

# PORT OF GRANDVIEW

Regular Meeting #10  
Tuesday, October 10<sup>th</sup>, 2023 6:00 p.m.

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

## MINUTES

### 1. CALL TO ORDER

The meeting was called to order by President Richard Shenyer at 6:04 p.m. on Tuesday, October 10<sup>th</sup>, 2023 at 1313 W. Wine Country Rd., Suite #101, Grandview, Washington and via Zoom teleconference. Present were Commissioners Richard Shenyer, Frank Lyall, and Jim Sewell, and Executive Director Randy Tucker.

### 2. PUBLIC PARTICIPATION – none

### 3. CONSENT AGENDA

- a) Warrant Approval – 610-0210 – General Fund
  - Warrants #6475 to #6496 in the amount of \$16,867.11
- b) Warrant Approval – 610-0220 – Construction Fund
  - Warrant #1056 in the amount of \$1,384.85
- c) Minutes of the September 12<sup>th</sup>, 2023 Regular Meeting
- d) Minutes of the September 27<sup>th</sup>, 2023 Special Meeting
- e) Minutes of the October 3<sup>rd</sup>, 2023 Special Meeting

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

### 4. COMMUNICATIONS – Written & Oral

#### a) Yakima Co. Treasurer Reports Fund Bal. 10/2/2023

610-0210 - \$	110,915.73
610-0220 - \$	29,848.56
610-0240 - \$	374.05
TIP - \$	1,598,322.00

#### b) Port Auditor's Monthly Budget Report

*Commissioner Sewell moved and Commissioner Lyall seconded a motion to approve the Communication Reports. Motion carried.*

- ### 4. EXECUTIVE SESSION – An executive session was called to order at 6:15 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 30 minutes. The session adjourned at 6:45 p.m. with no action taken.

### 5. OLD BUSINESS

- a) Cluster Box Update – Executive Director Tucker gave an update on the mailbox unit on the Wallace Way West Development.

#### b) Comprehensive Plan update for retreat

**6. EXECUTIVE DIRECTOR'S REPORT**

a) **Refund Tax Levy** – a brief discussion about tax levy numbers before the vote.

**7. NEW BUSINESS**

a) **Resolution No. 23-06** – A Resolution Levying the 2024 Ad Valorum Property Taxes and Excess Levy Taxes

Commissioner Lyall moved and Commissioner Sewell seconded a motion to approve Resolution No. 23-06. Motion carried.

**RESOLUTION NO. 23-06  
A PORT OF GRANDVIEW RESOLUTION  
LEVYING THE 2024 AD VALORUM PROPERTY TAXES AND EXCESS LEVY TAXES**

*WHEREAS, the Commissioners of the Port of Grandview have met and considered the budget for the calendar year 2024; and*

*WHEREAS, the Commissioners, in the course of considering the budget for 2024, have reviewed all sources of revenue and examined all anticipated expenses and obligations; and*

*WHEREAS, the Commissioners have determined that it is in the best interest of and necessary to meet the expenses and obligations of the Port of Grandview and a substantial need exists for the property tax revenue to be increased in 2024;*

*NOW THEREFORE, BE IT RESOLVED, the regular levy request in the amount of \$374,736.74, which is a \$3,638.35 dollar increase from 2023 levy amount and a 101 % increase of that same 2023 levy amount, plus any amount allowed for new construction, plus any amount calculated in accordance with RCW 84.69.180 for the period of 10/1/2022 to 9/30/2023, including interest paid and increase in state assessed values.*

*RESOLVED* this 10th day of October, 2023.

**PORT OF GRANDVIEW COMMISSION**

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Richard Shenyer  
President

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Frank A. Lyall  
Secretary & Investment Officer

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C. James Sewell  
Commissioner

b) **Resolution No. 23-07** – A Resolution of The Port of Grandview to Increase The 2024 Property Tax Levy for The Port of Grandview Above The "Limit Factor" Up To 101 Percent

Commissioner Sewell moved and Commissioner Lyall seconded a motion to approve Resolution No. 23-08. Motion carried.

**RESOLUTION NO. 23-07  
A RESOLUTION OF THE PORT OF GRANDVIEW TO INCREASE THE 2024 PROPERTY TAX LEVY  
FOR THE PORT OF GRANDVIEW ABOVE THE "LIMIT FACTOR" UP TO 101 PERCENT**

*WHEREAS, the Commissioners of the Port of Grandview have met and considered the budget for the calendar year 2024; and*

*WHEREAS, the Commissioners, in the course of considering the budget for 2024, have reviewed all sources of revenue and examined all anticipated expenses and obligations; and*

*WHEREAS, the Commissioners have determined that due to continued industrial development of new properties purchased, the Commissioners find there is a substantial need to increase the regular property tax levy rate above the rate of inflation;*

*NOW THEREFORE, BE IT RESOLVED, the limit factor for the regular levy for the calendar year of 2024 shall be 101 % of the highest amount of regular property taxes that could have been lawfully levied in this taxing district in any year.*

*RESOLVED* this 10th day of October, 2023.

**PORT OF GRANDVIEW COMMISSION**

\_\_\_\_\_  
Richard Shenyer  
President

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Frank A. Lyall  
Secretary & Investment Officer

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C. James Sewell  
Commissioner

c) **Resolution No. 23-08** – A Resolution of the Port of Grandview Adopting the Budget for Fiscal Year 2024

Commissioner Lyall moved and Commissioner Sewell seconded a motion to approve Resolution No. 23-08. Motion carried.

**RESOLUTION NO. 23-08**  
**A RESOLUTION OF THE PORT OF GRANDVIEW**  
**ADOPTING THE BUDGET FOR FISCAL YEAR 2024**

*WHEREAS*, the Commissioners of the Port of Grandview have met and considered the budget for the calendar year 2024; and

*WHEREAS*, the Commissioners, in the course of considering the budget for 2024, have reviewed all sources of revenue and examined all anticipated expenses and obligations; and

*WHEREAS*, a notice was published that the Port Commission would meet on October 3rd, 2023 at 6:00 p.m., at the Port's office, for the purpose of making and adopting a budget for said fiscal year and giving taxpayers within the limits of the Port District an opportunity to be heard in a public hearing upon said budget; and

*WHEREAS*, the Port Commission did hold a public hearing at that time and place and did then consider the matter of the proposed budget for the fiscal year 2024; and

*WHEREAS*, the proposed budget does not exceed the lawful limit of taxation allowed by law to be levied on the property within the Port District for the purposes set forth in the budget, and the estimated expenditures set forth in the budget being all necessary to carry on the government of the Port for the fiscal year 2024 and being sufficient to meet the various needs of the Port during that period;

*NOW THEREFORE*, the Commission of the Port of Grandview does ordain as follows:

The budget for the Port of Grandview, Washington for the year 2024 is hereby adopted at the fund level in its final form and content as set forth in the comprehensive budget document attached hereto.

**RESOLVED** this 10<sup>th</sup> day of October, 2023.

**PORT OF GRANDVIEW COMMISSION**

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Richard Shenyer  
President

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Frank A. Lyall  
Secretary & Investment Officer

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C. James Sewell  
Commissioner

**8. UPCOMING EVENTS**

- a) **Oct. 26-27, 2023** – WPPA 2023 Small Ports Seminar, Campbell's Resort, Chelan
- b) **Nov. 16-17, 2023** – Washington State Grape Society Annual Meeting & Trade Show, Grandview, WA.
- c) **Dec. 6-8, 2023** – WPPA 2023 Annual Meeting, Hilton Vancouver

**9. ADJOURNMENT** – The meeting adjourned at 7:25 p.m.

The next Regular Meeting will be held at 6:00 p.m. on Tuesday, November 14<sup>th</sup>, 2023, at 1313 W. Wine Country Rd., Suite #101, Grandview, Washington and via Zoom teleconference.

Respectfully submitted,

Frank A. Lyall, Secretary