

PORT OF GRANDVIEW

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

REGULAR MEETING

Tuesday, November 12th, 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, November 12th, 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 #6722 to #6742 in the amount of \$90,652.11
 - Warrant #6744 in the amount of \$164.32
 - Warrant #6743 in the amount of \$1,089.67
- b) **Minutes** of the September 10th, 2024 Regular Meeting
- c) **Minutes** of the October 8th, 2024 Special Meeting
- d) **Minutes** of the October 11th, 2024 Special Meeting

Commissioner Shenyer 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. 11/5/2024**

610-210	- \$	147,512.11
610-0220	- \$	815.93
610-0240	- \$	1,106.83
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) **Wallace Way West**
 - i. **Jason Tolman Project** – Executive Director Tucker reported on the construction progress of the Wallace Way West development.
 - ii. **CBU Mailbox** – Tolman Commercial Properties, LLC have paid the mailbox invoice sent by the Port of Grandview.
- b) **Lot 1 Update** – The Port of Grandview now owns Lot 1 in Wallace Way West Business Park.

- c) **Grandview Business Park** – Executive Director reported on progress of buildings in Parcel A and cleanup in Parcel B.
- d) **City Letter** – Commissioners reviewed a letter to be sent to the Grandview City Council supporting various partnerships to make WWTP improvements.

Commissioner Sewell moved and Commissioner Shenyer seconded a motion to approve and send a letter to Shane Fisher in time to be reviewed at the November 12th, 2024 Grandview City Council Meeting. Motion carried.

Shane Fisher
City Administrator
City of Grandview

Recently the Port Commission had the opportunity to tour the City of Grandview Waste Water Treatment Plant and to hear a presentation by David Lorenz, your Treatment Plant Superintendent, regarding potential plant improvements that may be required by the Department of Ecology. These improvements could cost the city an estimated \$20 to \$40 Million dollars. Since industrial users account for some 55% of the plant's capacity, it appears to us that industrial sewer rates could increase substantially.

As the City's and the Port district's economic development engine it is important to the Port that we maintain property tax rates and utility rates as competitive as possible. If not, we cannot be successful in attracting more businesses and family-wage jobs to support city services. Keeping Industrial wastewater rates as low as possible is the key to successful economic development.

Over the past eighty years the city has poured millions of dollars' worth of improvements into the Game Ponds, creating a unique wastewater treatment facility and wildlife sanctuary.

We believe that in cooperation with the Department of Wildlife, Ducks unlimited, and others, it is possible to make additional wastewater improvements that satisfy DOE while not giving up the advantages that currently exist and expanding unique wildlife protection and tourism opportunities.

The Port of Grandview urges the City Council to consider a Game Pond alternative to satisfy these DOE requirements. The city has a long history of leadership by the Mayor and Council in using innovative treatment and usage of your industrial wastewater. Only the Council's leadership can honor and continue this history.

Sincerely,

Port of Grandview Commissioners

6. **NEW BUSINESS**

- a) **Resolution No. 24-03** – A Resolution Adopting the Budget for Fiscal Year 2025

Commissioner Sewell moved and Commissioner Shenyer seconded a motion to approve Resolution No. 24-03 A Resolution Adopting the Budget for Fiscal Year 2025. Motion carried.

**RESOLUTION NO. 24-03
A RESOLUTION OF THE PORT OF GRANDVIEW
ADOPTING THE BUDGET FOR FISCAL YEAR 2025**

WHEREAS, the Commissioners of the Port of Grandview have met and considered the budget for the calendar year 2025; and

WHEREAS, the Commissioners, in the course of considering the budget for 2025, 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 8th, 2024 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

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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 2025; 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 2025 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 12th day of November 2024.

PORT OF GRANDVIEW COMMISSION

Frank A. Lyall
President

C. James Sewell
Secretary

Richard Shenyer
Investment Officer

b) Resolution No. 24-04 – A Resolution to Increase the 2025 Property Tax Levy for the Port of Grandview Above the “Limit Factor” up to 101 Percent

Commissioner Shenyer moved and Commissioner Sewell seconded a motion to approve Resolution No. 24-04 – A Resolution to Increase the 2025 Property Tax Levy for the Port of Grandview Above the “Limit Factor” up to 101 Percent

**RESOLUTION NO. 24-04
A RESOLUTION OF THE PORT OF GRANDVIEW
TO INCREASE THE 2025 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 2025; and

WHEREAS, the Commissioners, in the course of considering the budget for 2025, 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 2025 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 12th day of November 2024.

PORT OF GRANDVIEW COMMISSION

Frank A. Lyall
President

C. James Sewell
Secretary

Richard Shenyer
Investment Officer

c) Resolution No. 24-05 – A Resolution Levying the 2025 Ad Valorum Property Taxes and Excess Levy Taxes

Commissioner Sewell moved and Commissioner Shenyer seconded a motion to approve Resolution No. 24-05 – A Resolution Levying the 2025 Ad Valorum Property Taxes and Excess Levy Taxes

**RESOLUTION NO. 24-05
A RESOLUTION OF THE PORT OF GRANDVIEW
LEVYING THE 2025 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 2025; and

WHEREAS, the Commissioners, in the course of considering the budget for 2025, 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 2025;

NOW THEREFORE, BE IT RESOLVED, the regular levy request in the amount of \$395,031.83, which is a \$3,796.05 dollar increase from 2024 levy amount and a 101 % increase of that same 2024 levy amount, plus any amount allowed for new construction, plus any amount calculated in accordance with RCW 84.69.180 for the period of 10/1/2023 to 9/30/2024, including interest paid and increase in state assessed values.

RESOLVED this 12th day of November 2024.

PORT OF GRANDVIEW COMMISSION

*Frank A. Lyall
President*

*C. James Sewell
Secretary*

*Richard Shenyer
Investment Officer*

d) Funds Transfer of \$52,440.00 Interest Payment from 610-0210 General Fund to 610-0240 LTGO Bond Account

Commissioner Shenyer moved and Commissioner Sewell seconded a motion to approve Funds Transfer of \$52,440.00 Interest Payment from 610-0210 General Fund to 610-0240 LTGO Bond Account.

e) Tax Levy Certification – Commissioners reviewed the 2025 tax levy request letters to be sent to Yakima County Commissioners and Assessor.

7. OTHER BUSINESS

a) Food NW Process & Packaging Expo – Commissioners discussed booth prices for the expo. The decision to attend will be made at the next regular board meeting.

b) Digital Sign – A recent windstorm caused damage to the Port of Grandview sign on the reader board at 101 Stover Rd. Commissioners discussed insurance and replacement costs.

c) CSD Attorneys Rate Increase – Commissioners were informed of the new 2025 rate.

d) Pre-audit meeting – Port of Grandview staff will have a virtual meeting with the Washington State Auditor’s Office for a briefing on the upcoming audit in December.

8. UPCOMING EVENTS

- a) November 21st-22nd – WSGS Annual Meeting & Trade Show, Grandview
- b) December 2nd – 4th – WA State Dairy Conference Annual Meeting & Trade Show, Pasco
- c) December 11th – 13th – WPPA Annual Meeting, Bellevue
- d) February 10th-12th, 2025 – WA Winegrowers Trade Show

9. **EXECUTIVE SESSION** – An executive session was called to order at 7:37 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. Additional 30 minutes added at 8:12 p.m. The session adjourned at 8:57 p.m. with no action taken.

10. **ADJOURNMENT** – The meeting adjourned at 8:57 p.m.

The next Regular Meeting will be held at 6:00 p.m. on Tuesday, December 10th, 2024, at 1313 W. Wine Country Rd., Suite #101, Grandview, Washington.

Respectfully,

C. James Sewell, Secretary