



PO Box 285 • Dallesport • Washington • 98611  
• Airport Management • 509-767-2272  
[airporttd@gorge.net](mailto:airporttd@gorge.net)

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

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

Friday April 19, 2019 @ 7:00am

Meeting to be held at the Airport Terminal in Dallesport, WA

### **I. Roll Call**

### **II. Approval of Agenda**

### **III. Approval of Minutes**

#### **A. Regular Board Meeting Minutes of March 15, 2019.**

### **IV. Public Comments (Items not on the Agenda)**

### **V. Board Member Reports**

### **VI. Discussion Items**

#### **A. Budget Report**

#### **B. Check Register**

### **VII. Action Items**

#### **A. Roseland MOU**

#### **B. Repeal House Bill**

#### **C. Property Tax Recommendation**

#### **D. Revisit KYDO Recommendation**

#### **E. Water District**

### **Management Report**

**Next meeting May 17, 2019.**

### **Adjournment**



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## **MINUTES**

### **COLUMBIA GORGE REGIONAL AIRPORT MEETING**

March 15, 2019

**PRESIDING:** President Jim Wilcox

**BOARD PRESENT:** Jim Wilcox, Dave Sauter, David Griffith, Tim Urness, Terry Trapp, Norm Deo, and Russ Brown

**BOARD ABSENT:** None.

**STAFF PRESENT:** Airport Manager Chuck Covert, Secretary Cheyenne Henderson, Jeff Renard and Daren Lacock of TacAero and Dallesport Fire District, Gene Parker and Matthew Klebes City of The Dalles, and Denny Newell from Klickitat County

**PUBLIC:** Linda Rose and Roy Rose, Manny Lopez with Roseland's, Tony O'Neil from Radix Construction, Doug Kirchhofer of KYDO, Dan Spatz with Columbia Gorge Community College, Dana Peck of Goldendale Chamber and David and Aryn Rasmussen.

#### **CALL TO ORDER**

The meeting was called to order by Chairman Jim Wilcox at 7:00 am.

#### **ROLL CALL**

Roll call was conducted by Secretary Henderson.

#### **APPROVAL OF AGENDA**

No corrections to Agenda, approved by unanimous consent.

#### **APPROVAL OF MINUTES**

Hearing no additions or corrections to the Minutes of both Airport Board Special Meeting of March 7, 2019 and Airport Board

Meeting of February 15, 2019, approved as presented by unanimous consent.

## **PUBLIC COMMENTS**

Jeff Renard of TacAero mentioned there is a dire need for another fuel tank to be available on the airport with the demand from the larger aircraft and up and coming fire season.

## **BOARD MEMBER REPORTS**

There were no Board Member Reports.

## **DISCUSSION ITEMS**

### **A. Budget Report:**

Chuck Covert is working on finishing up a proposed budget for to be on the next Airport Board Meeting Agenda. The deadline for the budget to be in is April 30, 2019. He is looking into how to receive grants for the water systems. Jim Wilcox would like to see the Commission Budget Committee meet to better define the amount of time and funds in the manager's contract that go to management functions vs non-management maintenance functions. He further asked the committee to make suggestions on the submitted budget prior to the City budget hearing.

### **B. Check Registry:**

No comments on Check Register.

## **ACTION ITEMS**

### **A. Roseland and KYDO Development:**

Board members voiced their opinion and what direction they were leaning in which party they would like to see recommended to The City and County. Dave Sauter was excused after the discussion.

**Russ Brown moved and Terry Trapp seconded recommending to the City and County that no action to be taken on the ENA with KYDO. Vote carried unanimous with board members present. Dave Sauter absent.**

**Terry Trapp moved and Tim Urness seconded; recommended to the City and County that subject to Roseland paying Klickitat County in full the remaining balance of \$37,000 by March 22, 2019, Roseland be allowed 90 days from April 30, 2019 to 1) submit their master plan to the County, 2) submit and obtain approval of project from the FAA, 3) have water agreements in place with the water district and airport, 4) have fully signed purchase agreement of private property and well with a certain closing date. When all conditions have been met a Memorandum of Agreement setting specific timelines for development will be negotiated with the City and County. The vote was 5 yes, 1 no, Dave Sauter absent.**

## **MANAGEMENT REPORT**

Chuck Covert talked more about his retirement and introduced the Board to a couple looking to buy AMS and take over his position as Airport Management, Dave and Aryn Rasmussen.

**Dave Sauter moved and Tim Urness seconded recommending to the City and County to accept Chuck Covert's letter of resignation as manager of AMS. The vote carried unanimous yes.**

**Terry Trapp moved and Dave Sauter seconded recommending to the City and County approval of Covert's sale of his interest in AMS and management contract to Aryn and Dave Rasmussen. Vote carried unanimous yes.**

### **NEXT MEETING**

The next meeting will be April 19, 2019 at 7:00 am.

### **ADJOURMENTS**

Having no further business, the meeting was adjourned at 9:17 am.

SIGNED:

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Jim Wilcox, President

ATTEST:

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Cheyenne Henderson, Secretary

## MEMORANDUM OF UNDERSTANDING

This Memorandum of Understanding ("MOU") the effective date of which shall be \_\_\_\_\_, 2019, by and among **Klickitat County**, a political subdivision of the State of Washington ("County"), **City of The Dalles**, an Oregon municipal corporation ("City") and **Roseland Property Group, LLC**, an Oregon limited liability company ("Developer") and/or its assigns.

**WHEREAS**, the County and the City are co-owners of the **Columbia Gorge Regional Airport** ("Airport"); and

**WHEREAS**, the Developer has been working for several years on a proposed mixed use development including construction of a golf course and housing ("Project"), which proposed development includes property located upon the Airport, as well as private property adjacent to the Airport; and

**WHEREAS**, the Developer has expended substantial resources and money to determine the feasibility of the Project, including analysis of the financial feasibility of the Project, and has prepared plans and studies required for review by various governmental agencies to determine compliance of the Project, including zoning, engineering, preparation of a Master Plan, and environmental requirements including SEPA, DSEIS and FSEIS requirements; and

**WHEREAS**, the parties had prepared drafts of a Lease agreement for the lease of Airport property for the purpose of building a golf course for recreational purposes, which Lease Agreement is attached as Exhibit A, and the draft of an Option agreement for purchase of Lodging/Resort Property adjacent to the golf course, which is attached as Exhibit B; and

**WHEREAS**, the Developer has entered into agreements with the private landowners supported and signed by the majority of the partnership; and

**WHEREAS**, certain issues require resolution in order to obtain the approval of the Federal Aviation Administration ("FAA") and other governmental approvals of the Project, before the parties can proceed with negotiations for preparation of final versions of the Lease Agreement and the Option to Purchase Lodging/Resort Property; and

**WHEREAS**, the parties desire to enter into a Memorandum of Understanding (MOU) which will establish certain milestones for Developer to accomplish within a certain time period, before the parties will commit themselves to proceeding with the process to develop final versions of the Lease Agreement and the Option to Purchase Lodging/Resort Property;

**NOW, THEREFORE**, the parties mutually agree to the following:

1. Within 90 calendar days from April 30, 2019, Developer shall have provided documentation to the City and County of completion of the following items:
  - A. Payment of past due costs in the amount of \$\_\_\_\_\_ to Klickitat County.
  - B. Initiation of the process for submission of a Master Plan to Klickitat County.
  - C. Written approval issued by the Federal Aviation Administration (FAA) authorizing the parties to proceed with negotiations for development of final versions of the Golf Course Lease Agreement attached as Exhibit "A" and to the Option Agreement to Purchase Lodging/Resort Property, attached as Exhibit "B."
  - D. Negotiation and completion of necessary documentation to establish the Dallesport Water District has agreed to provide the Project with municipal water, including completion of the Dallesport Water District Extension Agreement, and all necessary documentation and filings for the water system improvement, including but not limited to FAA approval of Airport easement and water right transfer.
  - E. Fully executed purchase agreement of private property associated with the Project and water rights for irrigation with a specific date designated for closing of the purchase of the private property
2. The parties acknowledge and agree that execution of a final version of the proposed Golf Course Lease Agreement is contingent upon securing all government approvals and financing for the Golf Course.
3. The City and the County shall, from time to time, designate a representative(s) to meet with the Developer to receive updates on the Project and to discuss ongoing progress and issues. The Developer shall present a schedule of activities with timelines and periodically update that schedule in a format that can be presented to the City and County. Developer shall meet with the representative not less frequently than twice monthly during the term of this MOU.
4. Developer will be allowed access to the portion of Airport property included in the proposed Project to conduct certain studies and tests necessary for governmental approvals and financing.
5. All parties agree that they will make good faith efforts in order to allow for preparation of the final updated versions of Exhibits A and B.
6. The Effective Date of this MOU shall be the last date of execution of a party as shown by the date in the signature lines below.

**IN WITNESS WHEREOF**, the parties have executed this MOU effective as of the Effective Date.

**CITY OF THE DALLES**

Date of Execution: \_\_\_\_\_

By: \_\_\_\_\_

City Manager

Approved as to form:

Date of Execution: \_\_\_\_\_

\_\_\_\_\_  
City Clerk

Date of Execution: \_\_\_\_\_

\_\_\_\_\_  
City Attorney

**Klickitat County**

Date of Execution: \_\_\_\_\_

By: \_\_\_\_\_

Chair, Board of Commissioners

Date of Execution: \_\_\_\_\_

\_\_\_\_\_  
Clerk of the Board

Approved as to form:

Date of Execution: \_\_\_\_\_

\_\_\_\_\_  
County Attorney

**ROSELAND PROPERTY GROUP, LLC**

Date of Execution: \_\_\_\_\_

By: \_\_\_\_\_

Manager

CERTIFICATION OF ENROLLMENT

**SUBSTITUTE SENATE BILL 6731**

Chapter 201, Laws of 1998

55th Legislature  
1998 Regular Session

LARGER AIRPORTS BELONGING TO OUT-OF-STATE MUNICIPAL CORPORATIONS--  
REMOVAL OF PROPERTY TAX EXEMPTION

EFFECTIVE DATE: 6/11/98

Passed by the Senate February 16, 1998  
YEAS 45 NAYS 0

BRAD OWEN

**President of the Senate**

Passed by the House March 6, 1998  
YEAS 97 NAYS 0

CLYDE BALLARD

**Speaker of the  
House of Representatives**

Approved March 27, 1998

CERTIFICATE

I, Mike O Connell, Secretary of the Senate of the State of Washington, do hereby certify that the attached is **SUBSTITUTE SENATE BILL 6731** as passed by the Senate and the House of Representatives on the dates hereon set forth.

MIKE O'CONNELL

**Secretary**

FILED

March 27, 1998 - 3:43 p.m.

GARY LOCKE

**Governor of the State of Washington**

**Secretary of State  
State of Washington**



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SUBSTITUTE SENATE BILL 6731

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Passed Legislature - 1998 Regular Session

State of Washington

55th Legislature

1998 Regular Session

By Senate Committee on Ways & Means (originally sponsored by Senators Newhouse and Deccio)

Read first time 02/10/98.

1 AN ACT Relating to airport property in this state belonging to  
2 municipal corporations in adjoining states; and amending RCW 84.36.130.

3 BE IT ENACTED BY THE LEGISLATURE OF THE STATE OF WASHINGTON:

4 **Sec. 1.** RCW 84.36.130 and 1961 c 15 s 84.36.130 are each amended  
5 to read as follows:

6 All property, whether real or personal, belonging exclusively to  
7 any municipal corporation in an adjoining state legally empowered by  
8 the laws of such adjoining state to acquire and hold property within  
9 this state, and which property is used primarily for airport purposes  
10 and other facilities for landing, terminals, housing, repair and care  
11 of dirigibles, airplanes and seaplanes for the aerial transportation of  
12 persons, property or mail, or in the armed forces of the United States,  
13 and upon which property there is expended funds by the federal, county  
14 or state agencies, or upon which funds are allocated by the federal  
15 government agencies on national defense projects, is hereby exempted  
16 from ad valorem taxation. The exemption in this section applies only  
17 to airports five hundred acres or less in size.

Passed the Senate February 16, 1998.  
Passed the House March 6, 1998.  
Approved by the Governor March 27, 1998.  
Filed in Office of Secretary of State March 27, 1998.

## **RCW 84.36.130**

### **Airport property in this state for smaller airports belonging to municipalities of adjoining states.**

All property, whether real or personal, belonging exclusively to any municipal corporation in an adjoining state legally empowered by the laws of such adjoining state to acquire and hold property within this state, and which property is used primarily for airport purposes and other facilities for landing, terminals, housing, repair and care of dirigibles, airplanes and seaplanes for the aerial transportation of persons, property or mail, or in the armed forces of the United States, and upon which property there is expended funds by the federal, county or state agencies, or upon which funds are allocated by the federal government agencies on national defense projects, is hereby exempted from ad valorem taxation. The exemption in this section applies only to airports five hundred acres or less in size.

[ 1998 c 201 § 1; 1961 c 15 § 84.36.130. Prior: 1941 c 13 § 1; Rem. Supp. 1941 § 11111-10.]

Friday, February 12, 2010:

Dave:

I asked Mike McBride whether the issue with over payment by the City of The Dalles with the regard to the annual property taxes has been resolved. Mike indicated that it had not. He spoke with Van and Van plans to schedule a time to sit down with both yourself and Tim (I suggested Thursday prior to 10:30 AM might be a good time) specific to the issue of "exemption". I believe the issue of refund would be up to the Treasurer, but not certain.

I have gone back through our records to try to refresh the trail with regard to the ad valorem tax exemption issue. Klickitat County requested and received legislation in 1998 that lifted the exemption (originally legislated in 1941) on all property (personal and real) belonging *exclusively* (this term might be the current issue) to any municipal corporation in an adjoining state for airport purposes over 500 acres in size. Airport properties 500 acres or less still enjoy the exemption. I have copies of the letters sent by the Board at that time; however they are not the signed copies. This effort was spearheaded by Dana Peck during his tenure as Economic Development Department Director at direction of the Board. I have made a request of Lori Klug with the Economic Development Department to research their records for a "signed" copy of the letters. Two went to Senator Honeyford (different dates) and one was sent to then Governor Gary Locke.

There is an email in the file from Mike McBride to Ray dated February 8, 2005 which I have attached. It advises that Van would not be exempting the County's portion as Tim O'Neill says the fact that the County is partners with the City does not make the County's portion exempt. (not sure what that means).

The word "exclusively" may be up to interpretation.

I have attached all of this information

Cris




PO Box 285 • Dallesport • WA • 98617-0285 • Airport Management • 509-767-2272 • airporttd@gorge.net

April 10, 2019

Dallesport Water District  
Dallesport, WA 98617

To the Members of the Board:

The purpose of this letter is to address the following concerns between the Dallesport Water District and the Columbia Gorge Regional Airport.

- 
1. The airport is requesting that the DWD honor their agreement to charge the airport for the 2" meter multiple base rate in addition to the monthly water usage rate. Starting in September 2018 the airport base usage rate was increased from \$400.00 monthly to \$800.00. This monthly rate was based on the 3" meter multiple. However, the 3" meter was placed over 20 years ago before the creation of the DWD and since then the agreement was to bill the airport for a 2" meter base rate in addition to the usage fees. The airport did not receive any documentation regarding the rate increase. During verbal conversation between the airport manager and the President of the Board it was stated the DWD had no control over the meter multiple due to state law. The county commissioner has asked for the airport to be provided a copy of the law in writing.
  2. The airport is requesting that DWD remove the overdue balance of \$2320.00 from the airport account 100173.
  3. The airport is requesting that DWD refund the airport account 100460 a total of \$750 that they were charged from July 2018 to November 2018 for a meter that does not exist. (see attachment b)

The supporting documents listed below are attached.

- a. The water usage and bill history for account 100173 during the past 9 months, highlighting total gallons used, amount charged and amount paid by month. Shows the airport was charged \$800.00 base fee starting in September 2018.
- b. The water usage and bill history for account 100460 for a 5-month period highlighting total gallons used, amount charged and amount paid by month. The account had a total sum of 0 gallons used during the 5-month period, no clarification on what meter was attached to this account.

- c. A letter dated 1-4-19 from Chuck Covert to the DWD stating that the airport received an \$800.00 bill instead of the \$400.00 bill previously agreed upon at the 12-12-18 WDW Board Meeting.
- d. The test result and invoice for the backflow valve test dated 1-4-19. The test was requested at the 12-12-18 WDW Board Meeting. The valve passed the test.
- e. Email from Craig Stephens to Chuck Covert dated 1-15-19 requesting that the airport manager complete the 5 requirements listed.
- f. Master Rate Schedule dated 3-14-18 shows 0-5000 gals included per connection or per CR. Please note last paragraph on page 1, *"the Board reserves the right to set the base meter multiple at a value less than the multiple as shown in the table above based on an evaluation of actual water use characteristics"*.
- g. Master Rate Schedule dated 3-14-18 (provided to airport manager on 4-10-19) that shows 0-20,000 gals charged \$1.00 per thousand.
- h. Notice of delinquent account and disconnect dated 4-5-19 from the DWD to the Airport

The Columbia Gorge Regional Airport is and has been a dedicated partner with the DWD and is committed to maintaining a strong relationship for the betterment of both parties.

Sincerely,



Chuck Covert

Columbia Gorge Regional Airport

Airport Manager

541-993-1011

# Airport Water Usage and Bill History

Date	Account	Usage (gal)	Bill	Paid
18-Jul	100173	13450	\$ 539.50	\$ 539.50
18-Aug	100173	14680	\$ 551.80	\$ 551.80
18-Sep	100173	8880	\$ 808.80	\$ 808.80
18-Oct	100173	4000	\$ 800.00	\$ 800.00
18-Nov	100173	3000	\$ 800.00	\$ 400.00
18-Dec	100173	3000	\$ 880.00	\$ 400.00
19-Jan	100173	3000	\$ 880.00	\$ 400.00
19-Feb	100173	0	\$ 880.00	\$ 400.00
19-Mar	100173	2000	\$ 880.00	\$ 400.00
<b>Total</b>		<b>52010</b>	<b>\$ 7,020.10</b>	<b>\$ 4,700.10</b>
				<b>\$ (2,320.00)</b>

# Airport Water Usage and Bill History

Date	Account	Usage	Bill	Paid
18-Jul	100460	0	\$ 150.00	\$ 150.00
18-Aug	100460	0	\$ 150.00	\$ 150.00
18-Sep	100460	0	\$ 150.00	\$ 150.00
18-Oct	100460	0	\$ 150.00	\$ 150.00
18-Nov	100460	0	\$ 150.00	\$ 150.00
<b>Total</b>		<b>0</b>	<b>\$ 750.00</b>	<b>\$ 750.00</b>
			<b>\$</b>	<b>-</b>





**COLUMBIA GORGE  
REGIONAL AIRPORT**

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PO Box 285 • Dallesport • Washington • 98617-0285

Aeronautical Management, Inc. • Airport Management • 509-767-2272 Fax 509-767-2269

[airporttd@gorge.net](mailto:airporttd@gorge.net)

January 4, 2019

Dallesport Water District  
Dallesport, WA 98617

Lane,

After the 12-12-18 Water District Meeting Craig said he had ordered a Two-inch meter to replace the Three-inch meter we presently have. With that being said, I assumed we would be billed for a two-inch meter. After receiving the water bill for \$800.00 I assume that is incorrect. After discussing what I was told at the Water District Meeting the Airport Board suggested I send a letter asking for a written explanation of what is needed to resolve the billing. I am ready to help with the meter replacement by providing an excavator and operator when you are ready. I have asked The City to pay the \$400.00 for the Two-inch meter. We also have Devco Plumbing doing the back flow testing this week do you need the results of the test?

Best regards,

Chuck Covert

Airport Manager

Cell 541-993-1011

BACKFLOW  
PREVENTER REPORT

EXISTING REMOVED NEW REPAIRED REPLACED OLD S/N

PROPERTY NAME DALLASPORT AIRPORT PHONE \_\_\_\_\_

CONTACT NAME \_\_\_\_\_ PHONE \_\_\_\_\_

MAILING ADDRESS \_\_\_\_\_

CITY \_\_\_\_\_ STATE \_\_\_\_\_ ZIP \_\_\_\_\_

PREVENTER ADDRESS \_\_\_\_\_

WATER SUPPLIER \_\_\_\_\_ SERIAL# 526742

LOCATION Q METER IN CEMENT VAVIT

MAKE WILLIAMS MODEL 35L SIZE 3"

TYPE RP RPDA RPDA-II DC DCDA DCDA-II PVB SVB AVB AG

HAZARD PROTECTED \_\_\_\_\_ PREHEATING \_\_\_\_\_ IRRIGATION \_\_\_\_\_ FIRE SYSTEM \_\_\_\_\_ BOILER \_\_\_\_\_ OTHER \_\_\_\_\_

APPROVED: \_\_\_\_\_ ASSEMBLY \_\_\_\_\_ INSPECTION \_\_\_\_\_ OPERATION \_\_\_\_\_ AIRGAP \_\_\_\_\_ PIPE SIZE \_\_\_\_\_

INITIAL TEST RESULTS	REDUCED PRESSURE ASSEMBLY		PVBA/SVBA		INITIAL TEST
	CHECK #1 PRESS DROP RELIEF VALVE OPENED AT PASSED / FAILED	DOUBLE CHECK CHECK #1 TYPE II TIGHT / LEAKED CHECK #2 TIGHT / LEAKED	AIR INLET OPENED AT OPEN FULLY DID NOT OPEN	CHECK VALVE PRESS DROP PASSED / FAILED	
					PASSED FAILED DATE <u>1/4/19</u> SYSTEM PSI <u>125</u> DETECTOR METER READING
NOTES REPAIRS PARTS					
REPAIR RESULTS	REDUCED PRESSURE ASSEMBLY		PVBA/SVBA		TEST AFTER REPAIRS
	CHECK #1 PRESS DROP RELIEF VALVE OPENED AT PASSED / FAILED	DOUBLE CHECK CHECK #1 TYPE II TIGHT / LEAKED CHECK #2 TIGHT / LEAKED	AIR INLET OPENED AT OPEN FULLY	CHECK VALVE PRESS DROP PASSED / FAILED	
					DATE _____ PASSED

GAUGE S/N \_\_\_\_\_ MAKE/MODEL \_\_\_\_\_ CALIBRATION DATE \_\_\_\_\_

In completing and submitting this test report, the tester certifies that the assembly was tested and maintained in accordance with all applicable rules, laws codes and regulations of the state and water system using approved testing equipment and approved testing procedures.

INITIAL TEST TEST AFTER REPAIRS

MIKE CARDER

PO Box 966 • The Dalles, OR 97058

Devco Mechanical, Inc.

541-298-8889

cert# 9832JP

Gauge # 03170573

WHITE - UTILITY COPY • YELLOW - CUSTOMER COPY • PINK - TESTER COPY

# Devco Mechanical, Inc.

PO Box 966  
1539 Bargeway Road  
The Dalles, OR 97058  
(541) 298-8889 (541) 298-8111 Fax

## Invoice

Date	Invoice #
1/8/2019	11886-1

### Bill To

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

### Job Site

Dallesport Airport

P.O. No.

Chuck

Terms

Net 30

Qty	Description	Rate	Amount
0.5	Labor- Mike On 1/4/18, completed a backflow device test on the 3" backflow. It passed.	110.00	55.00
Thank you for your business.		<b>Total</b>	<b>\$55.00</b>

*We accept VISA, MASTER CARD and DISCOVER. Please Note: a FINANCE CHARGE will be levied against all past due accounts. The FINANCE CHARGE is computed by a "Periodic Rate" for 1 1/2% per month, which is an ANNUAL PERCENTAGE RATE OF 18%.*

## Columbia Gorge Regional Airport

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**From:** Craig Stephens <dallesportwater1@gmail.com>  
**Sent:** Tuesday, January 15, 2019 3:10 PM  
**To:** John Grim; airporttd@gorge.net; napatd@gorge.net; Dallesport Water; Lane Good enough  
**Subject:** 2 inch meter

Hi Chuck. John and I discussed how to proceed with your meter needs and came up with the following plan. Bear in mind this in an interim solution until such time as the Airport replaces its distribution system and installs meters for each structure.

1. We need a statement from the airport in writing that a 2" meter is adequate to feed their water system and that it will not use more than 160 gpm at any time for any purpose. The statement should include a sentence saying the District is not responsible for any damages related to using high volumes of water in excess of the capacity of the 2" meter and that the Airport does not need the on-site fire hydrants for fighting a fire.
2. District replaces 3" with the 2" at District cost.
3. Subsequent to replacement District begins to bill for a 2" (multiple of 8).
4. Removal of fire hydrants (2) -
5. Have back flow device checked and report sent to DWD. -



# EXHIBIT 1

## MASTER RATE SCHEDULE

ADOPTED MARCH 14, 2018 BY RESOLUTION R031418-C

This Master Rate Schedule may be modified in portion or as a whole by Resolution of the Board of Commissioners as it deems necessary.

### A. Monthly Service Charges:

A Billing Cycle shall consist of water usage from the last Saturday of any given month to the last Saturday of the preceding month, and shall generally be referred to as a monthly Billing Cycle. Rates will be charged upon approval of an application for water service.

#### Base Rate Table

Base Rate for Non-Active water service connection per ERU	\$25.00
Base Rate per ERU for Active Water Service - Dallesport Service Area	\$50.00
Base Rate per ERU for Active Water Service - Mountain View Service Area	\$35.00
Base Rate per ERU for Active Water Service - Murdock Service Area	\$32.00

*NOTE: A Non-Active account is an account that has paid a SDC but does not have a water service installed to the property. Non-Active accounts are not allowed by the District for all new applications for service. In addition a Non-Active account that has been delinquent in excess of 12 months shall be subject to payment of a SDC before being re-activated.*

#### Usage Rate Table (applies to all water systems) per Billing Cycle

0-5000 Gallons	Included per connection or per ERU.
5001-20,000 Gallons of Usage	\$1.00 per thousand
20,001-40,000 Gallons of Usage	\$1.25 per thousand
40,001-60,000 Gallons of Usage	\$1.50 per thousand
60,001 Gallons and over	\$1.75 per thousand

**Meter Multiple Table:** Base meter rates shall be calculated based on the following ERU multiples:

Meter Size	Multiple
¾" or 5/8" Meter	1
1" Meter	2.5
1.5" Meter	5.0
2" Meter	8.0
3" Meter	16.0
4" Meter	25.0
6" Meter	50.0
8" Meter	80.0

The base multiple value for all meter sizes shall also take into account the actual number of equivalent residential units (ERUs) being served per connection and under no circumstances shall the base meter multiple value be less than the number of ERU's actually served. The Board reserves the right to set the base meter multiple at a value less than the multiple as shown in the table above based on an evaluation of actual water use characteristics.

# EXHIBIT 1

## MASTER RATE SCHEDULE

**ADOPTED MARCH 14, 2018 BY RESOLUTION R031418-C**

This Master Rate Schedule may be modified in portion or as a whole by Resolution of the Board of Commissioners as it deems necessary.

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#### Base Rate Table

Base Rate for Non-Active water service connection per ERU	\$50.00
Base Rate per ERU for Active Water Service - Dallesport Service Area	\$50.00
Base Rate per ERU for Active Water Service - Mountain View Service Area	\$35.00
Base Rate per ERU for Active Water Service - Murdock Service Area	\$32.00
<i>NOTE: A Non-Active account is an account that has paid a SDC but does not have a water service installed to the property. Non-Active accounts are not allowed by the District for all new applications for service. In addition a Non-Active account that has been delinquent in excess of 12 months shall be subject to payment of a SDC before being re-activated.</i>	

#### Usage Rate Table (applies to all water systems) per Billing Cycle

0-20,000 Gallons of Usage	\$1.00 per thousand
20,001-40,000 Gallons of Usage	\$1.25 per thousand
40,001-60,000 Gallons of Usage	\$1.50 per thousand
60,001 Gallons and over	\$1.75 per thousand

**Meter Multiple Table:** Base meter rates shall be calculated based on the following ERU multiples:

Meter Size	Multiple
3/4" or 5/8" Meter	1
1" Meter	2.5
1.5" Meter	5.0
2" Meter	8.0
3" Meter	16.0
4" Meter	25.0
6" Meter	50.0
8" Meter	80.0

The base multiple value for all meter sizes shall also take into account the actual number of equivalent residential units (ERUs) being served per connection and under no circumstances shall the base meter multiple value be less than the number of ERU's actually served. The Board reserves the right to set the base meter multiple at a value less than the multiple as shown in the table above based on an evaluation of actual water use characteristics.



***Dallesport Water District***  
***P.O. Box 131 Dallesport, WA 98617***  
***(541)980-6756 District Manager***  
***(541)980-6514 Adm. Business***  
***e-mail: [dallesportwater@gmail.com](mailto:dallesportwater@gmail.com)***

**April 5, 2019**

**To: Columbia Gorge Airport**

**Notice of Delinquent Account, payment requested**

**Regarding: Dallesport water district account**

Our records indicate that your water bill for the water service at is currently delinquent. Please call for amount owing on this account. If not paid in full, Dallesport Water District hereby informs you that the Water Service Connection may be disconnected without any further notice, if the delinquent account is not paid in full by April 25, 2019.

**Total Balance: \$2720.00**

**As a Public Agency, the District has the right to have your water service disconnected for a delinquent account. To have the service turned back on Requires Payment in Full plus an additional charge of \$100.00 for re-activation. Notification to Klickitat County may also result in Building Department and Health Department assessments.**

The District may have to perform excavation or install a shutoff valve to assure the service remains off until the full amount owed to the District is collected. All costs involved with the installation of a shut off including, Contractor's time, excavation, parts, and labor will be assessed to your account balance. In addition, the District may choose to lien the property involved to assure that all funds due the District are collected; all costs associated with establishment of a lien are billable to the account.

A 90 day Payment plan can be arranged by the District Clerk. If the balance is not paid in full by the end of 90 days, the service will be locked out and all related charges must be paid in full to resume service.

Sincerely,

Austin Wilson  
District Clerk  
Dallesport Water District

**DWD Master Rate schedule effective 03-01-2018:**

## Monthly Service Charges:

Base Rate for Non Active water service connection *	\$50.00
Base Rate for Active DWD Water Service (per ERU)	\$50.00
Base Rate for Active MT. View Water Service (per ERU)	\$35.00
Base Rate for Active Murdock Water Service (per ERU)	\$32.00
Base Rate for Active Minor Addition Water Service (per ERU)	\$32.00
Usage Rate 0-5000 Gallons per Billing Cycle	Included
5001-20,000 Gallons of Usage	\$1.00 per thousand
20,001-40,000 Gallons of Usage	\$1.25 per thousand
40,001-60,000 Gallons of Usage	\$1.50 per thousand
60,001 Gallons and over	\$1.75 per thousand

\*NOTE: A Non Active Account is an account that has service delivered to the property, been turned off by the District, or has been purchased without installation for a period of 12 months and not had the connection returned to the District. In addition, a non-active account that has been delinquent in excess of 12 months shall be subject to all accrued charges and penalties, plus a \$400.00 Administration fee to renew the account.

Late fee after 25 <sup>th</sup> of each Month	10% of unpaid monthly charges last billed
Delinquent Account Notice (45 days after original billing)	\$25.00
Delinquent Account Turn Off Fee after 90 days*	\$100.00



April 12, 2019

FAA – Seattle Airports District Office

OR State Engineer

2200 S. 216<sup>th</sup> Street

Des Moines, WA 98198

ATTN: Ben Dahle, P.E.

Dear Ben Dahle,

The Columbia Gorge Regional Airport would like to follow up with you on issues presented at the March 19<sup>th</sup> and 20<sup>th</sup> of 2019 meetings. Specifically regarding our well and buffering land transfer to Dallesport Water District.

Columbia Gorge Regional Airport has an agreement in place via Klickitat County, The City of The Dalles and Dallesport Water District. This August 16, 2011 agreement is attached.

Below is the recap of current conditions:

1. Dallesport Water District is a Washington State Municipal Water Purveyor and the Columbia Gorge Regional Airport in its entirety resides in the Dallesport Water District service boundary.
2. Columbia Gorge Regional Airport has a 100 acre Business / Industrial park that is being populated by new businesses.

As a snapshot of current conditions of the available water connections from Dallesport Water District. The total current available connections are 42 for the entire Dallesport Water District service area.

Without the transfer of airport well and buffering land to the Dallesport Water District, all future building and expansion of the Columbia Gorge Regional Airport Business / Industrial Park will come to a halt.

Monies paid for infrastructure to connect the airport well to the potable water system:

\$ 350,000.00 Klickitat County / City of The Dalles. (Storage tank)

\$ 180,511.00 Klickitat County / City of The Dalles. (Booster pump station)

\$ 319,489.00 Dallesport Water District. (Booster pump station)

\$ 200,000.00 Dallesport Water District. (Filtration system)

\$ 349,511.00 Dallesport Water District. (Additional Infrastructure investment)

\$ 1,649,511.00 Dollars invested in infrastructure that will allow the Columbia Gorge Regional Airport Business / Industrial park to continue to expand and build out the 100 acres.

While the \$1,649,511.00 dollars reflects current investment, additional investment dollars will have to be made to bring the airport well on line and available to provide water for the Columbia Gorge Regional Airport. (Pump, pump house, transmission lines fencing, electric, etc)

Loss to the Columbia Gorge Regional Airport without the well / buffer land transfer,

\$ -45,000.00 lot rental per month.

\$ -540,000.00 lot rentals per year.

\$ -2,700,000.00 Five year loss.

\$ -5,400,000.00 Ten year loss.

James L. Wilcox,  
Airport Board Chairman

A handwritten signature in blue ink, reading "James L. Wilcox", written over a horizontal line.

Chuck Covert,  
Airport Manager

A handwritten signature in blue ink, reading "Chuck Covert", written over a horizontal line.