6100-000.54-00 ADVERTISING	.00	.00	10,000.00	10,000.00	.0
061-6100-000.57-00 PERMITS	.00	.00	1,000.00	1,000.00	.0
061-6100-000.58-10 TRAVEL, FOOD & LODGING	.00	1,471.39	2,500.00	1,028.61	58.9
061-6100-000.58-50 TRAINING AND CONFERENCES	400.00	400.00	2,000.00	1,600.00	20.0
061-6100-000.58-70 MEMBERSHIPS/DUES/SUBSCRIP	100.00	814.00	750.00	(64.00)	108.5
061-6100-000.60-10 OFFICE SUPPLIES	.00	28.99	800.00	771.01	3.6
061-6100-000.69-50 MISCELLANEOUS EXPENSES	.00	1,500.00	1,500.00	.00	100.0
061-6100-000.69-80 ASSETS < \$5000	.00	.00	.00	.00	.0
061-6100-000.72-20 BUILDINGS	2,460.00	2,460.00	45,000.00	42,540.00	5.5
061-6100-000.72-30 BUILDINGS - HANGER	.00	.00	.00	.00	.0
061-6100-000.73-30 IMPRVMTS OTHER THAN BLDGS	21,403.65	147,616.46	3,155,780.00	3,008,163.54	4.7
061-6100-000.74-10 MACHINERY	.00	.00	35,000.00	35,000.00	.0
061-6100-000.78-50 FIXED ASSET RECLASS ACCT	.00	.00	.00	.00	.0
TOTAL AIRPORT	41,967.30	283,338.90	3,603,735.00	3,320,396.10	7.9
AIRPORT					
061-9500-000.81-62 TO AIRPORT DEBT SERVICE	.00	.00	.00	.00	.0
061-9500-000.88-00 CONTINGENCY	.00	.00	360,374.00	360,374.00	.0
061-9500-000.89-00 UNAPPROPRIATED ENDING FUND BAL	.00	.00	109,437.00	109,437.00	.0
TOTAL AIRPORT	.00	.00	469,811.00	469,811.00	.0
TOTAL FUND EXPENDITURES	41,967.30	283,338.90	4,073,546.00	3,790,207.10	7.0

CITY OF THE DALLES
EXPENDITURES WITH COMPARISON TO BUDGET
FOR THE 7 MONTHS ENDING JANUARY 31, 2023

AIRPORT DEBT SERVICE FUND

	PERIOD ACTUAL	YTD ACTUAL	BUDGET	UNEXPENDED	PCNT
<u>DEBT SERVICE</u>					
062-6100-000.79-15 BOND PRINCIPAL	.00	.00	85,000.00	85,000.00	.0
062-6100-000.79-25 BOND INTEREST	.00	33,300.00	66,600.00	33,300.00	50.0
062-6100-000.79-50 LOAN PRINCIPAL PAYMENTS	.00	25,000.00	25,000.00	.00	100.0
062-6100-000.79-55 PRIN PMTS - K CO CERB LN	.00	25,000.00	25,000.00	.00	100.0
062-6100-000.79-60 LOAN INTEREST PAYMENTS	.00	109.45	2,500.00	2,390.55	4.4
062-6100-000.79-65 INT PMTS - K CO CERB LN	.00	4,875.00	4,875.00	.00	100.0
062-6100-000.79-66 INT PMTS - K CO FY13/14	.00	.00	.00	.00	.0
062-6100-000.79-80 RESERVE FOR FUTURE DEBT	.00	.00	25,359.00	25,359.00	.0
TOTAL DEBT SERVICE	.00	88,284.45	234,334.00	146,049.55	37.7
TOTAL FUND EXPENDITURES	.00	88,284.45	234,334.00	146,049.55	37.7

CITY OF THE DALLES
EXPENDITURES WITH COMPARISON TO BUDGET
FOR THE 7 MONTHS ENDING JANUARY 31, 2023

AIRPORT FUND

	PERIOD ACTUAL	YTD ACTUAL	BUDGET	UNEXPENDED	PCNT
AIRPORT					
061-6100-000.31-10	CONTRACTUAL SERVICES	20.00	469.30	1,350.00	880.70 34.8
061-6100-000.31-90	CONTRACTUAL SERV-OTHER	11,358.67	71,985.74	180,000.00	108,014.26 40.0
061-6100-000.32-10	AUDITING SERVICES	3,200.00	8,410.00	6,430.00	(1,980.00) 130.8
061-6100-000.34-10	ENGINEERING SERVICES	.00	.00	1,000.00	1,000.00 .0
061-6100-000.41-10	WATER & SEWER	630.32	4,020.61	9,700.00	5,679.39 41.5
061-6100-000.41-20	GARBAGE SERVICES	.00	.00	250.00	250.00 .0
061-6100-000.41-40	ELECTRICITY	1,543.99	5,422.20	10,000.00	4,577.80 54.2
061-6100-000.43-10	BUILDINGS AND GROUNDS	16.77	11,324.81	50,000.00	38,675.19 22.7
061-6100-000.43-45	JOINT USE OF LABOR/EQUIP	.00	.00	5,000.00	5,000.00 .0
061-6100-000.43-50	VEHICLES	169.75	1,849.05	40,000.00	38,150.95 4.6
061-6100-000.43-51	GAS/OIL/DIESEL/LUBRICANTS	73.25	1,311.59	3,500.00	2,188.41 37.5
061-6100-000.46-10	PROPERTY TAXES	.00	.00	15,000.00	15,000.00 .0
061-6100-000.52-10	LIABILITY	.00	6,613.16	9,800.00	3,186.84 67.5
061-6100-000.52-30	PROPERTY	.00	15,311.93	14,800.00	(511.93) 103.5
061-6100-000.53-20	POSTAGE	168.15	269.83	325.00	55.17 83.0
061-6100-000.53-30	TELEPHONE	422.75	2,059.84	2,000.00	(59.84) 103.0
061-6100-000.53-40	LEGAL NOTICES	.00	.00	250.00	250.00 .0
061-6100-000.54-00	ADVERTISING	.00	.00	10,000.00	10,000.00 .0
061-6100-000.57-00	PERMITS	.00	.00	1,000.00	1,000.00 .0
061-6100-000.58-10	TRAVEL, FOOD & LODGING	.00	1,471.39	2,500.00	1,028.61 58.9
061-6100-000.58-50	TRAINING AND CONFERENCES	400.00	400.00	2,000.00	1,600.00 20.0
061-6100-000.58-70	MEMBERSHIPS/DUES/SUBSCRIP	100.00	814.00	750.00	(64.00) 108.5
061-6100-000.60-10	OFFICE SUPPLIES	.00	28.99	800.00	771.01 3.6
061-6100-000.69-50	MISCELLANEOUS EXPENSES	.00	1,500.00	1,500.00	.00 100.0
061-6100-000.69-80	ASSETS < \$5000	.00	.00	.00	.00 .0
061-6100-000.72-20	BUILDINGS	2,460.00	2,460.00	45,000.00	42,540.00 5.5
061-6100-000.72-30	BUILDINGS - HANGER	.00	.00	.00	.00 .0
061-6100-000.73-30	IMPRVMTS OTHER THAN BLDGS	21,403.65	147,616.46	3,155,780.00	3,008,163.54 4.7
061-6100-000.74-10	MACHINERY	.00	.00	35,000.00	35,000.00 .0
061-6100-000.78-50	FIXED ASSET RECLASS ACCT	.00	.00	.00	.00 .0
TOTAL AIRPORT		41,967.30	283,338.90	3,603,735.00	3,320,396.10 7.9
AIRPORT					
061-9500-000.81-62	TO AIRPORT DEBT SERVICE	.00	.00	.00	.00 .0
061-9500-000.88-00	CONTINGENCY	.00	.00	360,374.00	360,374.00 .0
061-9500-000.89-00	UNAPPROPRIATED ENDING FUND BAL	.00	.00	109,437.00	109,437.00 .0
TOTAL AIRPORT		.00	.00	469,811.00	469,811.00 .0
TOTAL FUND EXPENDITURES		41,967.30	283,338.90	4,073,546.00	3,790,207.10 7.0

CITY OF THE DALLES
 EXPENDITURES WITH COMPARISON TO BUDGET
 FOR THE 7 MONTHS ENDING JANUARY 31, 2023

AIRPORT DEBT SERVICE FUND

	PERIOD ACTUAL	YTD ACTUAL	BUDGET	UNEXPENDED	PCNT
<u>DEBT SERVICE</u>					
062-6100-000.79-15 BOND PRINCIPAL	.00	.00	85,000.00	85,000.00	.0
062-6100-000.79-25 BOND INTEREST	.00	33,300.00	66,600.00	33,300.00	50.0
062-6100-000.79-50 LOAN PRINCIPAL PAYMENTS	.00	25,000.00	25,000.00	.00	100.0
062-6100-000.79-55 PRIN PMTS - K CO CERB LN	.00	25,000.00	25,000.00	.00	100.0
062-6100-000.79-60 LOAN INTEREST PAYMENTS	.00	109.45	2,500.00	2,390.55	4.4
062-6100-000.79-65 INT PMTS - K CO CERB LN	.00	4,875.00	4,875.00	.00	100.0
062-6100-000.79-66 INT PMTS - K CO FY13/14	.00	.00	.00	.00	.0
062-6100-000.79-80 RESERVE FOR FUTURE DEBT	.00	.00	25,359.00	25,359.00	.0
TOTAL DEBT SERVICE	.00	88,284.45	234,334.00	146,049.55	37.7
TOTAL FUND EXPENDITURES	.00	88,284.45	234,334.00	146,049.55	37.7

CITY OF THE DALLES
REVENUES WITH COMPARISON TO BUDGET
FOR THE 7 MONTHS ENDING JANUARY 31, 2023

AIRPORT FUND

		PERIOD ACTUAL	YTD ACTUAL	BUDGET	UNEARNED	PCNT
<u>BEGINNING BALANCE</u>						
061-0000-300.00-0	BEGINNING BALANCE	.00	727,653.00	721,736.00	(5,917.00)	100.8
	TOTAL BEGINNING BALANCE	.00	727,653.00	721,736.00	(5,917.00)	100.8
<u>INTERGOVERNMENTAL REVENUE</u>						
061-0000-330.00-0	INTERGOVERNMENTAL REVENUE	32,500.00	65,000.00	65,000.00	.00	100.0
061-0000-330.10-0	OTHER WA	.00	.00	.00	.00	.0
061-0000-330.15-0	OTHER OR	.00	.00	.00	.00	.0
	TOTAL INTERGOVERNMENTAL REVENUE	32,500.00	65,000.00	65,000.00	.00	100.0
<u>FEDERAL REVENUES</u>						
061-0000-331.20-0	FEDERAL GRANTS-FAA	.00	.00	302,780.00	302,780.00	.0
061-0000-331.90-0	FEDERAL GRANTS-MISC	.00	.00	2,691,000.00	2,691,000.00	.0
	TOTAL FEDERAL REVENUES	.00	.00	2,993,780.00	2,993,780.00	.0
<u>STATE GRANTS</u>						
061-0000-334.80-0	WASHINGTON STATE GRANTS	.00	.00	.00	.00	.0
061-0000-334.90-0	STATE GRANTS, OTHER	.00	.00	.00	.00	.0
	TOTAL STATE GRANTS	.00	.00	.00	.00	.0
<u>GENERAL GOVERNMENT</u>						
061-0000-341.90-0	MISC SALES AND SERVICES	.00	.00	2,500.00	2,500.00	.0
	TOTAL GENERAL GOVERNMENT	.00	.00	2,500.00	2,500.00	.0
<u>AVIATION FUEL SALES</u>						
061-0000-347.00-0	AVIATION FUEL SALES	366.96	8,959.13	17,000.00	8,040.87	52.7
	TOTAL AVIATION FUEL SALES	366.96	8,959.13	17,000.00	8,040.87	52.7
<u>INTEREST REVENUES</u>						
061-0000-361.00-0	INTEREST REVENUES	976.21	6,474.69	8,450.00	1,975.31	76.6
	TOTAL INTEREST REVENUES	976.21	6,474.69	8,450.00	1,975.31	76.6

CITY OF THE DALLES
REVENUES WITH COMPARISON TO BUDGET
FOR THE 7 MONTHS ENDING JANUARY 31, 2023

AIRPORT FUND

		PERIOD ACTUAL	YTD ACTUAL	BUDGET	UNEARNED	PCNT
<u>SOURCE 362</u>						
061-0000-362.00-0	LEASE REVENUE	8,564.00	63,551.00	.00	(63,551.00)	.0
	TOTAL SOURCE 362	8,564.00	63,551.00	.00	(63,551.00)	.0
<u>RENTAL REVENUES</u>						
061-0000-363.50-0	PROPERTY RENTALS	7,225.56	54,919.36	180,080.00	125,160.64	30.5
	TOTAL RENTAL REVENUES	7,225.56	54,919.36	180,080.00	125,160.64	30.5
<u>OTHER MISC REVENUES</u>						
061-0000-369.00-0	OTHER MISC REVENUES	4,675.00	10,895.16	20,000.00	9,104.84	54.5
	TOTAL OTHER MISC REVENUES	4,675.00	10,895.16	20,000.00	9,104.84	54.5
<u>OPERATING TRANSFERS IN</u>						
061-0000-391.01-0	GENERAL FUND	5,416.67	37,916.69	65,000.00	27,083.31	58.3
	TOTAL OPERATING TRANSFERS IN	5,416.67	37,916.69	65,000.00	27,083.31	58.3
<u>SALE OF FIXED ASSETS</u>						
061-0000-392.00-0	SALE OF FIXED ASSETS	.00	.00	.00	.00	.0
	TOTAL SALE OF FIXED ASSETS	.00	.00	.00	.00	.0
<u>PROCEEDS- LT LIABILITIES</u>						
061-0000-393.10-0	LOAN/BOND PROCEEDS	.00	.00	.00	.00	.0
	TOTAL PROCEEDS- LT LIABILITIES	.00	.00	.00	.00	.0
	TOTAL FUND REVENUE	59,724.40	975,369.03	4,073,546.00	3,098,176.97	23.9

CITY OF THE DALLES
REVENUES WITH COMPARISON TO BUDGET
FOR THE 7 MONTHS ENDING JANUARY 31, 2023

AIRPORT DEBT SERVICE FUND

	PERIOD ACTUAL	YTD ACTUAL	BUDGET	UNEARNED	PCNT
<u>BEGINNING BALANCE</u>					
062-0000-300.00-0	.00	60,994.00	29,069.00	(31,925.00)	209.8
	.00	60,994.00	29,069.00	(31,925.00)	209.8
<u>INTEREST REVENUES</u>					
062-0000-361.00-0	263.18	1,114.14	125.00	(989.14)	891.3
	263.18	1,114.14	125.00	(989.14)	891.3
<u>SOURCE 362</u>					
062-0000-362.00-0	3,979.00	30,847.00	.00	(30,847.00)	.0
	3,979.00	30,847.00	.00	(30,847.00)	.0
<u>RENTAL REVENUES</u>					
062-0000-363.50-0	12,715.00	86,625.00	205,140.00	118,515.00	42.2
	12,715.00	86,625.00	205,140.00	118,515.00	42.2
<u>SOURCE 391</u>					
062-0000-391.61-0	.00	.00	.00	.00	.0
	.00	.00	.00	.00	.0
	16,957.18	179,580.14	234,334.00	54,753.86	76.6