



## **PRCC Habitat Subcommittee Meeting CONFERENCE CALL**

### **FINAL APPROVED MEETING MINUTES Monday, February 24, 2020 8:30 am**

#### **PRCC Habitat Subcommittee Members**

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Kate Terrell, USFWS

Dave Duvall, Deanne Pavlik-Kunkel (alt), GCPUD

Justin Yeager, Dale Bambrick (alt), NMFS

Jeremy Cram, Ben Truscott (alt), WDFW

Denny Rohr, D. Rohr & Assoc, Facilitator

Chris Fisher, CCT

Brandon Rogers, Hans Smith (alt), YN

Carl Merkle, CTUIR

Erin Harris, GCPUD, Admin Assistant

#### **Meeting Attendees**

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Chris Fisher, CCT

Dave Duvall, GCPUD

Justin Yeager, NMFS

Jeremy Cram, WDFW

Brandon Rogers, YN

Erin Harris, GCPUD

Denny Rohr, D. Rohr & Assoc, Facilitator

Kate Terrell, USFWS

#### **Decisions made during February 24, 2020 meeting**

1. Icicle-Peshastin Irrigation District Fish Screen Proposal - Committee Approves funds from 602 for \$1,067,400.
2. Appraisal Process Language Modifications - Committee agreed to the changes.

### **MEETING MINUTES**

#### **I. Approval of Meeting Minutes**

January 9, 2020 meeting – Approved with agreement to change minutes to provide clarification identifying the approval of Barkley \$500,000 will be an amendment to contract 603-30H.

- II. Icicle-Peshastin Irrigation District (IPID) Fish Screen Proposal (J. Cram) – J.** Cram stated that IPID finished their final spec sheet that addressed all issues and they are able to move forward. There are four projects that interwind 1) Boulder Field 2) IPID 3) City of Leavenworth 4) Icicle/Bridge. The project being considered is the fish screen proposal for IPID. B. Rogers asked J. Cram how comfortable he is with the current price and that it won't go up 25% by the time the projects are done. J. Cram replied he has asked the same question and was told the design includes 100% design costs that include most of the build happening next year once the bridge is built and there should not be any surprise costs. C. Fisher asked if there are any surprise costs would IPID take care of those costs. J. Cram shared he would ask and that any time costs may change, they follow a contingency plan. D. Duvall asked if the funding is considered fish or non-fish. K. Terrell and other members said its non-fish dollars. Another question posed was if the HCP Tributary Committee reviewed and approved the City of Leavenworth fish screen proposal spec sheet. J. Cram confirmed yes, it's been approved. C. Fisher brought up the estimated timeline and questioned the reason why the stream implementation is 16 months out. J. Cram explained the need for the bridge to first be completed to move heavy equipment to complete the stream implementation, and the timeline for the bridge completion and seasonal weather are the reason it's out 16 months. K. Terrell shared additional requirements are needed due to heavy snow. J. Yeager shared all regulatory permits have been completed. C. Fisher spoke about a modification to Boulder Field dam and K. Terrell said they are leaving the diversion dam in place and are creating something up to it. D. Duvall asked if IPID owns the land that has both of their screens. J. Cram believes they do own the land and K. Terrell believes there is an easement for the pipeline.

**Call for Vote: Committee Approves funds from 602 for \$1,067,400.**

**Action: Cram will let project sponsors know of committee decision.**

- III. Appraisal Process Language Review/Proposed Changes (D. Duvall)**
- A. Appraiser contract language modification** – The Appraiser expressly agrees that Appraiser and his staff will not communicate with the Project Sponsor and Landowner in any manner, whether it be in regard to the project or otherwise, without express permission from, or the presence of the designated representative PRCCHSC liaison. **Approved.**
- B. Sponsor contract language modification** - The Sponsor expressly agrees that ~~Appraiser and his~~ the Sponsor and associated staff will not communicate with the ~~Project Sponsor~~ Appraiser and Landowner in any manner, whether it be in regard to the project or otherwise, without express permission from, or the presence of the designated representative PRCCHSC liaison. **Approved.**
- C. Response to appraisal process language** – D. Duvall discussed the appraisal process and his contacting CDLT. He shared they did not understand the changes. D. Duvall would like to invite CDLT to our March 12<sup>th</sup> meeting. K. Terrell shared March 11 and 12 are the dates for presentations by the SRFB.

B. Rogers offered to share committee members concerns with the Director of CDLT, Curt Soper. Committee members shared they are okay with B. Rogers talking with Curt Soper. Committee members concluded to invite CDLT to the next meeting for discussion. Duvall will contact CDLT with the invite.

**IV. Weyco (Weyerhaeuser) Mill Creek Land Acquisition Appraisal Activities (D. Duvall)** J. Cram is the liaison. D. Duvall received a phone call from appraiser Larry Rees who shared the comparables he would be using for this appraisal are all snowed in and inaccessible. Rees discussed with D. Duvall two options, 1) Wait for the weather to clear in around 6 weeks and perform a full appraisal. 2) Not wait, do a quick appraisal by performing comps with foot notes that describe the comps. J. Cram messaged Mickey Fleming and David Morgan of CD Land Trust and shared the probable delay due to weather and asked if they had any reason to rush the appraisal, and he has not yet heard back from them. Committee members discussed if a quick appraisal is an industry standard. D. Duvall commented that Rees said it's a common practice with detailed explanatory foot notes. Committee members asked B. Rogers to speak with Everett White for his opinion and if he feels a quick comp appraisal is industry standard, Rees will be instructed to proceed with the quick appraisal.  
**ACTION:** B. Rogers to talk with D. Rohr after he speaks with Everett White.  
**ACTION:** Duvall will talk with Rees once he hears from Rohr regarding White's comments.  
**(NOTE:** D. Rohr Update -- Immediately after the meeting, Rohr was informed by Rogers that White agreed that using comparables with explanatory information included was not uncommon, but that the committee may want to ask Rees for details on how he would plan to proceed. Rohr next contacted all committee members with this information and the decision was made to not ask Rees for details but to instruct Rees to proceed with comparables including explanatory details. Rohr notified Duvall of the committee decision and Duvall agreed to instruct Rees to proceed.)

**V. Next Meeting** – Thursday, March 12, 2020, 1:00 pm, Grant Wenatchee Office – Rohr suggested cancelling on March 12<sup>th</sup> due to scheduling conflicts for several committee members, and he will follow up with the scheduling at a later date of a conference call instead. Duvall shared it is important to stay on our schedule of monthly meetings, whether in person or by conference call.

**VI. Additional information:**

- J. Yeager shared NMFS is working on a different source of funding for the \$400,000 Barkley Project that had been requested of Ecology.
- D. Rohr shared February 15<sup>th</sup> annual deposits were made into all three NNI and Habitat Funds accounts. D. Rohr will send the Q4 report and deposit details to committee members.

- B. Rogers shared Everett White declined to work with the PRCC-HabSC on property appraisals. B. Rogers will send D. Rohr a list of the Yakama Nation appraisers.

**ACTION ITEMS:**

1. Icicle-Peshastin Irrigation District Fish Screen Proposal - J. Cram will let sponsor know of PRCC HabSC approval.
2. Weyco (Weyerhaeuser) Mill Creek Land Acquisition Appraisal Activities - B. Rogers to talk with D. Rohr after he speaks with Everett White.
3. D. Duvall will talk with Larry Rees once he hears back from D. Rohr regarding Everett White comments.
4. B. Rogers will share committee members concerns with the Director of CDLT, Curt Soper.
5. Duvall will invite CDLT to next meeting for discussion of appraisal activities.

END