

PORT OF GRANDVIEW

1313 W. Wine Country Rd. Suite #101
Grandview, Washington 98930

REGULAR MEETING

Tuesday, September 10th, 2024
6:00 p.m.

MINUTES

1. CALL TO ORDER

The meeting was called to order by President Lyall at 6:12 p.m. on Tuesday, September 10th, 2024. Present were Commissioners Frank A. Lyall, Richard Shenyer, and Jim Sewell, Executive Director Randy Tucker, and Office Assistant Felicia Peña.

2. PUBLIC PARTICIPATION – None.

3. CONSENT AGENDA

- a) **Warrant Approval – 610-0210 – General Fund**
 - Warrant #6698 to #6720 in the amount of \$16,020.19
 - Warrant #6721 in the amount of \$789.33
- b) **Minutes** of the August 13th, 2024 Regular Meeting
- c) **Minutes** of the August 22nd, 2024 Special Meeting

Commissioner Lyall moved and Commissioner Sewell seconded a motion to approve the Consent Agenda. Motion carried.

4. COMMUNICATIONS – Written & Oral

- a) **Yakima Co. Treasurer Reports Fund Bal. 9/5/2024**

610-210	- \$	113,963.02
610-0220	- \$	815.93
610-0240	- \$	993.65
TIP	- \$	2,856,322.00
- b) **Port Auditor’s Monthly Budget Report**
- c) **Loan Debt Service**
- d) **Outstanding Debt Report**

Commissioner Sewell moved and Commissioner Shenyer seconded a motion to accept the Communications Reports. Motion carried.

5. OLD BUSINESS

- a) **Wastewater Treatment Plant** – Commissioners reviewed information prepared by Commissioner Sewell to show support for the production of game ponds. They recommended sending in a statement that is clear and straightforward.
- b) **Wallace Way West**
 - i. **Jason Tolman Project**
 - Heitzman Lot Update – The Heitzmans contacted Executive Director Tucker to inform him they will be placing their new Anytime Fitness gym in Building C of Jason Tolman’s development on Wallace Way West.

- ii. **Shonan Update** – Commissioner Sewell received an email from Australian company Defugo which is buying a lot in Grandview with plans of a possible bottling facility.
 - iii. **Lot Mowed** – Hernandez Tractor Services finished mowing the remaining lot on Wallace Way West. This will be the final mowing of the year.
 - iv. **Port Point West Signage**
 - Flea Market – Angel Castaneda recently asked to buy a lot for a flea market in Grandview. Commissioners will request a business plan from him to aid in their decision.
- c) **Final Review of 2025 Budget Draft** – Commissioners and staff reviewed the 2025 budget draft and discussed dates for the budget hearing and advertisements.

Commissioner Sewell moved and Commissioner Shenyer seconded a motion to publish the 2025 Budget Hearing Legal Ads on September 18th, 2024 and September 25th, 2024, and to hold the 2025 Budget Hearing at 6:00 p.m. on October 8th, 2024 at the next scheduled Regular Board Meeting. Motion carried.

6. **NEW BUSINESS**

- a) **City of Grandview Rezone** – Commissioners discussed a public notice from the City of Grandview regarding an application to change property on North Elm Street from Agricultural to R-2 Medium Density Residential.
- b) **Upcoming Audit** – Port of Grandview staff received an email from the Office of the Washington State Auditor regarding a general timeframe for the non-federal audit for the years 2021-2023. The audit will occur sometime between November 2024 and January 2025.

7. **OTHER BUSINESS**

- a) **Financial Audit** – Director Tucker received an email from the Port of Grandview’s bond broker, Jim Nelson of Davidson & Co., notifying of an opportunity to maintain the rate on the bond by completing an audit.
- b) **New Sublet at 101 Stover Road** – Addie Sybouts, owner of Peace, Love, & Coffee, has started subletting the property to La Jefa, a food truck. Director Tucker will determine if it’s possible to install a separate power meter for La Jefa.

8. **UPCOMING EVENTS**

- a) **September 19th – 20th** – WPPA Environmental Seminar, Walla Walla
Executive Director Tucker and Commissioner Lyall will be attending the WPPA Environmental Seminar.
- b) **October 24th – 25th** – WPPA Small Ports Seminar, Lake Chelan
- c) **November 21st–22nd** – WSGS Annual Meeting & Trade Show, Grandview

- d) December 2nd – 4th – WA State Dairy Conference Annual Meeting & Trade Show, Pasco
 - e) December 11th – 13th – WPPA Annual Meeting, Bellevue
 - f) February 10th–12th, 2025 – WA Winegrowers Trade Show
9. **EXECUTIVE SESSION** – An executive session was called to order at 8:30 p.m. to consider disposal and/or acquisition of property and/or personnel matters as permitted pursuant to RCW 42.30110(1), expected to last 20 minutes. An additional 20 minutes was added. The session adjourned at 9:16 p.m. with no action taken.
10. **ADJOURNMENT** – The meeting adjourned at 9:16 p.m.
The next Regular Meeting will be held at 6:00 p.m. on Tuesday, October 8th, 2024, at 1313 W. Wine Country Rd., Suite #101, Grandview, Washington.

Respectfully,

C. James Sewell, Secretary