

**Minutes of the Special Meeting (Chelan County Tri-Commission)  
of the Commission  
of Public Utility District No. 1 of Chelan County, Washington  
August 27, 2024**

The special meeting of the Commission, of Public Utility District No. 1 of Chelan County, Washington, was held at Confluence Technology Center, 285 Technology Center Way, Wenatchee, on August 27, 2024, at the hour of 1:00 pm, pursuant to proper notice thereof.

**Chelan PUD Commissioners and Staff present:**

Steve McKenna, Commissioner President  
Garry Arseneault, Commissioner  
Carnan Bergren, Commissioner  
Kelly Allen, Commissioner  
Kirk Hudson, General Manager  
Justin Erickson, Chief Strategy & Stakeholder Officer  
Rebekah Neumann, Clerk of the Board

**Chelan Douglas Regional Port Authority  
Commissioners and Staff present:**

JC Baldwin, Commissioner  
Donn Etherington, Commissioner  
Richard DeRock, Commissioner  
Jim Huffman, Commissioner  
Mark Spurgeon, Commissioner  
Jim Kuntz, Chief Executive Officer  
Sarah Deenik

**Chelan County Commissioners and Staff present:**

Kevin Overbay, Commissioner  
Shon Smith, Commissioner  
Tiffany Gering, Commissioner  
Anabel Torres, Clerk of the Board

**Others present:**

Erin McCardle, Chelan Mayor  
Jim Fletcher, Cashmere Mayor  
Mike Poirier, Wenatchee Mayor  
Steve Wilkinson, Wenatchee Chamber  
Rosa Pulido, Wenatchee Downtown Association  
Representative Keith Goehner  
Ruby Gaston, Rep. Schrier's Office  
Raquel Crowley, Senator Murray's Office  
Bob Goedde  
Greg Smith, Salcido Group  
Ruben Betancourt, Chelan Douglas CHI/Hispanic Bus.  
Mike Mackey, East Wenatchee  
Steve Keene, Peshastin  
Kasey Safford, NCWLife

**Call To Order**

- President McKenna called the meeting to order at 1:05pm; Commissioner Bergren led the pledge of allegiance

**Tri-Commission Updates**

- Chelan County Commission
  - Strategic Planning
    - Partnering with Heartwood Biomass and others to potentially locate a campus here
    - Purchased 3 acres in Olds Station for a satellite campus to include motor pool, coroner's office, and emergency management
  - Project Updates
    - Recent awards for Cascade Natural Infrastructure Fund

- Purchasing 12 acres for the Center for Drug and Alcohol Treatment; getting ready to bid
  - Purchasing 3 parcels for Malaga Park
  - Upgrade to Veteran's Services building
  - Forestry resilience bond in Lake Wenatchee
  - Icicle pumped irrigation project
  - PUD / County franchise agreement – PUD is working with County staff on issues
- Chelan Douglas Regional Port Authority
  - Trades district near the airport; 12 buildings to be incubators for businesses; anticipated completion summer 2025 with an additional \$4M in federal dollars for phase 2
  - Pangborn Airport
    - Army National Guard has moved to Pangborn creating about 20 new jobs
      - 100 reservists train there one weekend per month
    - General Aviation building replacement
    - Fall 2025 project to repave runway; airport will be shut down for approximately 30 days
    - Thanks to Steve Wilkinson at the Chamber for leading a commercial air service working group
  - Malaga
    - PUD building the substation for Microsoft's facilities; buildings break ground soon
    - Water infrastructure improvements; phase 1 completed and previewed phase 2
      - Water infrastructure is built to benefit the community of Malaga
    - Cooling water system
    - Discussed traffic study and future plans
  - Lineage Property redevelopment; looking for a grant to do some design work
  - Leading the Regional Sports Complex study
    - Once report is finalized, if elected officials agree, will go to a public vote for tax funding
  - Tax Increment Financing (TIF)
    - First project in Douglas County
      - Forming a district for property around Pangborn that doesn't have utilities – will create a TIF to invest in infrastructure for next wave of growth
  - Strategic Plan – due to be completed by the end of the year
- Chelan County PUD
  - Strategic Visioning – Imagine 2075
    - Working on a 50-year vision; reviewed process
    - Customer-owner survey will launch next week
    - Expect to finalize plan near the end of the year, then work on shorter-term plans
  - Rate Proposal
    - Proposed 2-year extension of 5-year rate plan with increases of 4% for water, 4% for wastewater and 3% for electric
    - Allows time to finalize visioning plan
    - Consider adding information to customer bills to show how much rates are offset by power sales
  - Large Load Framework
    - Guiding principles established by the Commission
    - Options for how large loads may be served
    - Reviewed public comments received to date and themes
    - Alternative generation resources – we're looking at that in our 50-year vision
      - Educating ourselves on new technologies; held Clean Energy Expo in December
  - Fire Safety Outage Management was not put into effect during recent fires

### **Representative Goehner**

- Appreciates local control – continue discussions on how we can maintain our supply

**Insights From the Mayors**

- Erin McCardle, Chelan
  - Cascade Infrastructure grant - pump station opens the door for affordable housing and economic development east of Chelan
  - Tourism
    - Reviewing tourism code; want to give farmers the option to operate farmland
  - Have finished 2025 strategic funding roadmap for east Chelan reservoir, trail, facilities audit and analysis, Chelan gorge four-plex youth fields, and downtown revitalization
  - Transportation benefit district on the November ballot
    - Transportation survey for community prioritization
  - Recycling center and glass crusher were destroyed by fire; working to bring that service back
  - Colville Confederated Tribe members visited Chelan to learn more about upcoming projects
  - Stayman Flats fire – thanks to all who helped put that out
  - Chelan airport water line is in design phase
- Jim Fletcher, Cashmere
  - County fair is next weekend
  - Yonder cider grand opening on Saturday
  - Starting to rework comprehensive plans for the state
- Mike Poirier, Wenatchee
  - Reviewing homeless plan at this week’s City Council meeting; hiring a homeless response coordinator
  - Looking for partners to help educate people around the 4<sup>th</sup> of July firework enforcement
  - 3 of 8 directors have been replaced due to retirements
  - Continue to work with legislators on Confluence Parkway; split into four phases
  - Sales tax is down; 2025 budget will be status quo
  - \$17M Convention Center project is a quarter of the way done

**Commissioner Comments**

- Commissioner Baldwin commented on the foresight to bring fiber to the community nearly 25 years ago – it has gotten us to where we are

There being no other business, the meeting adjourned at 2:59pm.



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Vice President

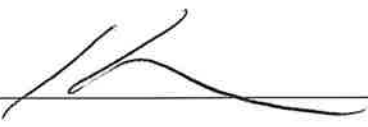
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Commissioner



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President



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Secretary



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Commissioner