

MINUTES

1. CALL TO ORDER

The meeting was called to order by President Sewell at 6:08 p.m. on Tuesday, October 14th, 2025. Present were Commissioners Jim Sewell, Richard Shenyer, and Frank A. Lyall, Executive Director Randy Tucker, and Office Manager Felicia Peña.

2. PUBLIC PARTICIPATION – None.

3. CONSENT AGENDA

- a) **Warrant Approval – 610-0210 – General Fund**
 - Warrant #6977 to #7001 in the amount of \$46,749.33
 - Warrant #7002 in the amount of \$986.73
 - Warrant #7004 to #7005 in the amount of \$3,079.35
 - Payroll Tax EFT in the amount of \$2,260.50
- b) **Minutes** of the September 9th, 2025 Regular Meeting
- c) **Minutes** of the September 30th, 2025 Special Meeting

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

4. COMMUNICATIONS – Written & Oral

- a) **Yakima Co. Treasurer Reports Fund Bal. 10/2/2025**

610-0210	- \$	29,129.74
610-0220	- \$	815.93
610-0240	- \$	1,949.40
TIP	- \$	2,796,322.00
- b) **Port Auditor’s Monthly Budget Report**
- c) **Loan Debt Service**
- d) **Outstanding Debt Report**

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

5. OLD BUSINESS

- a) **Port Retreat** – Executive Director Tucker suggested Port Commissioners and Staff to gather ideas from other ports at the upcoming 2025 WPPA Small Ports Seminar.

6. NEW BUSINESS

- a) **Tax Levy & Budget Resolutions**
 - i. **Resolution No. 25-06**

Commissioner Lyall moved and Commissioner Shenyer seconded a motion to approve Resolution No. 25-06 Levying the 2026 Ad Valorum Property Taxes and Excess Levy Taxes. Motion carried.

RESOLUTION NO. 25-06
A RESOLUTION OF THE PORT OF GRANDVIEW LEVYING THE
2026 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 2026; and

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WHEREAS, the Commissioners, in the course of considering the budget for 2026, 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 2026;

NOW THEREFORE, BE IT RESOLVED, the regular levy request in the amount of \$454,000.00, which is a \$3,939.19 dollar increase from 2025 levy amount and a 101 % increase of that same 2025 levy amount, plus any amount allowed for new construction, plus any amount calculated in accordance with RCW 84.69.180 for the period of 10/1/2025 to 9/30/2026, including interest paid and increase in state assessed values.

RESOLVED this 14th day of October 2025.

PORT OF GRANDVIEW COMMISSION

C. James Sewell
President

Richard Shenyer
Secretary

Frank A. Lyall
Investment Officer

ii. Resolution No. 25-07

Commissioner Shenyer moved and Commissioner Lyall seconded a motion to approve Resolution No. 25-07 Adopting the Budget for Fiscal Year 2026. Motion carried.

RESOLUTION NO. 25-07

A RESOLUTION OF THE PORT OF GRANDVIEW ADOPTING THE BUDGET FOR FISCAL YEAR 2026

WHEREAS, the Commissioners of the Port of Grandview have met and considered the budget for the calendar year 2026; and

WHEREAS, the Commissioners, in the course of considering the budget for 2026, 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 September 30th, 2025 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 2026; 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 2025 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 2026 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 14th day of October 2025.

PORT OF GRANDVIEW COMMISSION

C. James Sewell
President

Richard Shenyer
Secretary

Frank A. Lyall
Investment Officer

iii. Resolution No. 25-08

Commissioner Lyall moved and Commissioner Shenyer seconded a motion to approve Resolution No. 25-08 Increase the 2026 Property Tax Levy for the Port of Grandview Above the "Limit Factor" up to 101 Percent. Motion carried.

RESOLUTION NO. 25-08

A RESOLUTION OF THE PORT OF GRANDVIEW TO INCREASE THE 2026 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 2026; and

WHEREAS, the Commissioners, in the course of considering the budget for 2026, have reviewed all sources of revenue

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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 2026 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 14th day of October 2025.

PORT OF GRANDVIEW COMMISSION

C. James Sewell
President

Richard Shenyer
Secretary

Frank A. Lyall
Investment Officer

b) Resolution No. 25-09

Commissioner Lyall moved and Commissioner Shenyer seconded a motion to approve Resolution No. 25-09 Approving Purchase of Real Property. Motion carried.

RESOLUTION 25-09

A RESOLUTION OF THE PORT OF GRANDVIEW APPROVING PURCHASE OF REAL PROPERTY

WHEREAS, the Port of Grandview is authorized by RCW 53.08.010 to purchase real property;

WHEREAS, the Port of Grandview intends to purchase two parcels of property identified by Yakima County Assessor Parcel Nos. 230909-11401 and 230909-11403 (the "Property"), which are described in **Exhibit A** attached to this Resolution (hereafter the "Property");

WHEREAS, the Property is owned by George & Edith Lmt'd Ptnr Higgins, and James and Linda Hansen ("Hansen") have authority to sign for the owner of the Property; and

WHEREAS, Hansen has executed a Real Estate Purchase and Sale Agreement attached to this Resolution as **Exhibit B** for the purchase of the Property.

NOW, THEREFORE, BE IT RESOLVED by the Port Commission of the Port of Grandview as follows:

1. The Port of Grandview shall purchase and close the sale of the Property as authorized by RCW 53.08.010.

IT IS FURTHER RESOLVED that the Port of Grandview Executive Director is authorized to execute any documents necessary to implement this Resolution and to complete the purchase of the Property by the Port of Grandview.

ADOPTED by the Port Commission of the Port of Grandview this 14th day of October, 2025, and duly authenticated in open session by the signatures of the Commissioners voting in favor thereof.

PORT OF GRANDVIEW COMMISSION

C. James Sewell
President

Richard Shenyer
Secretary

Frank A. Lyall
Investment Officer

- c) **Resolution No. 25-10 Approving Sale of Real Property** – The property has yet to receive an appraisal. Port Commissioners will not sign the resolution until approval has been sent by the City of Grandview.

- d) **WPPA Small Ports Special Meeting Notice** – A notice will be made for the special meeting from Thursday October 23rd to Friday October 24th.

7. OTHER BUSINESS

- a) **Policies & Procedures Revisions** – Commissioners gave feedback on revisions made to Article XVIII Credit Card Policy and Article XIX Public Works Contracting and Establishing a Small Works Roster Process to Award Public Works Contracts.

- b) **November Regular Meeting Date Change** – The Port office will be closed on Veteran’s Day, November 11th, which is also the scheduled regular meeting date for November.

Commissioner Shenyer moved and Commissioner Lyall seconded a motion to reschedule the November Regular Meeting from Tuesday, November 11th, 2025 to Wednesday, November 12th, 2025 at 6:00 pm. Motion carried.

- c) **December Regular Meeting Date Change** – The regular meeting scheduled on December 9th will be rescheduled to accommodate for Commissioner Shenyer, who will be attending the Northwest Horticulture Expo in Wenatchee on December 8th and 9th.

Commissioner Lyall moved and Commissioner Shenyer seconded a motion to reschedule the December Regular Meeting from Tuesday, December 9th, 2025 to Tuesday, December 16th, 2025 at 6:00 pm. Motion carried.

- d) **Jaguar Transport Email** – Director Tucker shared an email received from Jaguar Transport notifying the Port of their acquirement of Central WA Railroad and Columbia Basin Railroad.
- e) **Refund Levy for Tax Year 2026** – The Yakima County Treasurer’s office calculated \$3,557.90 as the refund levy amount for the Port from October 1st, 2024 to September 30th, 2025.
- f) **Yakima County Development Association Table** – The Port has a table reserved for the 2025 YCDA EDTalk on October 23rd, 2025. The commissioners and staff will be in Chelan attending the WPPA Small Ports Seminar starting on October 23rd, so the Port will offer the seats to local associated business owners.

8. **UPCOMING EVENTS**

- a) **October 22 -24** – WPPA Small Ports Seminar, Campbell’s Resort, Chelan
All Commissioners and staff are registered
- b) **October 29** – WPPA Port Academy Series Third Edition, Port of Port Angeles
- c) **November 19-20** – WPPA Annual Meeting, Tacoma
- d) **November 20-21** – WSGS Annual Meeting, Nazarene Church, Grandview
- e) **December 2-3** – WA State Dairy Conference Annual Meeting & Trade Show, Wenatchee
- f) **February 5-6, 2026** – WPPA Port Day, Olympia
- g) **April 20-21, 2026** – Food NW Process & Packaging Expo, Oregon Convention Center, Portland

9. **EXECUTIVE SESSION** – An executive session was called to order at 6:57 p.m. to consider disposal and acquisition of property as permitted pursuant to RCW 42.30110(1), expected to last 30 minutes. President Sewell extended the executive session by 15 minutes at 7:27 p.m. The executive session adjourned at 7:42 p.m. with no action taken.

10. **ADJOURNMENT** – The meeting adjourned at 7:42 p.m.
The next Regular Meeting will be held at 6:00 p.m. on Wednesday, November 12th, 2025, at 1313 W. Wine Country Rd., Suite #101, Grandview, Washington.

Respectfully,
Richard Shenyer, Secretary