



**RESOLUTION 2015.01**

**A RESOLUTION OF THE PORT OF ROYAL SLOPE ESTABLISHING THE REGULAR COMMISSIONERS' MEETINGS IN 2015 TO TWO A MONTH BEGINNING IN JANUARY 2015, BEING HELD ON THE SECOND AND FOURTH TUESDAY OF EACH MONTH AT 4:00 PM**

WHEREAS, the Port is wanting to move forward on new and unfinished projects;

WHEREAS, decisions need to be made and business needs to be taken care of more often than once a month;

WHEREAS, holding two regular meetings a month for 2015 will help move these projects forward;

WHEREAS, the meetings will be held in the Port of Royal Slope Office located at 4975 Road 13.5 SW; Royal City, WA

WHEREAS, the public is invited and encouraged to attend all the meetings in accordance with RCW 42.30.030;

THEREFORE, the Commissioners will meet regularly twice a month to conduct Port business on the second and fourth Tuesdays in 2015 at 4:00 pm;

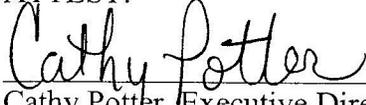
Adopted this 13<sup>th</sup> day of January, 2015

  
\_\_\_\_\_  
Davey Miller, Chairman

  
\_\_\_\_\_  
Alan Schrom, Vice Chairman

  
\_\_\_\_\_  
Frank Mianecchi, Secretary

ATTEST:

  
\_\_\_\_\_  
Cathy Potter, Executive Director



**RESOLUTION 2015.02**

**A Resolution to give funds in the amount of \$150,000 from the General Fund to the Industrial Development Fund**

WHEREAS, the Commissioners of the Port of Royal Slope are charged with economic development of the Royal Slope/Royal City area, and

WHEREAS, the Port of Royal Slope has been using the funds in the Industrial Development Fund to develop the needed infrastructure in the Port's Industrial Park, pay off the debt services and maintain the current infrastructure

WHEREAS, funds are needed in the Industrial Development Fund Account to pay for construction on the waterline extension to the Hiawatha Industrial Park

WHEREAS, the Port of Royal Slope's Industrial Development Fund Account needs funds to be able to sustain itself until there is enough income from the sale or lease of Lots in the Port's Industrial Park or from any other means.

WHEREAS, pursuant to RCW 53.04.010, which authorizes the use of public funds in such manner as may prescribe for industrial development

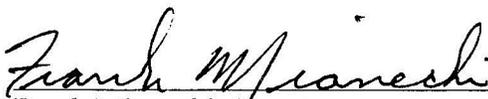
BE IT RESOLVED that the Port of Royal Slope Commissioners do hereby agree it is in the best interest of the Port of Royal Slope to give \$150,000 from the General Fund Account to the Industrial Development Fund Account without repayment.

APPROVED by a vote of the Commission on this 13<sup>th</sup> day of January, 2015

PORT OF ROYAL SLOPE COMMISSIONERS:

  
\_\_\_\_\_  
Davey Miller, Chairman

  
\_\_\_\_\_  
Alan Schrom, Vice Chairman

  
\_\_\_\_\_  
Frank Mianeski, Secretary

ATTEST  
  
\_\_\_\_\_  
Cathy Potter, Executive Director



**RESOLUTION 2015.03**

**A RESOLUTION OF THE PORT OF ROYAL SLOPE ACCEPTING THE 15' EASEMENTS FOR A 12" WATER MAIN AND APPURTENANCES THROUGH THREE DIFFERENT PROPERTIES AS BEING TRUE AND ACCURATE FROM THE FOLLOWING ENTITIES: JENKS BROS; PARADISE ORCHARDS; AND RAM FARMS, FRANK M. MIANECKI, SR & FRANK M. MIANECKI, JR**

WHEREAS, the 15' easements are for the right of ingress and egress to and from the easement for the purpose of constructing, operating, maintaining, repairing, modifying, improving and replacing water utility improvements to be owned by the Port over, under, upon through, and across the land legally and made a part of the grant;

WHEREAS, Grantors warrant that they are the owner in fee simple of the land situated in Grant County, State of Washington ;

WHEREAS, the easements have been surveyed and the legal description made a part of;

THEREFORE, the Commissioners accept the three easements that contain the 12" water main and appurtenances as attached hereto and will record them with the County to be on record.

Adopted this 14<sup>th</sup> day of April, 2015

  
\_\_\_\_\_  
Davey Miller, Chairman

  
\_\_\_\_\_  
Alan Schrom, Vice Chairman

  
\_\_\_\_\_  
Frank Mianecski, Secretary

ATTEST:  
  
\_\_\_\_\_  
Cathy Potter, Executive Director



**PORT OF ROYAL SLOPE  
RESOLUTION 2015.04**

**A RESOLUTION APPROVING SELLAND CONSTRUCTION, INC. WORK AS BEING COMPLETED AND ACCEPTABLE**

WHEREAS, the Port of Royal Slope hired Selland Construction as the contractor for the Waterline Extension to the Hiawatha Industrial Park Project partially funded by the EDA, Grant County SIP and the Port of Royal Slope

WHEREAS, sufficient completion was met on May 12, 2015

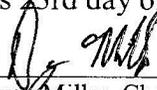
WHEREAS, Selland Construction has completed the waterline extension including adding connections, fire hydrants and appurtenances making the system operational

WHEREAS, a notice was published on May 13, 2015 in the Columbia Basin Herald stating that Selland Construction, Inc. has completed work on the Waterline Extension Project and that claims against the retained percentage for this contract must be filed with the Port within 30 days of publication.

WHEREAS, Grant County Public Works has reviewed the road repair, saying the completed work looks good. Hall Engineering has recommended the Port accept the completion of Selland Construction, Inc.'s work on the Waterline Extension Project contingent only upon receipt of a favorable publishing of notice and receipt of a favorable report from Dept. of Revenue, Department of L & I and Department of Employment Security.

**NOW THEREFORE**, be it resolved by the Commissioners of the Port of Royal Slope that they have accepted the completion of Selland Construction work on the Waterline Extension to the Hiawatha Industrial Park contingent upon receiving **no** claims against the retained portion and upon receiving approval from Department of Revenue, Department of L & I and Department of Employment Security.

ADOPTED in Open Meeting this 23rd day of June, 2015

  
\_\_\_\_\_  
Davey Miller, Chairman

  
\_\_\_\_\_  
Alan Schrom, Vice Chairman

  
\_\_\_\_\_  
Frank Mianiecki, Secretary

ATTEST:  
  
\_\_\_\_\_  
Cathy Potter, Executive Director



**RESOLUTION NO. 2015.05**

**A RESOLUTION OF GRANT COUNTY PORT DISTRICT NO. 2, PORT OF ROYAL SLOPE, WASHINGTON, PROVIDING FOR THE SUBMISSION TO THE QUALIFIED ELECTORS OF THE DISTRICT AT THE NOVEMBER 2015 GENERAL ELECTION OF A PROPOSITION AUTHORIZING TO RESTORE THE REGULAR PROPERTY TAX TO THE MAXIMUM AMOUNT ALLOWED IN EXCESS OF THE AMOUNT OTHERWISE ALLOWED BY CHAPTER 84.55 RCW; SETTING FORTH THE BALLOT TITLE THEREFORE; DIRECTING THE PORT EXECUTIVE DIRECTOR TO CERTIFY TO THE COUNTY AUDITOR A CERTIFIED COPY OF THIS RESOLUTION; AND PROVIDING FOR OTHER MATTERS PROPERLY RELATED THERETO**

**WHEREAS**, the Grant County Port District No. 2, Port of Royal Slope, is a port district located in Grant County, Washington, duly organized and existing pursuant to the laws of the State of Washington; and,

**WHEREAS**, the Port is authorized to levy a permanent regular property tax not to exceed \$0.45 per \$1,000 of assessed value on the property within the District; and

**WHEREAS**, RCW 84.55.050(1) authorizes a port district to place a proposition before the voters to restore the regular property tax levy to the maximum amount allowed; and

**WHEREAS**, the Port Commissioners desire to generate funds for general port purposes by allowing the electors to approve or reject a proposition under RCW 84.55.050(1) to authorize the Port Commissioners to levy the District's regular property tax in an amount that exceeds the limit factor that would otherwise be prescribed by RCW 84.55.010; and

**WHEREAS**, the proceeds of the restored amount in the regular property tax on real property that would be authorized by the ballot proposition requested below will provide funding for general port purposes including, but not limited to the acquisition, construction, maintenance, operation, and development of infrastructure.

**NOW THEREFORE, BE IT RESOLVED by the Commissioners of Grant County Port District No. 2:**

**Section 1.** Pursuant to RCW 84.55.050 and RCW 29A.04.330, an election is hereby requested to be called, conducted, and held within the District on Tuesday, November 3, 2015, for the purpose of submitting to the qualified electors of the District, for their ratification or rejection, a proposition approving to restore the levy amount in the District's regular property tax levy exceeding the limit factor provided in RCW 84.55.005-0101, as more specifically described in Section 2 below.

15 JUN 26 PM 1:37

RECEIVED  
GRANT COUNTY AUDITOR

**Section 2.** The proposition would authorize the District to permanently levy the regular property tax at a rate of \$0.45 per \$1,000 of assessed value on property in the District for collection beginning in 2016 and remaining in effect for a period of six years. Revenues from the property tax increases that would be authorized by the ballot position shall be used for general port purposes.

**Section 3.** The proposition to be submitted to the electorate of the District shall read substantially as follows:

**GRANT COUNTY PORT DISTRICT NO. 2  
PROPOSITION NO. 1  
LEVY FOR GENERAL PORT PURPOSES**

*The Board of Commissioners of Grant County Port District No. 2 adopted Resolution No. 2015.05 concerning voter approval of its regular property tax levy.*

The Board of Commissioners of Grant County Port District No. 2 adopted Resolution No. 2015.05 concerning a proposition to restore its regular property tax levy. If approved, this proposition would authorize the District to set its 2016 regular property tax levy rate at \$0.45 per \$1,000 assessed value to fund general port purposes. The newly established dollar limitation would remain in effect for a period of 6 years.

*Should this proposition be approved?*

YES: \_\_\_\_\_

NO: \_\_\_\_\_

**Section 4.** The Port Attorney is authorized to make such minor adjustments to the wording of such position as may be recommended by the Grant County Auditor, as long as the intent of the proposition remains clear and consistent with the intent of this Resolution as approved by the Port Commissioners.

**Section 5.** In the event that the position specified in Section 3 above is approved, the District Council shall levy and there shall be collected a regular tax on real property in the District at the rate of \$0.45 per \$1,000 assessed valuation.

**Section 6.** The Grant County Auditor, as the Port's ex officio Supervisor of Elections, is hereby requested to call and conduct said election on Tuesday, November 3, 2015, and submit to the qualified electors of the District the proposition set forth herein.

**Section 7.** The Executive Director, or her designee, is authorized and directed to certify a copy of this Resolution to the Auditor by August 4, 2015, and to perform such other duties as are

necessary or required by law to the end that the proposition described herein should appear on the ballot at the general election.

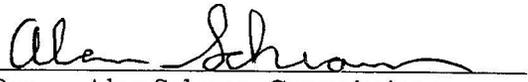
**Section 8.** This resolution shall take effect five days after publication and posting as required by law.

**Section 9.** If any provision of this resolution is determined to be invalid or unenforceable for any reason the remaining provisions shall remain in force and effect.

**Section 10.** The recitals as set forth above are hereby incorporated by reference.

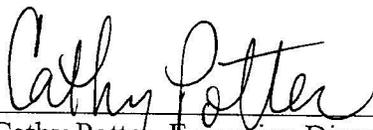
**ADOPTED** by the Commissioners of Grant County Port District No. 2, Washington, this 23 day of June, 2015.

  
By: Frank Mianecki, Commissioner  
Grant County Port District No. 2

  
By: Alan Schrom, Commissioner  
Grant County Port District No. 2

  
By: Davey Miller, Commissioner  
Grant County Port District No. 2

ATTEST:

  
Cathy Potter, Executive Director



**PORT OF ROYAL SLOPE  
RESOLUTION 2015.06**

**A RESOLUTION APPROVING THE DEVELOPMENT PLAN OF  
BRC HOLDINGS LLC**

WHEREAS, BRC Holdings, LLC has intentions of purchasing the 4-acre lot that the Port owns in the Hiawatha Industrial Park listed as Grant County Parcel #160101006;

WHEREAS, BRC Holdings, LLC has submitted a development plan signed by Partner, Bryan Bartelson;

WHEREAS, BRC Holdings, LLC has also submitted a site plan drawing and an approach permit site plan;

WHEREAS, in accordance with RCW 53.25.120 the Port Commissioners have reviewed the plans and specifications for this lot,

THEREFORE, the Port of Royal Slope Commissioners do hereby approve the development of Parcel #160101006 and will move forward with the procedures to sell the lot to BRC Holdings, LLC.

ADOPTED in an Open Meeting this 11<sup>th</sup> day of August, 2015

\_\_\_\_\_  
Davey Miller, Chairman

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Alan Schrom, Vice Chairman

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Frank Mianecki, Secretary

ATTEST:

  
\_\_\_\_\_  
Cathy Potter, Executive Director



**PORT OF ROYAL SLOPE  
RESOLUTION 2015.07**

**A RESOLUTION APPROVING THE SALE OF PORT-OWNED PROPERTY  
WITHIN ITS INDUSTRIAL DEVELOPMENT DISTRICT**

WHEREAS, the Port Commission deems it for the best interests of the district and the people thereof and in furtherance of its general plan of industrial development to sell certain property owned by the Port within its industrial development district

WHEREAS, the Port Commission declares this property surplus to its needs

WHEREAS, the Port Commission has given notice of the sale as required by Chapter 53.25 RCW by newspaper publication and posting

WHEREAS, the Port Commission has held a duly advertised public hearing to hear the reasons of any taxpayer for or against the proposed sale

WHEREAS, the purchaser of the property has submitted to the Port Commission its plans and specifications for the development of the property and the Port Commission has approved such plans and specifications

NOW THEREFORE, be it resolved by the Board of Commissioners of the Port of Royal Slope, Port District No. 2 of Grant County, Washington, that it adopts the following findings and determinations regarding the advisability of the proposed sale:

1. The following described property is within the Port's industrial development district and is owned by the Port:  
  
**Grant County Parcel #160101006 consisting of approximately 4 acres located at 4572 Road 13.6 SW; Royal City, WA**
2. The Port declares this property surplus to its needs.
3. The Port has determined it to be in the best interests of the district and its people to sell the property, and has further determined that such sale and ensuing development is in furtherance of the Port's industrial development plan.
4. The Port has given proper public notice of the proposed sale, has held a duly advertised public hearing on the proposed sale, and has reviewed and approved the purchaser's development plans and specifications.
5. The Port has agreed to sell Grant County Parcel #160101006 consisting of approximately 4 acres to BRC Holdings, LLC for the price of \$20,000 per acre for a total price of \$80,000.

THIS RESOLUTION shall become effective at the regular meeting of the Board of Commissioners of Grant County Port District No. 2, this 25th day of August, 2015.

PASSED by the Board of Commissioners of the Port of Royal Slope this 25th day of August, 2015

BOARD OF COMMISSIONERS, PORT OF ROYAL SLOPE

  
\_\_\_\_\_  
Dave Miller, Chairman

  
\_\_\_\_\_  
Alan Schrom, Vice-Chairman

  
\_\_\_\_\_  
Frank Mianecki, Secretary

ATTEST:

  
\_\_\_\_\_  
Cathy Potter, Executive Director



**RESOLUTION NO. 2015.08**  
**RCW 84.55.120**

**WHEREAS**, the Commissioners of the Port of Royal Slope, Port District #2 in Grant County, have met and considered its budget for the calendar year **2016**; and

**WHEREAS**, the district's actual levy amount from the previous year was **\$164,693**; and,

**WHEREAS**, the population of this district is less than 10,000; and now, therefore,

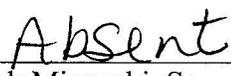
**BE IT RESOLVED** by the Commissioners of the Port of Royal Slope, Port District #2 in Grant County that an increase in the regular property tax levy is hereby authorized for the levy to be collected in the **2016 tax year**.

The dollar amount of the increase over the actual levy amount from the previous year shall be **\$24,653** which is a percentage increase of **14.97%** from the previous year. This increase is exclusive of additional revenue resulting from new construction, improvements to property, newly constructed wind turbines, any increase in the value of state assessed property, any annexations that have occurred and refunds made.

Adopted this 10<sup>th</sup> day of November, 2015

  
\_\_\_\_\_  
Davey Miller, Chairman

  
\_\_\_\_\_  
Alan Schrom, Vice Chairman

  
\_\_\_\_\_  
Frank Miannecki, Secretary

Attest:   
\_\_\_\_\_  
Cathy Potter, Executive Director

This amount is estimated from information received from the County Assessor's office. The intent is to get the maximum amount allowable under law.



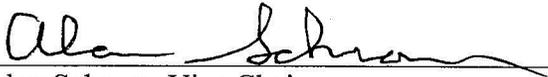
**RESOLUTION 2015.09**

BE IT RESOLVED BY THE BOARD OF COMMISSIONERS OF THE PORT OF ROYAL SLOPE, PORT DISTRICT NO. 2 OF GRANT COUNTY, AS FOLLOWS:

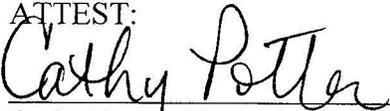
1. That the three attached Budgets (by reference: General Fund, Industrial Development Fund and LTGO) be made a part of this resolution and hereby are adopted as the budgets of Grant County Port District No. 2 for the calendar year of 2016, and;
2. That a copy of the Levy Certification to be delivered to the Grant County Commissioners, and;
3. That a copy of Resolution 2015.08 will be delivered to the County Assessor.

Adopted at a regular meeting of the Board of Commissioners, Grant County Port District No. 2, on this 10<sup>th</sup> day of November, 2015

  
\_\_\_\_\_  
Davey Miller, Chairman

  
\_\_\_\_\_  
Alan Schrom, Vice Chairman

  
\_\_\_\_\_  
Frank Miannecki, Secretary

ATTEST:  
  
\_\_\_\_\_  
Cathy Potter, Executive Director



**RESOLUTION 2015.10**

**A RESOLUTION OF THE PORT OF ROYAL SLOPE ADOPTING A NEW  
COMPREHENSIVE PLAN FOR THE PORT THAT WILL BE USED AS A PLANNING  
GUIDE**

WHEREAS, this new Comprehensive Plan, in accordance with RCW 53.20, includes port goals and objectives and updates the Comprehensive Plan adopted November 2014

WHEREAS, said new Comprehensive Plan has been presented to and discussed with the Port Commission with revisions made; and

WHEREAS, it was advertised in the local newspaper for two weeks for the community to participate in the planning process

WHEREAS, at 4:00 PM on November 10th 2015, a public hearing was duly conducted by the Port Commission concerning the new Comprehensive Plan, and there being no objections and it is in the best interest of all concerned that it be adopted and the full and complete Comprehensive Plan of the Port of Royal Slope, superseding all other plans and amendments.

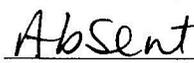
NOW, THEREFORE BE IT RESOLVED that said plan is hereby adopted as the Comprehensive Plan of the Port of Royal Slope pursuant to RCW 53.20 and shall supersede all prior plans and amendments whatsoever.

DATED this 10th day of November, 2015

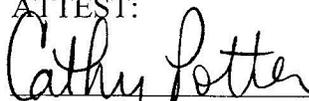
PORT OF ROYAL SLOPE  
BOARD OF COMMISSIONERS

  
\_\_\_\_\_  
Davey Miller, Chairman

  
\_\_\_\_\_  
Alan Schrom, Vice-Chairman

  
\_\_\_\_\_  
Frank Miannecki, Secretary

ATTEST:

  
\_\_\_\_\_  
Cathy Potter, Executive Director



**PORT OF ROYAL SLOPE  
RESOLUTION 2015.11**

**A RESOLUTION APPROVING THE DEVELOPMENT PLAN OF  
JAMES & ELIZABETH WHITE AND JULIE SANNAR, PARTNERS**

WHEREAS, the partnership of James and Elizabeth White and Julie Sannar has intentions of purchasing Lot 20 consisting of 8.71 acres that the Port owns in the Saddle Mountain Industrial Park listed as Grant County Parcel #071390809;

WHEREAS, they have submitted a signed development plan

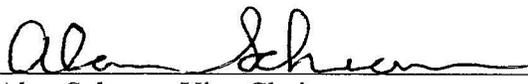
WHEREAS, they have also submitted a site plan drawing and an approach permit site plan;

WHEREAS, in accordance with RCW 53.25.120 the Port Commissioners have reviewed the plans and specifications for this lot,

THEREFORE, the Port of Royal Slope Commissioners do hereby approve the development of Parcel #071390809 and will move forward with the procedures to sell Lot 20 to James & Elizabeth White and Julie Sannar, Partners

ADOPTED in an Open Meeting this 8<sup>th</sup>, day of December, 2015

  
\_\_\_\_\_  
Davey Miller, Chairman

  
\_\_\_\_\_  
Alan Schrom, Vice Chairman

  
\_\_\_\_\_  
Frank Mianeck, Secretary

ATTEST:

  
\_\_\_\_\_  
Cathy Potter, Executive Director