

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

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)

Friday April 21, 2023 @ 7:30 am

At Airport Training Hangar (adjacent the Terminal) and Via Zoom

Meeting ID: 824 0933 1104 Passcode: 424214

<https://us06web.zoom.us/j/82409331104?pwd=aG9pT21pRjhwT00xTEYyY2ZqMHYwUT09#success>

I. Roll Call

II. Approval of Agenda

III. Approval of Minutes

A. Regular Board Meeting Minutes of March 17, 2023

IV. Public Comments (Items not on the Agenda)

V. Board Member Reports

VI. Airport Sponsors/ Partner Reports

VII. FBO Report

VIII. Action Items

Shearer 5 year hangar lease

Land Lease Template

IX. Discussion Items

A. Budget Report / Check Register

X. Management Report

Tracy May Precision Approach Engineering Services provided and current project overview.

South Apron FAA Grant is out for bidding and will have bids open on the 27th

5000+ flight operations logged ytd

Grant Updates

Water line design with engineering.

XI. Adjournment: _____AM

Next meeting: May 19, 2023 7:30 AM (Friday)

Columbia Gorge Regional Airport

At Airport Terminal and Via Zoom
Meeting ID: 824 0933 1104 Passcode: 424214

<https://us06web.zoom.us/j/82409331104?pwd=aG9pT21pRjhwT00xTEYyY2ZqMHYwUT09#success>

MINUTES

COLUMBIA GORGE REGIONAL AIRPORT MEETING

March 17, 2023

PRESIDING: Chair Tim Urness

BOARD PRESENT: Tim McGlothlin, Dave Griffith, Lori Zoller, Terry Trapp,
Tim Urness, Norm Deo, Jonathon Kara (Zoom), Randy Anderson

BOARD ABSENT: Jim Wilcox, Tim McGlothlin

STAFF PRESENT: Airport Manager Jeff Renard, FBO Manager Darren Lacock
City Manager Mathew Klebes, City Attorney Jonathon Kara

CALL TO ORDER

The meeting was called to order by Vice Chair Tim Urness at 7:30 am.

ROLL CALL

Roll call was conducted by Tim Urness.

APPROVAL OF AGENDA

Johnathon moved to make an addition of airside property for ground leases with Kenn Francis (Building sites 1 & 2) and Chak Chak LLC (Building sites 3 & 4). Norm Deo seconded the motion. The agenda was approved as amended by unanimous consent.

APPROVAL OF MINUTES-

The minutes were approved as presented by unanimous consent.

PUBLIC COMMENTS-

Dan Spatz gave a brief update regarding SP482 which would allow CGCC to conduct training in Washington. A vote must be scheduled this day at 5:00 p.m and a vote by April 4th.

David Griffith requested any suggestions from the Board regarding the Marketing Plan for the airport.

BOARD MEMBER REPORTS-

Tim Urness reported that he had the opportunity to speak with Congressman Newhouse and requested his assistance in having the FAA participate in reading the letter to the Dallesport Water District.

Mathew Klebes gave an update on the EDA Grant and the CDS request.

Dan shared appreciation for the City of The Dalles and their participation with the EDA Grant in regards to timing.

FBO Report: Darren Lacock February was another record month on sales and March is fast approaching another record. Next week they will have an executive arrival of 4 global 7500's whose identity is unknown. The FBO stays busy.

ACTION ITEMS-

Randy Anderson made a motion to recommend to the City Council and the Board of County Commissioners for approval to airside property ground leases with Kenn Francis (Buildings 1 & 2) and Chak Chak LLC (Buildings 3 & 4) as described by the city attorney. Terry Trapp seconded the motion. *The vote was passed unanimously by the board members present.*

DISCUSSION ITEMS -

Budget/Check Report- Randy Anderson volunteered to assist with the airport's "Profit and Loss" statement and has created a report for the board that is easier to read.

MANAGEMENT REPORT -

Jeff Renard reported the airport has had a busy year so far with over 3,000 flight operations logged year to date.

OAMA had its Spring conference in Salem. Some great collaboration and information came from this 1 day event.

An update is given on the grants.

OEM/FEMA Fuel Island Decom. The airport is #73 of 175 grant applications are put out there and are 4-6 months out before any awards are made.

95% of the details for the South Apron FAA Grant have been released and a meeting is scheduled with the FAA to confirm accuracy prior to going to bid. (We have collected \$155k from the design grant.)

Jeff has received final approval from the FAA for the 2019 North Apron grant close out (collected \$98k) which will also allow the airport to close out a COAR grant associated with it.

2023 Fire Land Use Agreements are now in place.

Klickitat PUD to provide power to future hangar lots (easement).

Airport to provide infrastructure of transformers to the site. Developer to continue.

Water line design 30ish days with engineering, City and County public works may be able to perform excavation work.

Tenneson Engineering has the project and are about 2-3 weeks out from having the design work back for the fireline. Staff is exploring who will do the installation of the water line.

Chuck Covert questioned whether or not there was going to be an Airport Appreciation Day. Jeff stated there is a Fly-In on the calendar for June 17th.

NEXT MEETING

The next meeting will be Friday, April 21, 2023 at 7:30 am.

ADJOURNMENTS

Having no further business, the meeting was adjourned at 9:07 am.

SIGNED:

Jim Wilcox, Chair

Jeff Renard, Airport Manager



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AGENDA STAFF REPORT

MEETING DATE: April 21, 2023

TO: AIRPORT BOARD

FROM: AIRPORT MANAGER

ISSUE: 5 Year Shearer Hangar Lease

BACKGROUND: Shearer Spray Company has been a long standing tenant at the airport with a building that they previously owned. It was subject to the reversion clause after the 40 years of ownership in 2018. This lease renewal is the first 5 year renewal since then. The lease rate was set in 2018 at .21 cents per square foot, we are working to bring the rents of all buildings to a more uniform rate and have increased the rent for this term 21% along with the annual increase of 2.6%. July 1, 2023 the rent will be \$1450.00 per month.

BUDGET IMPLICATIONS: There is a \$3000.00 increase in the annual rent rate.

COUNCIL ALTERNATIVES:

- 1. Staff recommendation:** Move to approve the Shearer Spray 5 year lease as presented.
2. Move to direct Staff to make requested changes for further review.
3. Move to take no action.

BOX HANGAR LEASE

LANDLORD The real property and hangar facilities are jointly owned by the *City of The Dalles*, a municipal corporation of the State of Oregon (**City**), and *Klickitat County*, a municipal corporation of the State of Washington (**County**), located at the **Columbia Gorge Regional Airport**, 45 Airport Way, Dallesport, Washington 98617. The City and County, jointly, are the **Landlord**.

TENANT:

<i>Name:</i>	Shearer Sprayers, Inc.
<i>Address:</i>	2020 Lambert Street The Dalles, OR 97058
<i>Phone Number:</i>	(541) 296-5784
<i>Email Address:</i>	<u>maryssinc@gmail.com</u>

PREMISES: Landlord leases to Tenant and Tenant leases from Landlord the area and hangar described as a building constructed with a concrete floor and wood and metal framing, measuring 5,760 square feet, and the area surrounding the hangar building (including the concrete pad). The total area being leased (**Hangar**) is depicted in the diagram attached to and made part of this Box Hangar Lease (**Lease**) as **Exhibit A**.

Section 1. Term. The Lease term commences **May 1, 2023**, and continues through **April 30, 2028**, unless sooner terminated or extended as provided in this Lease. If Tenant is not in default at the term's expiration, Tenant shall have the option to renew this Lease for a second term, which commences **May 1, 2028**, and continues through **April 30, 2033**; provided, however, Tenant may only exercise the renewal by providing Landlord written notice of its intent to renew by **January 30, 2028**, in which case the rent will be renegotiated, the insurance requirements will be reevaluated, all other Lease terms will remain in full force and effect, and no further action will be required by either Party.

Section 2. Rent.

- 2.1 **Monthly Rent.** During the term, Tenant shall pay to the Landlord as rent the sum of *one thousand four hundred and thirteen dollars and no cents* (**\$1,413.00/month**) per month. Rent shall be payable on the first day of each month in advance at such place as may be designated by the Landlord, except rent for the first and last months shall be paid upon this Lease's execution.
- 2.2 **Rent Increase.** This Lease implements the Airport's uniform rate structure: the rent shall be reestablished on July 1 of every calendar year to conform with the Airport's *Uniform Rate Structure* as established by the Regional Airport Board. The Uniform Rate Structure was established after consideration of the Airport's costs and needs for operation, inflation, taxes, the fair market value of the Premises, and the demand for hangar space at the Airport. Until the expiration of this Lease, the rent shall be increased by *two and three-fifths* (**2.6%**) percent each July 1.

Section 3. Use of the Premises.

- 3.1 **Permitted Use.** The Premises shall be used for the operation of a business for agricultural spraying operations and the charter, rental, sales, and storage of

airplanes and helicopters, and for related business offices and sales areas, and for no other purpose unless specifically approved by the Landlord.

- 3.2 Restrictions on Use. In connection with the use of the Premises, Tenant shall:
- 3.2.1 conform to all applicable laws and regulations of any public authority affecting the Premises and the use. Tenant agrees to provide Landlord with any document, evidence, or report required to assure compliance with federal and state law, including (without limitation) applicable environmental laws and regulations.
 - 3.2.2 refrain from any use that would be reasonably offensive to other tenants or owners or users of neighboring Premises, or that would tend to create a nuisance.
 - 3.2.3 refrain from making any marks on or attaching any sign, insignia, antenna, aerial or other device to the exterior or the interior walls or roof of the Premises without the written consent of the Landlord.
 - 3.2.4 not cause or permit any hazardous substance to be spilled, leaked, disposed of, or otherwise released on or under the Premises or into the stormwater system at the Airport. If Tenant has any hazardous substance or other pollutant-generating material, processes, and/or products which are exposed to stormwater, Tenant shall contact the Washington Department of Ecology (DOE) for an evaluation of whether coverage under DOE's Industrial Stormwater General Permit is required. Tenants may store such hazardous substances on the Premises only in quantities necessary to satisfy Tenant's reasonably anticipated needs. Tenants shall comply with all environmental laws and regulations and exercise the highest degree of care in the use, handling, and storage of hazardous substances and shall take all practicable measures to minimize the quantity and toxicity of hazardous substances used, handled, or stored on the Premises. If any entity or agency of the federal government, State of Washington, or Klickitat County with jurisdiction over the storage, handling, sale, and/or disposal of chemicals or hazardous substances (or their waste) on the Premises determines a catch basin or other physical safeguard is required to be installed upon the Premises as a result of the loading and unloading of agricultural chemicals into and from aircraft or helicopters, Tenant shall be responsible for the costs of installing such safeguards at no expense to Landlord. Upon the expiration or sooner termination of this Lease, Tenant shall remove all hazardous substances from the Premises. The term *environmental laws and regulations* shall mean any federal, state, or local statute, regulation, or ordinance or any judicial or other governmental order pertaining to the protection of health, safety, or the environment. The term *hazardous substance* shall mean any hazardous, toxic, infectious or radioactive substance, waste, and material as defined or listed by any environmental law or regulation and includes (without limitation) petroleum oil and its fractions. Tenant shall maintain for the duration of this Lease's term *Material Safety Data Sheets* for all hazardous substances used or stored on the Premises in a place known and accessible to the Landlord and the Airport Manager.

- 3.2.5 use heaters, air conditioners, freezers, or air compressors for power tools; provided, however, FAA certified engine heaters installed on the aircraft engine/engines, or approved for external use on the aircraft engine/engines, in compliance with FAA regulations, are approved for use.
- 3.2.6 only store designated aircraft in the Hangar.
- 3.2.7 not perform aircraft maintenance unless approved by the Landlord (see *Columbia Gorge Regional Airport Rules and Regulations*).
- 3.2.8 not wash Aircraft unless in designated areas established by the Airport Manager.
- 3.2.9 ensure it acquires all of its fuel as provided by the authorized or designated *Aviation Fuel Provider* established by the Airport Manager.
- 3.2.10 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 Lease, during the term of this lease. Tenants, its employees and agents, shall faithfully observe and apply the rules and regulations. Rules and regulations are defined, but not limited to, the *Columbia Gorge Regional Airport Rules and Regulations and Minimum Standards for Commercial Aeronautical Activities*, approved as of April 2007, and a copy of which is on file at the Airport Manager's Office.

Section 4. Repairs, Maintenance, and Inspection.

- 4.1 Repairs and Maintenance. Except for repairs necessitated by Tenant's negligence (including its agents, employees, and/or invitees), Landlord shall maintain the Premises in a condition which is equivalent or better than the condition which existed at the time of execution of this Lease. Tenant agrees to keep the Premises in a neat, clean, and proper condition at all times. Any repair to the Premises, including repairs to major structural parts, which is required as a result of an act of the Tenant, its agents, employees, contractors, or any business visitor or invitee, shall be Tenant's responsibility. All other repairs to the Premises, including capital repairs and replacements of major structural parts, shall be Landlord's responsibility. Landlord is responsible for fence maintenance, landscaping, and groundskeeping upon the Premises. Landlord is further responsible for maintenance of the tie down area depicted in **Exhibit A**.
- 4.2 Inspection. Landlord, its agents, or local government authorities shall have the right to inspect the Premises for any reasonable purpose at any time. If the inspection reveals a condition or conditions which Tenant has the responsibility to repair, Tenant agrees to take immediate action to make such repairs upon written notice being given by Landlord. If the inspection determines Landlord is responsible for the repairs, Landlord shall take immediate action to correct them. For repairs not discovered during an inspection by Landlord: if Landlord is notified by Tenant in writing of the necessity of maintenance or repairs, the duty of Landlord to make such repairs shall not mature until reasonable time after Landlord has been in receipt of

such notice.

Section 5. Alterations. Tenant shall make no improvements or alterations on the Premises of any kind without written permission from the Landlord.

Section 6. Insurance.

- 6.1 Insurance Required. Landlord shall keep the Premises insured at Landlord's expense against fire and other risks covered by a standard comprehensive fire and liability insurance policy. Tenant shall carry similar insurance insuring the property of Tenant on the Premises against such risks.
- 6.2 Insurance Required by State Laws. Tenant agrees to maintain all insurances required of commercial sprayers by the State of Oregon and the State of Washington; all such policies shall name the *City of The Dalles, Klickitat County, Columbia Gorge Regional Airport, and their employees, agents, and assigns* as additional insureds. 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 within fourteen (14) days of this Lease's execution. Tenant's failure to maintain an approved insurance policy shall constitute a default under this Lease.
- 6.3 Liability Insurance. Tenant shall carry the following insurance at Tenant's cost: comprehensive liability insurance with a responsible company with limits of not less than *two million dollars (\$2,000,000.00)* on a combined single limit basis and fire insurance with an extended coverage endorsement covering Tenant improvements, Tenant's personal property, and the Premises. Liability insurance shall cover all risks arising directly or indirectly out of a Tenant's activity on any condition of the Premises whether or not related to an occurrence caused or contributed to by Landlord's negligence. Such insurance shall protect Tenant against the claims of Landlord on account of the obligations assumed by the Tenant under the paragraph entitled Indemnification and shall name *City of The Dalles, Klickitat County, Columbia Gorge Regional Airport, and their employees, agents, and assigns* as an additional insured. Certificates evidencing such insurance and bearing endorsements requiring ten (10) days' written notice to Landlord prior to any reduction, modification, or cancellation shall be furnished to Landlord prior to Tenant's occupancy of the property. The insurance shall be on a form and from a company reasonably acceptable to the Landlord. Tenant's failure to maintain an approved insurance policy shall constitute a default under this Lease.
- 6.4 Subrogation Waiver. Neither Party shall be liable to the other (or to the other's successors or assigns) for any loss or damage caused by fire or other casualty and risks enumerated in the insurance policy with an extended coverage endorsement and, in the event of insured loss, neither Party's insurance company shall have a subrogated claim against the other. This waiver shall be valid only if the insurance policy in question expressly permits waiver subrogation or if the insurance company agrees in writing such a waiver will not impact coverage under the policies. Each Party agrees to use best efforts to obtain such an agreement from its insurer if the policy does not expressly permit a subrogation waiver.

Section 7. Taxes and Utilities.

- 7.1 Taxes. Tenant shall pay as due all taxes, personal and property, assessments, license fees, and other charges which are levied and assessed upon Tenant's interests in the Premises, by any legally authorized governmental authority. Tenant is responsible for real property taxes imposed by Klickitat County upon the Premises which will be collected monthly/annually as computed by the Uniform Rate Structure Identified in Subsection 2.2.
- 7.2 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 Premises, including, but not limited to, water, gas, electricity, and sewage disposal.

Section 8. 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 Premises or any condition of the Premises in the possession or under the control of Tenant; provided, however, in no event shall Tenant indemnify against Landlord's sole negligence. 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 Premises, except to the extent caused by Landlord's negligence or breach of duty under this Lease.

Section 9. Assignment and Subletting. Tenant shall not assign, sell, or transfer its interest in this agreement or sublet any part of the Premises without Landlord's express and written consent. In the event Tenant shall attempt to assign, sell, or transfer its interest in this Lease or any part hereof, without having first obtained Landlord's express written consent, this Lease shall be null and void and Landlord shall have an immediate right of entry.

Section 10. Default. The following shall be events of default:

- 10.1 Default in Rent. Failure of Tenant to pay any rent or other charge within ten (10) days after it is due.
- 10.2 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.

Section 11. Remedies on Default.

- 11.1 Termination. In the event of a default, this Lease may be terminated at Landlord's option by written notice to Tenant. Whether this Lease is terminated by the election of Landlord or otherwise, Landlord shall be entitled to recover damages from Tenant for the default. Landlords may reenter, take possession of the Premises, and remove any persons or property by legal action or by self-help with the use of reasonable force, without liability for damages, and without having accepted a surrender.
- 11.2 Reletting. Following reentry or abandonment, Landlord may relet the Premises

and may then make any suitable alterations or refurbish the Premises, or both. Landlords may re-lease the Premises for a term longer or shorter than the term of this Lease and upon any other reasonable terms and conditions, including the granting of some rent-free occupancy or other rent concessions.

- 11.3 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:
- 11.3.1 The loss of rent from the date of default until a new tenant is (or, with the exercise of reasonable efforts, could have been) secured and paying out.
- 11.3.2 The reasonable costs of reentry and reletting, 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.
- 11.4 Late Fee. In the event Landlord fails to receive rent (or any other payment required by this Lease) within five (5) days after the due date, Tenant shall pay to Landlord a late charge of *five percent (5%) of the payment amount*. Tenants shall pay the late charge upon demand by the Landlord. Landlords 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.
- 11.5 Remedies Cumulative. The foregoing remedies shall be in addition to and shall not exclude any other remedy available to the Landlord under applicable law.

Section 12. Surrender. Upon termination of this Lease, Tenant shall deliver all keys to Landlord and surrender the Premises in first-class and broom clean condition, subject only to reasonable wear and tear from ordinary use.

Section 13. Miscellaneous.

- 13.1 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.
- 13.2 Attorney Fees. If suit or action is instituted in connection with any controversy arising out of this Lease, each Party shall be responsible for paying their own attorney fees.
- 13.3 Notices. All notices or other communications required or permitted under this Agreement 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 or (b) sent by registered or certified mail, postage prepaid, return receipt requested, which notices and communications shall be deemed received two (2) days after deposit in the United States mail.
- 13.4 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 year* (but not in any event at a rate greater than the maximum rate of interest permitted by law) from the due date until paid, all in addition to the 5% late fee.

13.5 *Time of Essence*. Time is of the essence of the performance of each of Tenant's obligations under this lease.

13.6 *Damage or Destruction by Fire or Other Casualty*. In the event the building of Landlord in which Tenant occupies space under this Lease shall be partially or wholly damaged by fire or other casualty, Landlord shall have the option to either rebuild the structure or terminate this Lease. In the event Landlord elects to proceed with rebuilding the structure, and it is necessary for Tenant to temporarily vacate the Premises while the repair work is being completed, the monthly rental payment due from Tenant shall be abated during the period of time which Tenant is unable to occupy the Premises while the repairs are being completed. In the event Landlord elects to terminate the Lease, Landlord shall provide notice of the termination to Tenant within fourteen (14) days of the date the casualty occurred.

13.7 *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 agreement 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 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 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 Premises, or in the event of any planned modification or alteration of any present or future building or structure located upon the 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 lease 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 lease 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 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 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 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 war or national emergency.

- 13.8 Removal of Fixtures, Furniture, and Equipment. Upon expiration or the sooner termination of this Lease, or during the term of this Lease, Tenant shall have the right to remove all equipment, furniture, and fixtures owned by Tenant and which have not become attached to the Premises. If Tenant removes any said equipment, furniture, or fixtures which Tenant is empowered and entitled to remove and by such removal causes damage or injury to the Premises, Tenant agrees to repair any damages or injury immediately, at Tenant's expense, and to restore the Premises to as good as state or condition as the Premises were at the beginning of the date of this agreement.
- 13.9 Mechanic's and Materialman's Liens. Neither Landlord nor Tenant 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.
- 13.10 Savings Clause. If any part of this Lease is determined to be invalid by a court of competent jurisdiction, such findings shall have no effect on the remaining portions of this lease.
- 13.11 Written Agreement. 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. The headings of the paragraphs are for convenience only and are not part of this Lease, nor shall they be considered in construing the its intent.

Section 14. 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 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 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 lease 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 the Premises and the facilities thereon, and hold the same as if this 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 15. Aircraft Description. The following is a brief description of the Tenants aircraft to be stored in the Hangar:

<i>Manufacturer, Make, and Model</i>	<i>Aircraft Registration Number</i>
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Section 16. Applicable Law. This Lease shall be governed by the laws of the States of Oregon and Washington.

Section 17. Payments. Tenant shall make all payment checks to the *City of The Dalles* and mail lease payments to:

Finance Department
City of The Dalles
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:

To Landlord:

Airport Manager
Aviation Management Services
P. O. Box 285
Dallesport, WA 98617

To Tenant:

President
Shearer Sprayers, Inc.
2020 Lambert Street
The Dalles, OR 97058

Signature page follows.

IN WITNESS WHEREOF, the Parties bind themselves to this **BOX HANGAR LEASE** effective this ____ day of April, 2023.

LANDLORD

City of The Dalles, an
Oregon municipal corporation

Matthew B. Klebes, City Manager

Date: _____

ATTEST:

Izetta Grossman, CMC, City Clerk

Approved as to form:

Jonathan Kara, City Attorney

Board of County Commissioners

Klickitat County, a Washington municipal corporation

Chair

Commissioner

Commissioner

Date: _____

ATTEST:

Lee Snell, Clerk of the Board

Approved as to form:

David Quesnel, Prosecuting Attorney

TENANT

Shearer Sprayers, Inc.

John Shearer, President

Date: _____

Columbia Gorge Regional Airport
For the nine months ended March 31, 2023

Airport fund 061

	YTD Actual	Budget	Variance	Percent	
Revenue					
Intergovernmental revenue	65,000	65,000	-	100.0	
Federal grants FAA	210,772	302,780	92,008	69.6	
Federal grants MISC		2,691,000	2,691,000	-	
Oregon state grants		-	-	-	
Misc. sales and services		2,500	2,500	-	
Aviation fuel sales	10,946	17,000	6,054	64.4	
Interest income	10,018	8,450	(1,568)	118.6	
Lease, property rentals	89,298		-		
Property rentals	63,979	153,277	180,080	26,803	85.1
Other misc. revenue	14,220	20,000	5,780	71.1	
Operating transfers in	48,750	65,000	16,250	75.0	
Total revenue	512,983	3,351,810	2,838,827		
Expenditures					
Management services	107,445	180,000	72,555	59.7	
Audit services	8,410	6,430	(1,980)	130.8	
Engineering services		1,000	1,000	-	
Utilities	14,579	21,300	6,721	68.4	
Property taxes & insurance	40,573	39,600	(973)	102.5	
Buildings & grounds	21,237	50,000	28,763	42.5	
Vehicle expense	6,163	48,500	42,337	12.7	
Office expense	2,964	3,125	161	94.8	
Permits, legal, advertising	75	11,250	11,175	0.7	
Travel, training, dues	3,138	5,250	2,112	59.8	
Miscellaneous expense	1,600	1,500	(100)	106.7	
Buildings	2,460	45,000	42,540	5.5	
Imprvmts other than buildings	172,566	3,155,780	2,983,214	5.5	
Machinery	-	35,000	35,000	-	
Total expenditures	381,210	3,603,735	3,222,525		
Other					
To Airport debt service	-	-	-		
Contingency	-	360,374	360,374		
Unapprop. Ending fund balance	-	109,437	109,437		
Total other	-	469,811	469,811		
Summary					
Beginning fund balance	727,653	721,736			
Add, revenues	512,983	3,351,810			
Less, expenditures	(381,210)	(3,603,735)			
other	-	(469,811)			
Ending fund balance	859,426	-			

Columbia Gorge Regional Airport
For the nine months ended March 31, 2023

Debt service fund 062

	YTD Actual	Budget	Variance	Percent
Revenue				
Interest income	1,606	125	1,481	1,284.8
Lease revenue	38,805	-	-	
Property rentals	<u>111,310</u>	205,140	(55,025)	73.2
Transfer from airport fund	-	-	-	-
Total revenue	<u>151,721</u>	<u>205,265</u>	<u>(53,544)</u>	
Expenditures				
Bond principal	-	85,000	85,000	-
Bond interest	33,300	66,600	33,300	50.0
Loan principal payments	25,000	25,000	-	100.0
Prin pymt -K Co Cerb Ln	25,000	25,000	-	100.0
Loan interest payments	109	2,500	2,391	4.4
Int pymt - K Co Cerb Ln	4,875	4,875	-	100.0
Reserve for future debt svc.	-	<u>25,359</u>	<u>25,359</u>	-
Total expenditures	<u>88,284</u>	<u>234,334</u>	<u>146,050</u>	
Summary				
Beginning fund balance	60,994	29,069		
Add, revenues	151,721	205,265		
Less, expenditures	<u>(88,284)</u>	<u>(234,334)</u>		
Ending fund balance	<u>124,431</u>	<u>-</u>		

Report Criteria:

- Actual Amounts
- All Accounts
- Summarize Payroll Detail
- Print Period Totals
- Print Grand Totals
- Include All Comments
- Include Funds: 061-062
- Page and Total by Fund
- Include Balance Sheets: None
- Include Revenues: None
- All Segments Tested for Total Breaks

Date	Journal	Reference Number	Payee or Description	Account Number	Debit Amount	Credit Amount	Balance
CONTRACTUAL SERVICES			02/28/2023 (02/23) Balance	061-6100-000.31-10			489.30
02/25/2023	AP	242	BANK OF NEW YORK MELLON **VendorNo: 10007 **Inv. No: 252-2534310 **Desc: ADMIN FEE ACT LOCAPCOP15B **Inv. Date: 2/25/2023 **PO No: **Remit Name: BANK OF NEW YORK MELLON **Merchant Vendor No: 10007 **Merchant Vendor Name: BANK OF NEW YORK MELLON **Invoice Created By: Irowland		450.00		
03/01/2023	AP	263	WAVE **VendorNo: 10091 **Inv. No: 103341201-0010023 **Desc: CITY ISP PROVIDER **Inv. Date: 3/1/2023 **PO No: **Remit Name: WAVE **Merchant Vendor No: 10091 **Merchant Vendor Name: WAVE **Invoice Created By: Irowland		20.00		
			03/31/2023 (03/23) Period Totals and Balance		470.00 *	.00 *	959.30
YTD Encumbrance	.00	YTD Actual	959.30 Total	959.30 YTD Budget	1,350.00 Unexpended	390.70	
CONTRACTUAL SERV-OTHER			02/28/2023 (02/23) Balance	061-6100-000.31-90			83,586.29
02/28/2023	AP	329	AVIATION MANAGEMENT SERVICES **VendorNo: 10704 **Inv. No: 2-2023 **Desc: FEBRUARY 2023 AIRPORT MGNT CONTRACT **Inv. Date: 2/28/2023 **PO No: **Remit Name: AVIATION MANAGEMENT SERVICES **Merchant Vendor No: 10704 **Merchant Vendor Name: AVIATION MANAGEMENT SERVICES **Invoice Created By: Irowland		11,358.67		
03/31/2023	AP	1221	AVIATION MANAGEMENT SERVICES **VendorNo: 10704 **Inv. No: 03-2023 **Desc: MARCH 23 AIRPORT MGNT CONTRACT **Inv. Date: 3/31/2023 **PO No: **Remit Name: AVIATION MANAGEMENT SERVICES **Merchant Vendor No: 10704 **Merchant Vendor Name: AVIATION MANAGEMENT SERVICES **Invoice Created By: Irowland		12,500.00		
			03/31/2023 (03/23) Period Totals and Balance		23,858.67 *	.00 *	107,444.96
YTD Encumbrance	.00	YTD Actual	107,444.96 Total	107,444.96 YTD Budget	180,000.00 Unexpended	72,555.04	
AUDITING SERVICES			02/28/2023 (02/23) Balance	061-6100-000.32-10			8,410.00
			03/31/2023 (03/23) Period Totals and Balance		.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)	

Date	Journal	Reference Number	Payee or Description	Account Number	Debit Amount	Credit Amount	Balance
ENGINEERING SERVICES			02/28/2023 (02/23) Balance	061-6100-000.34-10			.00
			03/31/2023 (03/23) Period Totals and Balance		.00 *	.00 *	.00
YTD Encumbrance	.00	YTD Actual	.00 Total	.00 YTD Budget	1,000.00 Unexpended	1,000.00	
WATER & SEWER			02/28/2023 (02/23) Balance	061-6100-000.41-10			4,866.40
03/03/2023	AP	396	DALLESFORT WATER ASSOCIATION **VendorNo: 366 **Inv. No: ACT 100173 03-23 **Desc: AIRPORT WATER **Inv. Date: 3/3/2023 **PO No: **Remit Name: DALLESFORT WATER ASSOCIATION **Merchant Vendor No: 366 **Merchant Vendor Name: DALLESFORT WATER ASSOCIATION **Invoice Created By: Irowland		402.80		
03/03/2023	AP	397	DALLESFORT WATER ASSOCIATION **VendorNo: 366 **Inv. No: ACT 100489 03-23 **Desc: AIRPORT WATER **Inv. Date: 3/3/2023 **PO No: **Remit Name: DALLESFORT WATER ASSOCIATION **Merchant Vendor No: 366 **Merchant Vendor Name: DALLESFORT WATER ASSOCIATION **Invoice Created By: Irowland		177.10		
			03/31/2023 (03/23) Period Totals and Balance		579.90 *	.00 *	5,446.30
YTD Encumbrance	.00	YTD Actual	5,446.30 Total	5,446.30 YTD Budget	9,700.00 Unexpended	4,253.70	
GARBAGE SERVICES			02/28/2023 (02/23) Balance	061-6100-000.41-20			.00
			03/31/2023 (03/23) Period Totals and Balance		.00 *	.00 *	.00
YTD Encumbrance	.00	YTD Actual	.00 Total	.00 YTD Budget	250.00 Unexpended	250.00	
ELECTRICITY			02/28/2023 (02/23) Balance	061-6100-000.41-40			6,944.27
03/07/2023	AP	628	KLICKITAT COUNTY PUD **VendorNo: 689 **Inv. No: 6195849 03-23 **Desc: AIRPORT ELECTRICITY **Inv. Date: 3/7/2023 **PO No: **Remit Name: KLICKITAT COUNTY PUD **Merchant Vendor No: 689 **Merchant Vendor Name: KLICKITAT COUNTY PUD **Invoice Created By: Irowland		740.56		
03/07/2023	AP	629	KLICKITAT COUNTY PUD **VendorNo: 689 **Inv. No: 69456080 03-23 **Desc: AIRPORT ELECTRICITY **Inv. Date: 3/7/2023 **PO No: **Remit Name: KLICKITAT COUNTY PUD **Merchant Vendor No: 689 **Merchant Vendor Name: KLICKITAT COUNTY PUD **Invoice Created By: Irowland		362.73		
03/07/2023	AP	630	KLICKITAT COUNTY PUD **VendorNo: 689 **Inv. No: 69547775 03-23 **Desc: AIRPORT ELECTRICITY **Inv. Date: 3/7/2023 **PO No: **Remit Name: KLICKITAT COUNTY PUD **Merchant Vendor No: 689 **Merchant Vendor Name: KLICKITAT COUNTY PUD **Invoice Created By: Irowland		126.03		
			03/31/2023 (03/23) Period Totals and Balance		1,229.32 *	.00 *	8,173.59
YTD Encumbrance	.00	YTD Actual	8,173.59 Total	8,173.59 YTD Budget	10,000.00 Unexpended	1,826.41	
BUILDINGS AND GROUNDS			02/28/2023 (02/23) Balance	061-6100-000.43-10			11,903.37

Date	Journal	Reference Number	Payee or Description	Account Number	Debit Amount	Credit Amount	Balance		
11/08/2022	AP	200	CHRIS KOCHIS **VendorNo: 3827 **Inv. No: 161105 **Desc: (7) GOTTER REPAIRS **Inv. Date: 11/8/2022 **PO No: **Remit Name: CHRIS KOCHIS **Merchant Vendor No: 3827 **Merchant Vendor Name: CHRIS KOCHIS **Invoice Created By: Irowland		275.00				
03/01/2023	AP	327	HOOD TECH CORP-AERO INC **VendorNo: 10697 **Inv. No: 15576 **Desc: FILTERS FOR AIRPORT **Inv. Date: 3/1/2023 **PO No: **Remit Name: HOOD TECH CORP- AERO INC **Merchant Vendor No: 10697 **Merchant Vendor Name: HOOD TECH CORP- AERO INC **Invoice Created By: Irowland		1,476.87				
03/15/2023	AP	824	ENCIRCLE TECHNOLOGY **VendorNo: 10885 **Inv. No: 1107 **Desc: IT SERVICES- UBIQUITI NANOBEAM, ANTENNA, ETHERNET WIRING **Inv. Date: 3/15/2023 **PO No: **Remit Name: ENCIRCLE TECHNOLOGY **Merchant Vendor No: 10885 **Merchant Vendor Name: ENCIRCLE TECHNOLOGY **Invoice Created By: Irowland		3,261.75				
12/07/2022	AP	955	TUM A LUM LUMBER COMPANY **VendorNo: 1332 **Inv. No: 5002-55726 **Desc: Quonset Bldg Roof Repair **Inv. Date: 12/7/2022 **PO No: 992542 **Remit Name: TUM A LUM LUMBER COMPANY **Merchant Vendor No: 1332 **Merchant Vendor Name: TUM A LUM LUMBER COMPANY **Invoice Created By: Irowland		4,320.52				
03/31/2023 (03/23) Period Totals and Balance					9,334.14 *	.00 *	21,237.51		
YTD Encumbrance	5.00	YTD Actual	21,237.51	Total	21,242.51	YTD Budget	50,000.00	Unexpended	28,757.49
JOINT USE OF LABOR/EQUIP			02/28/2023 (02/23) Balance	061-6100-000.43-45			.00		
			03/31/2023 (03/23) Period Totals and Balance		.00 *	.00 *	.00		
YTD Encumbrance	.00	YTD Actual	.00	Total	.00	YTD Budget	5,000.00	Unexpended	5,000.00
VEHICLES			02/28/2023 (02/23) Balance	061-6100-000.43-50			2,175.10		
02/23/2022	AP	4	CM & WO SHEPPARD INC **VendorNo: 264 **Inv. No: 24232R **Desc: CHANGED ENGINE OIL & FILTER, FUEL FILTER KUBOTA **Inv. Date: 2/23/2022 **PO No: **Remit Name: CM & WO SHEPPARD INC **Merchant Vendor No: 264 **Merchant Vendor Name: CM & WO SHEPPARD INC **Invoice Created By: Irowland		1,154.37				
03/02/2023	AP	62	NELSON TIRE FACTORY **VendorNo: 879 **Inv. No: 2127547 **Desc: QUALITY CHAIN SPIDER BUNGEE, TRUCK CAM CHAINS **Inv. Date: 3/2/2023 **PO No: **Remit Name: NELSON TIRE FACTORY **Merchant Vendor No: 879 **Merchant Vendor Name: NELSON TIRE FACTORY **Invoice Created By: Irowland		544.51				
03/02/2023	AP	328	JEFF RENARD **VendorNo: 10700 **Inv. No: FEBRUARY 2023 **Desc: MILEAGE TO REDMOND AIRPORT & GOLDENDALE PW **Inv. Date: 3/2/2023 **PO No: **Remit Name: JEFF		195.19				

Date	Journal	Reference Number	Payee or Description	Account Number	Debit Amount	Credit Amount	Balance
RENARD **Merchant Vendor No: 10700 **Merchant Vendor Name: JEFF RENARD **Invoice Created By: Irowland							
03/14/2023	AP	388	CM & WO SHEPPARD INC		716.75		
**VendorNo: 264 **Inv. No: 24341R **Desc: LAWN MOWER SERVICE **Inv. Date: 3/14/2023 **PO No: **Remit Name: CM & WO SHEPPARD INC **Merchant Vendor No: 264 **Merchant Vendor Name: CM & WO SHEPPARD INC **Invoice Created By: Irowland							
03/31/2023 (03/23) Period Totals and Balance					2,610.82 *	.00 *	4,785.92
YTD Encumbrance	.00	YTD Actual	4,785.92 Total	4,785.92 YTD Budget	40,000.00 Unexpended	35,214.08	
GAS/OIL/DIESEL/LUBRICANTS							
02/28/2023 (02/23) Balance							
02/28/2023	AP	1186	MASTERCARD	061-6100-000.43-51	65.00		1,311.59
**VendorNo: 10541 **Inv. No: 8386 02-23 **Desc: FUEL J RENARD **Inv. Date: 2/28/2023 **PO No: **Remit Name: MASTERCARD **Merchant Vendor No: 10541 **Merchant Vendor Name: MASTERCARD **Invoice Created By: Irowland							
03/31/2023 (03/23) Period Totals and Balance					65.00 *	.00 *	1,376.59
YTD Encumbrance	.00	YTD Actual	1,376.59 Total	1,376.59 YTD Budget	3,500.00 Unexpended	2,123.41	
PROPERTY TAXES							
02/28/2023 (02/23) Balance							
03/30/2023	AP	896	KLICKITAT COUNTY TREASURER	061-6100-000.46-10	442.80		.00
**VendorNo: 692 **Inv. No: 02-13-2600- 0014/00 03-23 **Desc: PROPERTY TAX 02-13- 2600-0014/00 **Inv. Date: 3/30/2023 **PO No: **Remit Name: KLICKITAT COUNTY TREASURER **Merchant Vendor No: 692 **Merchant Vendor Name: KLICKITAT COUNTY TREASURER **Invoice Created By: Irowland							
03/30/2023	AP	897	KLICKITAT COUNTY TREASURER		719.75		
**VendorNo: 692 **Inv. No: 02-13-2700- 0006/00 03-23 **Desc: PROPERTY TAX 02-13- 2700-0006/00 **Inv. Date: 3/30/2023 **PO No: **Remit Name: KLICKITAT COUNTY TREASURER **Merchant Vendor No: 692 **Merchant Vendor Name: KLICKITAT COUNTY TREASURER **Invoice Created By: Irowland							
03/30/2023	AP	898	KLICKITAT COUNTY TREASURER		317.56		
**VendorNo: 692 **Inv. No: 02-13-2700- 0007/00 03-23 **Desc: PROPERTY TAX 02-13- 2700-0007/00 **Inv. Date: 3/30/2023 **PO No: **Remit Name: KLICKITAT COUNTY TREASURER **Merchant Vendor No: 692 **Merchant Vendor Name: KLICKITAT COUNTY TREASURER **Invoice Created By: Irowland							
03/30/2023	AP	899	KLICKITAT COUNTY TREASURER		22.16		
**VendorNo: 692 **Inv. No: 02-13-2851- 0101/00 03-23 **Desc: PROPERTY TAX 02-13- 2851-0101/00 **Inv. Date: 3/30/2023 **PO No: **Remit Name: KLICKITAT COUNTY TREASURER **Merchant Vendor No: 692 **Merchant Vendor Name: KLICKITAT COUNTY TREASURER **Invoice Created By: Irowland							

Date	Journal	Reference Number	Payee or Description	Account Number	Debit Amount	Credit Amount	Balance
03/30/2023	AP	900	KCLICKITAT COUNTY TREASURER **VendorNo: 692 **Inv. No: 02-13-3311-0005/00 03-23 **Desc: PROPERTY TAX 02-13-3311-0005/00 **Inv. Date: 3/30/2023 **PO No: **Remit Name: KCLICKITAT COUNTY TREASURER **Merchant Vendor No: 692 **Merchant Vendor Name: KCLICKITAT COUNTY TREASURER **Invoice Created By: Irowland		5.46		
03/30/2023	AP	901	KCLICKITAT COUNTY TREASURER **VendorNo: 692 **Inv. No: 02-13-3400-0010/00 03-23 **Desc: PROPERTY TAX 02-13-3400-0010/00 **Inv. Date: 3/30/2023 **PO No: **Remit Name: KCLICKITAT COUNTY TREASURER **Merchant Vendor No: 692 **Merchant Vendor Name: KCLICKITAT COUNTY TREASURER **Invoice Created By: Irowland		534.61		
03/30/2023	AP	902	KCLICKITAT COUNTY TREASURER **VendorNo: 692 **Inv. No: 02-13-3400-0012/00 03-23 **Desc: PROPERTY TAX 02-13-3400-0012/00 **Inv. Date: 3/30/2023 **PO No: **Remit Name: KCLICKITAT COUNTY TREASURER **Merchant Vendor No: 692 **Merchant Vendor Name: KCLICKITAT COUNTY TREASURER **Invoice Created By: Irowland		10,874.93		
03/30/2023	AP	903	KCLICKITAT COUNTY TREASURER **VendorNo: 692 **Inv. No: 02-13-3500-0009/00 03-23 **Desc: PROPERTY TAX 02-13-3500-0009/00 **Inv. Date: 3/30/2023 **PO No: **Remit Name: KCLICKITAT COUNTY TREASURER **Merchant Vendor No: 692 **Merchant Vendor Name: KCLICKITAT COUNTY TREASURER **Invoice Created By: Irowland		807.23		
03/30/2023	AP	904	KCLICKITAT COUNTY TREASURER **VendorNo: 692 **Inv. No: 02-13-3500-0010/00 03-23 **Desc: PROPERTY TAX 02-13-3500-0010/00 **Inv. Date: 3/30/2023 **PO No: **Remit Name: KCLICKITAT COUNTY TREASURER **Merchant Vendor No: 692 **Merchant Vendor Name: KCLICKITAT COUNTY TREASURER **Invoice Created By: Irowland		545.29		
03/30/2023	AP	905	KCLICKITAT COUNTY TREASURER **VendorNo: 692 **Inv. No: 55-00-0000-5032/00 03-23 **Desc: PROPERTY TAX 55-00-0000-5032/00 **Inv. Date: 3/30/2023 **PO No: **Remit Name: KCLICKITAT COUNTY TREASURER **Merchant Vendor No: 692 **Merchant Vendor Name: KCLICKITAT COUNTY TREASURER **Invoice Created By: Irowland		128.64		
03/30/2023	AP	906	KCLICKITAT COUNTY TREASURER **VendorNo: 692 **Inv. No: 55-00-0000-5069/00 03-23 **Desc: PROPERTY TAX 55-00-0000-5069/00 **Inv. Date: 3/30/2023 **PO No: **Remit Name: KCLICKITAT COUNTY TREASURER **Merchant Vendor No: 692 **Merchant Vendor Name: KCLICKITAT COUNTY TREASURER **Invoice Created By: Irowland		953.59		
03/30/2023	AP	907	KCLICKITAT COUNTY TREASURER **VendorNo: 692 **Inv. No: 55-00-0000-8891/00 **Desc: PROPERTY TAX 55-00-0000-8891/00 **Inv. Date: 3/30/2023 **PO No: **Remit Name: KCLICKITAT COUNTY TREASURER **Merchant Vendor No: 692 **Merchant Vendor Name: KCLICKITAT COUNTY TREASURER **Invoice Created By: Irowland		3,295.56		

Date	Journal	Reference Number	Payee or Description	Account Number	Debit Amount	Credit Amount	Balance
03/31/2023 (03/23) Period Totals and Balance					18,647.58 *	.00 *	18,647.58
YTD Encumbrance	.00	YTD Actual	18,647.58 Total	18,647.58 YTD Budget	15,000.00 Unexpended	(3,647.58)	
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LIABILITY			02/28/2023 (02/23) Balance	061-6100-000.52-10			6,613.16
			03/31/2023 (03/23) 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	
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PROPERTY			02/28/2023 (02/23) Balance	061-6100-000.52-30			15,311.93
			03/31/2023 (03/23) 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)	
<hr/>							
POSTAGE			02/28/2023 (02/23) Balance	061-6100-000.53-20			269.83
			03/31/2023 (03/23) Period Totals and Balance		.00 *	.00 *	269.83
YTD Encumbrance	.00	YTD Actual	269.83 Total	269.83 YTD Budget	325.00 Unexpended	55.17	
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TELEPHONE			02/28/2023 (02/23) Balance	061-6100-000.53-30			2,332.69
02/26/2023 AP		536	CHARTER COMMUNICATIONS **VendorNo: 4316 **Inv. No: 0122193022623 **Desc: WEB HOSTING AIRPORT **Inv. Date: 2/26/2023 **PO No: **Remit Name: CHARTER COMMUNICATIONS **Merchant Vendor No: 4316 **Merchant Vendor Name: CHARTER COMMUNICATIONS **Invoice Created By: Irowland		259.95		
02/28/2023 AP		1188	MASTERCARD **VendorNo: 10541 **Inv. No: 8386 02-23 **Desc: GOOGLE SUITES J RENARD **Inv. Date: 2/28/2023 **PO No: **Remit Name: MASTERCARD **Merchant Vendor No: 10541 **Merchant Vendor Name: MASTERCARD **Invoice Created By: Irowland		12.90		
03/31/2023 (03/23) Period Totals and Balance					272.85 *	.00 *	2,605.54
YTD Encumbrance	.00	YTD Actual	2,605.54 Total	2,605.54 YTD Budget	2,000.00 Unexpended	(605.54)	
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LEGAL NOTICES			02/28/2023 (02/23) Balance	061-6100-000.53-40			.00
			03/31/2023 (03/23) Period Totals and Balance		.00 *	.00 *	.00
YTD Encumbrance	.00	YTD Actual	.00 Total	.00 YTD Budget	250.00 Unexpended	250.00	
<hr/>							
ADVERTISING			02/28/2023 (02/23) Balance	061-6100-000.54-00			.00
			03/31/2023 (03/23) Period Totals and Balance		.00 *	.00 *	.00
YTD Encumbrance	.00	YTD Actual	.00 Total	.00 YTD Budget	10,000.00 Unexpended	10,000.00	
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PERMITS			02/28/2023 (02/23) Balance	061-6100-000.57-00			75.00
			03/31/2023 (03/23) Period Totals and Balance		.00 *	.00 *	75.00
YTD Encumbrance	.00	YTD Actual	75.00 Total	75.00 YTD Budget	1,000.00 Unexpended	925.00	
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TRAVEL, FOOD & LODGING			02/28/2023 (02/23) Balance	061-6100-000.58-10			1,471.39

Date	Journal	Reference Number	Payee or Description	Account Number	Debit Amount	Credit Amount	Balance
03/07/2023	AP	568	JEFF RENARD **VendorNo: 10700 **Inv. No: MARCH 2023 **Desc: MILEAGE TO OAMA SPRING CONFERENCE IN SALEM **Inv. Date: 3/7/2023 **PO No: **Remit Name: JEFF RENARD **Merchant Vendor No: 10700 **Merchant Vendor Name: JEFF RENARD **Invoice Created By: Irowland		175.54		
02/28/2023	AP	1189	MASTERCARD **VendorNo: 10541 **Inv. No: 8386 02-23 **Desc: MEAL FOR MEETING J RENARD **Inv. Date: 2/28/2023 **PO No: **Remit Name: MASTERCARD **Merchant Vendor No: 10541 **Merchant Vendor Name: MASTERCARD **Invoice Created By: Irowland		57.00		
03/31/2023 (03/23) Period Totals and Balance					232.54 *	.00 *	1,703.93
YTD Encumbrance	.00	YTD Actual	1,703.93 Total	1,703.93 YTD Budget	2,500.00 Unexpended		796.07
TRAINING AND CONFERENCES							
02/28/2023 (02/23) Balance				061-6100-000.58-50			400.00
03/31/2023 (03/23) Period Totals and Balance					.00 *	.00 *	400.00
YTD Encumbrance	.00	YTD Actual	400.00 Total	400.00 YTD Budget	2,000.00 Unexpended		1,600.00
MEMBERSHIPS/DUES/SUBSCRIP							
02/28/2023 (02/23) Balance				061-6100-000.58-70			934.00
02/28/2023	AP	1187	MASTERCARD **VendorNo: 10541 **Inv. No: 8386 02-23 **Desc: MARITIME INFO SYSTEMS J RENARD **Inv. Date: 2/28/2023 **PO No: **Remit Name: MASTERCARD **Merchant Vendor No: 10541 **Merchant Vendor Name: MASTERCARD **Invoice Created By: Irowland		100.00		
03/31/2023 (03/23) Period Totals and Balance					100.00 *	.00 *	1,034.00
YTD Encumbrance	.00	YTD Actual	1,034.00 Total	1,034.00 YTD Budget	750.00 Unexpended		(284.00)
OFFICE SUPPLIES							
02/28/2023 (02/23) Balance				061-6100-000.60-10			88.98
03/31/2023 (03/23) Period Totals and Balance					.00 *	.00 *	88.98
YTD Encumbrance	.00	YTD Actual	88.98 Total	88.98 YTD Budget	800.00 Unexpended		711.02
MISCELLANEOUS EXPENSES							
02/28/2023 (02/23) Balance				061-6100-000.69-50			1,600.00
03/31/2023 (03/23) Period Totals and Balance					.00 *	.00 *	1,600.00
YTD Encumbrance	.00	YTD Actual	1,600.00 Total	1,600.00 YTD Budget	1,500.00 Unexpended		(100.00)
ASSETS < \$5000							
02/28/2023 (02/23) Balance				061-6100-000.69-80			.00
03/31/2023 (03/23) Period Totals and Balance					.00 *	.00 *	.00
YTD Encumbrance	.00	YTD Actual	.00 Total	.00 YTD Budget	.00 Unexpended		.00
BUILDINGS							
02/28/2023 (02/23) Balance				061-6100-000.72-20			2,460.00
03/31/2023 (03/23) Period Totals and Balance					.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
BUILDINGS - HANGER							
02/28/2023 (02/23) Balance				061-6100-000.72-30			.00

Date	Journal	Reference Number	Payee or Description	Account Number	Debit Amount	Credit Amount	Balance
03/31/2023 (03/23) Period Totals and Balance					.00 *	.00 *	.00
YTD Encumbrance	.00	YTD Actual	.00 Total	.00 YTD Budget	.00 Unexpended		
IMPRVMTS OTHER THAN BLDGS		02/28/2023 (02/23) Balance		061-6100-000.73-30			147,616.46
01/31/2023 AP		524	PRECISION APPROACH ENGINEERING **VendorNo: 3780 **Inv. No: 5925 **Desc: SOUTH APRON & TAXILANES- DESIGN **Inv. Date: 1/31/2023 **PO No: **Remit Name: PRECISION APPROACH ENGINEERING **Merchant Vendor No: 3780 **Merchant Vendor Name: PRECISION APPROACH ENGINEERING **Invoice Created By: Irowland		24,949.89		
03/31/2023 (03/23) Period Totals and Balance					24,949.89 *	.00 *	172,566.35
YTD Encumbrance	.00	YTD Actual	172,566.35 Total	172,566.35 YTD Budget	3,155,780.00 Unexpended	2,983,213.65	
MACHINERY		02/28/2023 (02/23) Balance		061-6100-000.74-10			.00
03/31/2023 (03/23) Period Totals and Balance					.00 *	.00 *	.00
YTD Encumbrance	.00	YTD Actual	.00 Total	.00 YTD Budget	35,000.00 Unexpended	35,000.00	
FIXED ASSET RECLASS ACCT		02/28/2023 (02/23) Balance		061-6100-000.78-50			.00
03/31/2023 (03/23) Period Totals and Balance					.00 *	.00 *	.00
YTD Encumbrance	.00	YTD Actual	.00 Total	.00 YTD Budget	.00 Unexpended	.00	
TO AIRPORT DEBT SERVICE		02/28/2023 (02/23) Balance		061-9500-000.81-62			.00
03/31/2023 (03/23) Period Totals and Balance					.00 *	.00 *	.00
YTD Encumbrance	.00	YTD Actual	.00 Total	.00 YTD Budget	.00 Unexpended	.00	
CONTINGENCY		02/28/2023 (02/23) Balance		061-9500-000.88-00			.00
03/31/2023 (03/23) Period Totals and Balance					.00 *	.00 *	.00
YTD Encumbrance	.00	YTD Actual	.00 Total	.00 YTD Budget	360,374.00 Unexpended	360,374.00	
UNAPPROPRIATED ENDING FUND BAL		02/28/2023 (02/23) Balance		061-9500-000.89-00			.00
03/31/2023 (03/23) Period Totals and Balance					.00 *	.00 *	.00
YTD Encumbrance	.00	YTD Actual	.00 Total	.00 YTD Budget	109,437.00 Unexpended	109,437.00	
Number of Transactions: 36 Number of Accounts: 33					Debit	Credit	Proof
Total AIRPORT FUND:					82,350.71	.00	82,350.71

Date	Journal	Reference Number	Payee or Description	Account Number	Debit Amount	Credit Amount	Balance
BOND PRINCIPAL							
			02/28/2023 (02/23) Balance	062-6100-000.79-15			.00
			03/31/2023 (03/23) Period Totals and Balance		.00 *	.00 *	.00
YTD Encumbrance	.00	YTD Actual	.00 Total	.00 YTD Budget	85,000.00 Unexpended	85,000.00	
BOND INTEREST							
			02/28/2023 (02/23) Balance	062-6100-000.79-25			33,300.00
			03/31/2023 (03/23) 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	
LOAN PRINCIPAL PAYMENTS							
			02/28/2023 (02/23) Balance	062-6100-000.79-50			25,000.00
			03/31/2023 (03/23) 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	
PRIN PMTS - K CO CERB LN							
			02/28/2023 (02/23) Balance	062-6100-000.79-55			25,000.00
			03/31/2023 (03/23) 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	
LOAN INTEREST PAYMENTS							
			02/28/2023 (02/23) Balance	062-6100-000.79-60			109.45
			03/31/2023 (03/23) 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	
INT PMTS - K CO CERB LN							
			02/28/2023 (02/23) Balance	062-6100-000.79-65			4,875.00
			03/31/2023 (03/23) 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	
INT PMTS - K CO FY13/14							
			02/28/2023 (02/23) Balance	062-6100-000.79-66			.00
			03/31/2023 (03/23) Period Totals and Balance		.00 *	.00 *	.00
YTD Encumbrance	.00	YTD Actual	.00 Total	.00 YTD Budget	.00 Unexpended	.00	
RESERVE FOR FUTURE DEBT							
			02/28/2023 (02/23) Balance	062-6100-000.79-80			.00
			03/31/2023 (03/23) Period Totals and Balance		.00 *	.00 *	.00
YTD Encumbrance	.00	YTD Actual	.00 Total	.00 YTD Budget	25,359.00 Unexpended	25,359.00	

Number of Transactions: 0 Number of Accounts: 8

Total AIRPORT DEBT SERVICE FUND:

Number of Transactions: 36 Number of Accounts: 41
 Grand Totals:

Debit	Credit	Proof
.00	.00	.00
82,350.71	.00	82,350.71

Date	Journal	Reference Number	Payee or Description	Account Number	Debit Amount	Credit Amount	Balance
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Report Criteria:

- Actual Amounts
 - All Accounts
 - Summarize Payroll Detail
 - Print Period Totals
 - Print Grand Totals
 - Include All Comments
 - Include Funds: 061-062
 - Page and Total by Fund
 - Include Balance Sheets: None
 - Include Revenues: None
 - All Segments Tested for Total Breaks
-

CITY OF THE DALLES
EXPENDITURES WITH COMPARISON TO BUDGET
FOR THE 9 MONTHS ENDING MARCH 31, 2023

AIRPORT FUND

		PERIOD ACTUAL	YTD ACTUAL	BUDGET	UNEXPENDED	PCNT
<u>AIRPORT</u>						
061-6100-000.31-10	CONTRACTUAL SERVICES	470.00	959.30	1,350.00	390.70	71.1
061-6100-000.31-90	CONTRACTUAL SERV-OTHER	23,858.67	107,444.96	180,000.00	72,555.04	59.7
061-6100-000.32-10	AUDITING SERVICES	.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	579.90	5,446.30	9,700.00	4,253.70	56.2
061-6100-000.41-20	GARBAGE SERVICES	.00	.00	250.00	250.00	.0
061-6100-000.41-40	ELECTRICITY	1,229.32	8,173.59	10,000.00	1,826.41	81.7
061-6100-000.43-10	BUILDINGS AND GROUNDS	9,334.14	21,237.51	50,000.00	28,762.49	42.5
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	2,610.82	4,785.92	40,000.00	35,214.08	12.0
061-6100-000.43-51	GAS/OIL/DIESEL/LUBRICANTS	65.00	1,376.59	3,500.00	2,123.41	39.3
061-6100-000.46-10	PROPERTY TAXES	18,647.58	18,647.58	15,000.00	(3,647.58)	124.3
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	.00	269.83	325.00	55.17	83.0
061-6100-000.53-30	TELEPHONE	272.85	2,605.54	2,000.00	(605.54)	130.3
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	75.00	1,000.00	925.00	7.5
061-6100-000.58-10	TRAVEL, FOOD & LODGING	232.54	1,703.93	2,500.00	796.07	68.2
061-6100-000.58-50	TRAINING AND CONFERENCES	.00	400.00	2,000.00	1,600.00	20.0
061-6100-000.58-70	MEMBERSHIPS/DUES/SUBSCRIP	100.00	1,034.00	750.00	(284.00)	137.9
061-6100-000.60-10	OFFICE SUPPLIES	.00	88.98	800.00	711.02	11.1
061-6100-000.69-50	MISCELLANEOUS EXPENSES	.00	1,600.00	1,500.00	(100.00)	106.7
061-6100-000.69-80	ASSETS < \$5000	.00	.00	.00	.00	.0
061-6100-000.72-20	BUILDINGS	.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	24,949.89	172,566.35	3,155,780.00	2,983,213.65	5.5
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	82,350.71	381,210.47	3,603,735.00	3,222,524.53	10.6
<u>AIRPORT</u>						
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	82,350.71	381,210.47	4,073,546.00	3,692,335.53	9.4

CITY OF THE DALLES
EXPENDITURES WITH COMPARISON TO BUDGET
FOR THE 9 MONTHS ENDING MARCH 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

KDLS FBO

Reset and Update Proposal



Phase I- South Side

See attached pages

1. Remove closets
2. Relocate wall and door to create a larger conference room
 - a. Add AV to the north wall
3. Relocate wall to create larger office and define hallway
4. Relocate service counter into lobby using the training hangar look
5. Add burnt plywood and sheet metal tin wainscoting to the south walls trimmed in blue
6. Repaint trim color to our new blue logo color
7. Add soffit and lighting above the new service counter

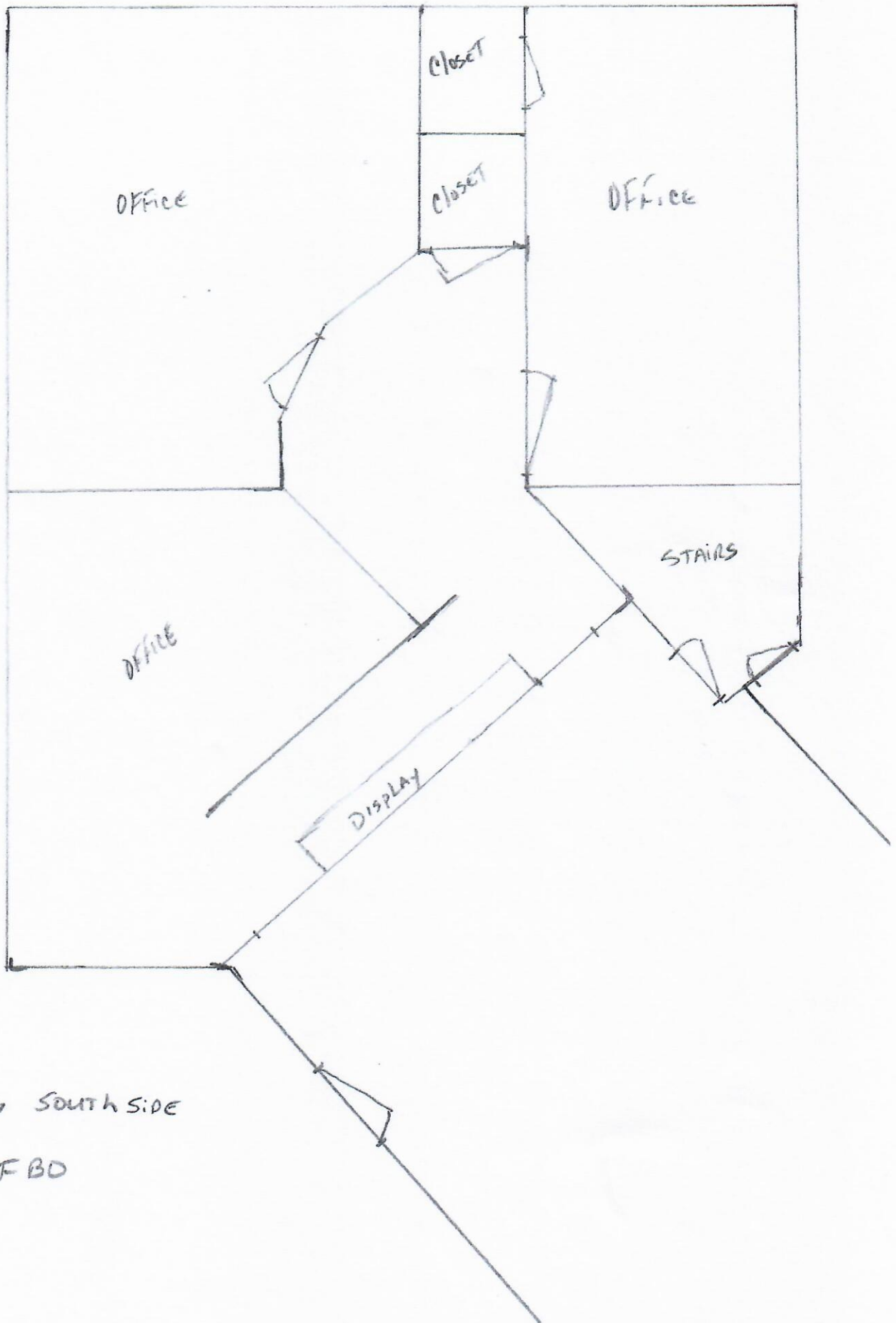
Note; all electrical, heat ducts, carpet and paint will be addressed as needed

Phase II - North Side

See attached pages

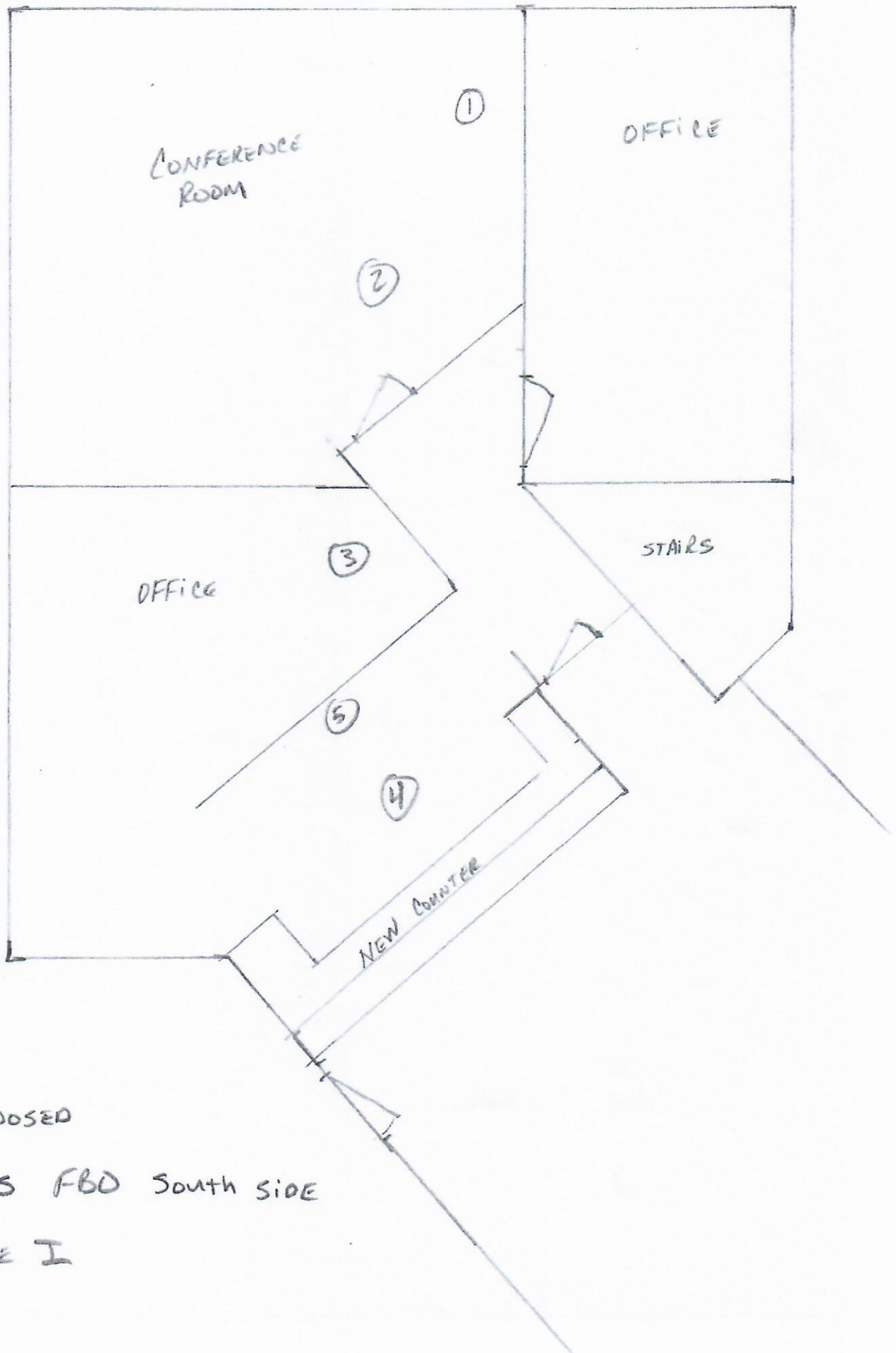
1. Add wall and door to create a pilot's lounge
2. Remove wall and utility sink
3. Add door
4. Update door
5. Update all north walls in lobby to match the training hangar look of burnt plywood and wainscoting
6. Paint and trim update
7. Carpet the pilot's lounge

Note; The pilot's lounge will have the PM access like the women's bathroom

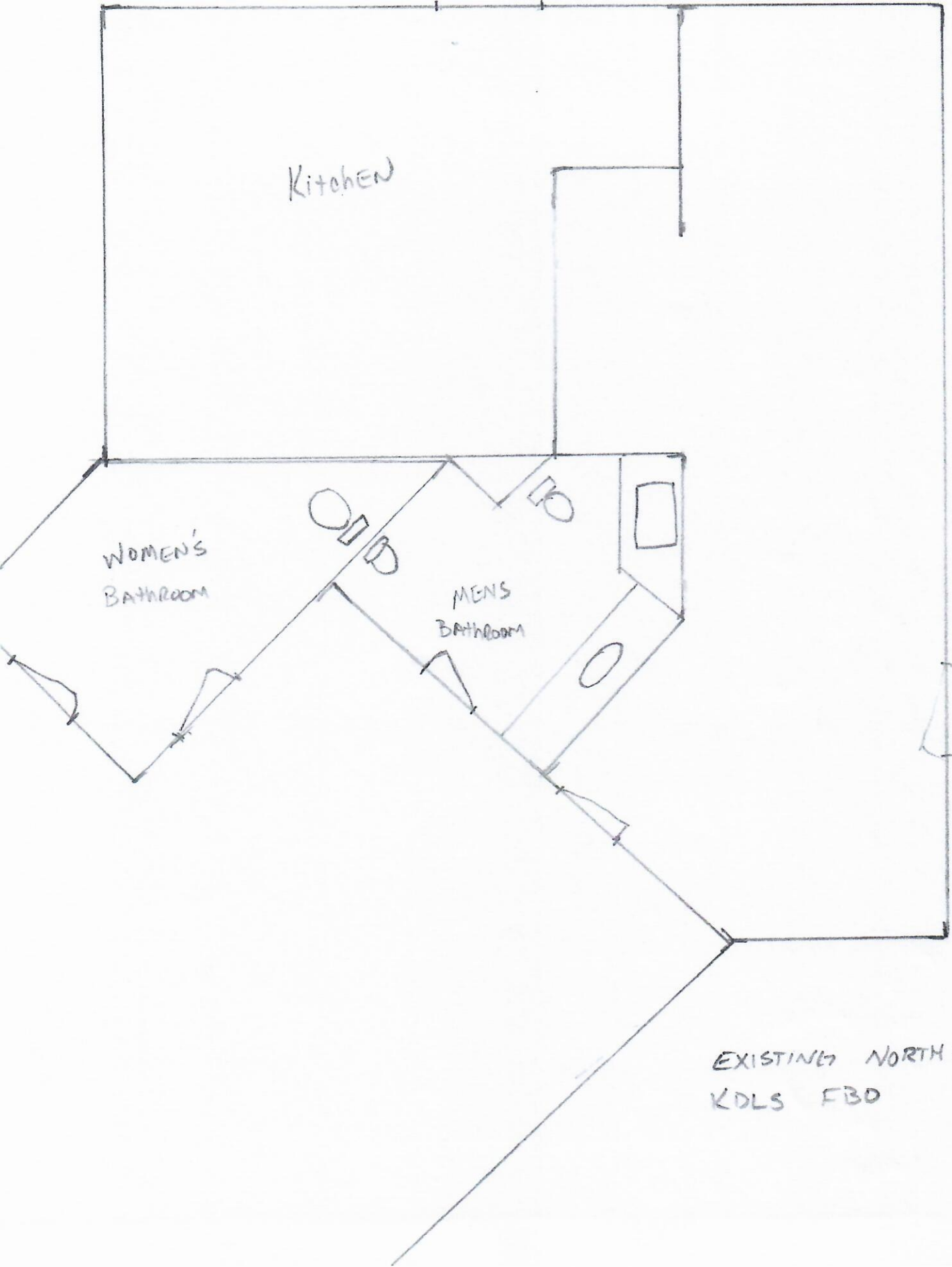


EXISTING SOUTH SIDE

KDLS FBD



PROPOSED
KDLs FBO SOUTH SIDE
PHASE I

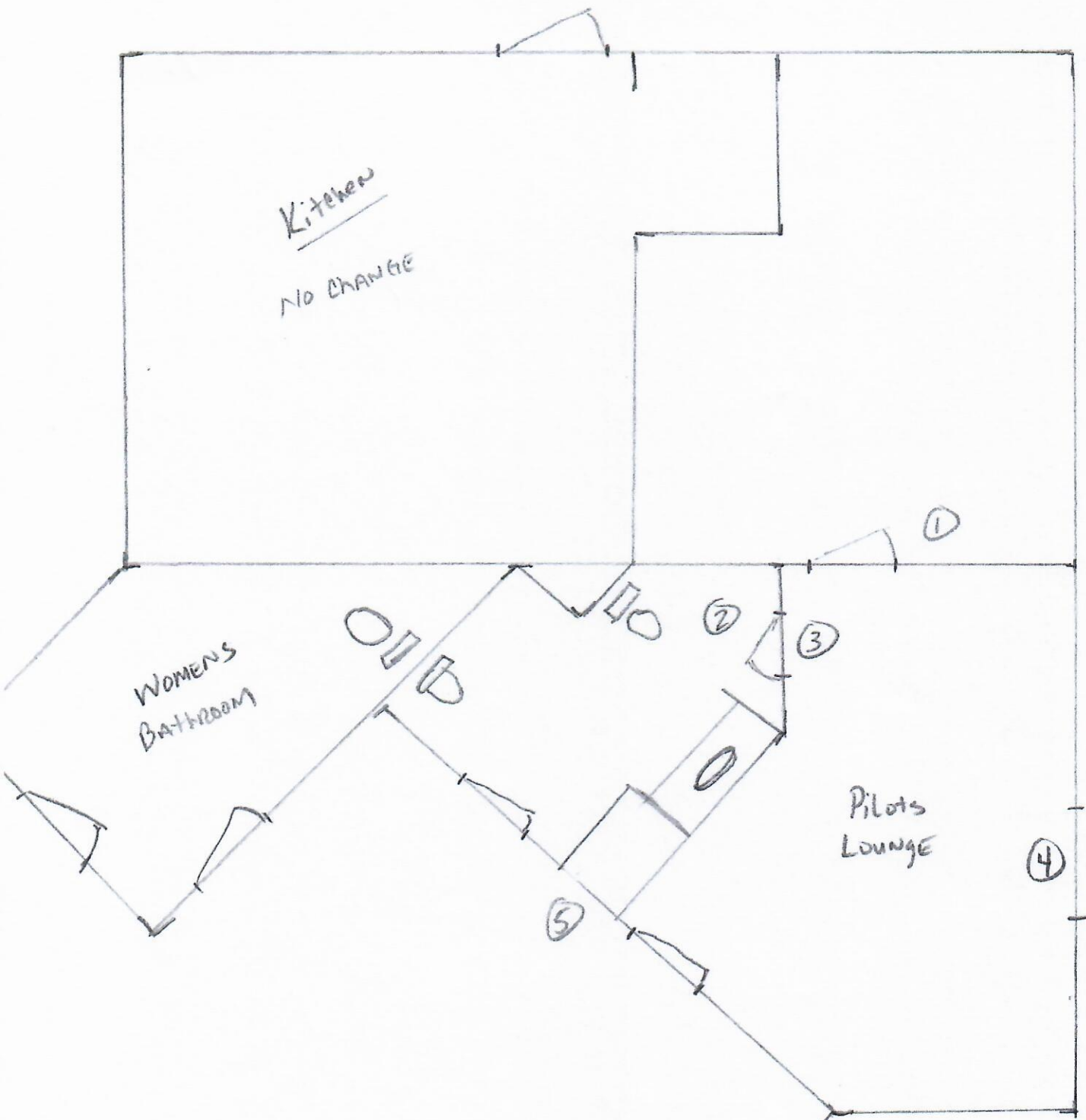


Kitchen

WOMEN'S
BATHROOM

MENS
BATHROOM

EXISTING NORTH SIDE
KDLS FBO



Kitchen
NO CHANGE

WOMENS
BATHROOM

Pilots
LOUNGE

PROPOSED KDLs FBO
NORTH SIDE
PHASE II