



RESOLUTION 2020.01

**A RESOLUTION OF THE PORT OF ROYAL SLOPE ESTABLISHING THE
REGULAR COMMISSIONERS' MEETINGS IN 2020 TO TWO A MONTH
BEGINNING IN JANUARY 2020, BEING HELD ON THE SECOND AND FOURTH
WEDNESDAY OF EACH MONTH AT 2:00 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 2020 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 Wednesdays at 2:00 p.m. in 2020 starting in January;

Adopted in an Open Meeting this 8th day of January 2020.

Davey Miller, Chairman

Frank Mianeki, Vice Chairman

Alan Schrom, Secretary

ATTEST:

Cathy Potter, Executive Director



**PORT OF ROYAL
RESOLUTION 2020.02**

**A RESOLUTION OF THE PORT OF ROYAL SLOPE COMMISSION
AUTHORIZING EMERGENCY POWERS AND DELEGATING AUTHORITY TO THE
EXECUTIVE DIRECTOR IN RESPONSE TO THE OUTBREAK OF COVID-19**

WHEREAS, COVID-19, a respiratory disease that can result in serious illness or death to vulnerable or at-risk populations, is caused by the SARS-CoV-2 virus, which is a new strain of coronavirus that had not been previously identified in humans and can easily spread from person to person; and

WHEREAS, the United States Centers for Disease Control and Prevention ("CDC") identifies the potential public health threat posed by COVID-19 both globally and in the United States as "high", and has advised that person-to-person spread of COVID-19 will continue to occur globally, including within the United States; and

WHEREAS, On January 31, 2020, the United States Department of Health and Human Services Secretary declared a public health emergency for COVID-19, beginning on January 27, 2020; and

WHEREAS, on February 29, 2020, Governor Jay Inslee proclaimed a state of emergency within the State of Washington due to COVID-19; and

WHEREAS, on March 24, 2020, Governor Jay Inslee declared a "Stay at Home" order for the State of Washington due to CPVOD-19 and instituted mandatory social distancing measures to prevent local spread of the illness; and

NOW, THEREFORE, BE IT RESOLVED as follows:

A. Pursuant to Chapter 38.52 RCW, Chapter 53.19 RCW, and Title 53 RCW, the public advertising and competitive procurement requirements of state law and Port policies and procedures are waived related to Port contracts for the following purchases or leases: (1) tangible personal property; (2) public works as defined by RCW 39.04.010; and (3) services, including professional or technical services.

B. The Port Executive Director is authorized to make and adjust Human Resources Policies related to leave usage and other issues related to Port employees as necessitated by the impacts of COVID-19.

C. The Port Executive Director may make temporary (up to one year or the duration of the emergency) appointments of personnel to positions that directly respond to the emergency, when the urgency of filling positions prohibits examining applicants through the competitive process, and is immediately necessary for the protection of life and property.

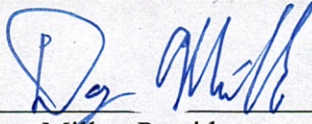
D. Pursuant to RCW 42.30.070, and the state of emergency, all meetings of the Port Commission are exempt from the meeting notice requirements and meeting location restrictions of the Open Public Meetings Act, Chapter 42.30 RCW.

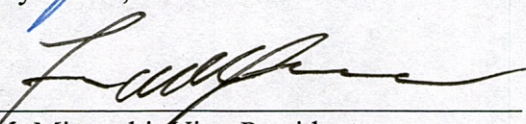
E. The Port Commission further reserves its rights to issue such further orders as may be necessary to respond to the state of emergency declared, the State of Washington, or the United States in response to COVID-19.

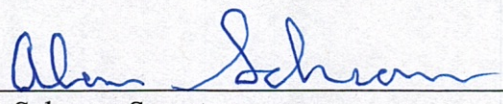
F. This Resolution shall take effect immediately and be in full force and effect for the same time period, and without action required to renew, as the state of emergency.

This Resolution is ADOPTED by a majority of the members of the Port Commission of the Port of Royal Slope by voting on this Resolution during a phone conference on March 24, 2020, as attested to by the signatures below.

PORT OF ROYAL SLOPE COMMISSION

By: 
Davey Miller, President

By: 
Frank Mianeki, Vice-President

By: 
Alan Schrom, Secretary

RESOLUTION 2020-03

**RESOLUTION OF GRANT COUNTY PORT DISTRICT
NO. 2 AUTHORIZING SALE OF REAL PROPERTY TO
GRANT COUNTY FIRE PROTECTION DISTRICT NO. 10**

WHEREAS, Grant County Port District No. 2 (the "Port") owns the following described parcel of real property situated in the county of Grant, state of Washington:

That portion of the Southwest quarter of Section 8, Township 16 North, Range 26 East, W.M., Grant County, Washington, described as follows:

Beginning at a USBR Brass Cap Monument marking the West quarter corner of said Section, said point bears North 00°18'41" East, a distance of 2637.47 feet, from a USBR Brass Cap Monument marking the Southwest corner of said Section; thence South 89°36'28" East, following the North boundary of the South half of said Section, a distance of 299.70 feet, to an intersection with the Southerly right of way boundary of State Highway 26; thence South 72°13'03" East, following said Southerly right of way boundary of said State Highway, a distance of 66.45 feet; thence South 17°46'57" West, perpendicular to said Southerly right of way boundary of said State Highway, a distance of 70.00 feet, to an Intersection with the Southerly right of way boundary of County Road 13.5 Southwest and the True Point of Beginning; thence South 18°22'08" West, a distance of 159.77 feet; thence South 26°52'25" East, a distance of 45.60 feet; thence South 19°22'33" West, a distance of 49.12 feet; thence South 62°55'34" west, a distance of 38.91 feet; thence North 89°36'28" West, parallel with the North boundary of the South half of said Section, a distance of 258.78 feet, to a point 4.00 feet, perpendicularly distance from and Easterly of the West boundary of said Section; thence North 00°18'42" East, parallel to said West boundary of said Section, a distance of 273.57 feet; thence South 89°36'28" East, parallel to said Northerly boundary of said South half of said Section, a distance of 284.90 feet; thence South 72°13'03" East, parallel to the Southerly right of way boundary of said State Highway, a distance of 55.74 feet, to the True Point of Beginning.

(hereinafter referred to as "the Property");

WHEREAS, the Port is currently constructing an Equipment Garage upon the Property pursuant to the Port's Equipment Garage Project 2019, which construction is estimated to be completed by June 15, 2020;

WHEREAS, Grant County Fire Protection District No. 10 (the "Fire District") desires to acquire the Property together with the Equipment Garage;

WHEREAS, as the Property is situated within the Port's Saddle Mountain Industrial

Park, the siting of a fire station upon the Property will benefit the further development of the Saddle Mountain Industrial Park for industrial purposes by improving fire protection services to the Park and as such has significant value to the Port;

WHEREAS, the Property has an assessed value of \$575,000.00;

WHEREAS, pursuant to RCW 39.33.010, the Port has the authority to sell, transfer, exchange or otherwise dispose of any real property to any municipality on such terms and conditions as may mutually be agreed upon by the Port and such transferee municipality after a public hearing, of which notice shall be published at least ten (10) days, but not more than twenty-five (25) days prior to such hearing in the manner described in RCW 39.33.020;

WHEREAS, notice of a public hearing scheduled for July 8, 2020, at the Port's office to hear and determine the advisability of selling the Property to the Fire District was published in the Columbia Basin Herald, a newspaper of general circulation, in display advertising form, on June 23, 2020 in the form attached hereto as Exhibit "A";

WHEREAS, the Port commission met at 2:00 p.m. on July 8, 2020 to hear and determine the advisability of selling the Property to the Fire District;

WHEREAS, no person appeared in opposition to the proposed sale;

WHEREAS, the commissioners find it to be in the best interest of the Port to sell the property to the Fire District;

WHEREAS, the Port's attorney, Christopher F. Ries of Ries Law Firm, P.S., has prepared a proposed Purchase and Sale agreement, providing for the sale of the Property to the Fire District at a price of \$750,000.00 plus the actual out-of-pocket costs incurred by the Port to construct the Equipment Garage, which are estimated at \$1,219,270.00, provided that the purchase price shall not exceed \$2,000,000.00, the form and manner of which is attached hereto as Exhibit "B"; NOW THEREFORE,

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

1. **Declaration of Value.** The Port Commission hereby declares that the benefits derived by the Port from the siting of a fire station in Saddle Mountain Industrial Park in the form of increased marketability and value of the Port's remaining properties within the Saddle Mountain Industrial Park together with the purchase price to be paid by the Fire District for the Property exceed the value of the Property including the Equipment Garage.

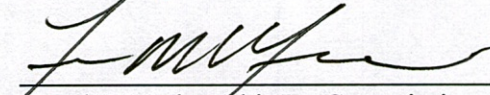
2. **Authorization of Purchase and Sale Agreement.** The Port by and through its Commissioners shall enter into the Purchase and Sale Agreement between the Port and the Fire District providing for the sale of the Property. The Purchase and Sale Agreement shall be substantially in the form presented to the Commission on this date with only those changes as shall be approved by the Port's director, Cathy Potter,

and the Port's counsel, Christopher F. Ries.


3. **Authorization to Close Transaction.** The Port's Director, Cathy Potter, for and on behalf of the Port, is authorized and directed to perform any and all acts necessary to complete the sale of the Property to the Fire District, pursuant to the terms of the Purchase and Sale Agreement including, but not limited to, the execution of deeds, closing statements, certificates of non-foreign status, closing certificates, excise tax affidavits, and settlement statements.

4. **Effective Date.** This Resolution shall be effective immediately upon passage and signatures hereon.

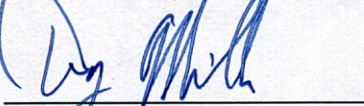
PASSED AND DATED this 10 day of July, 2020.



Frank M. Mianecski, Jr., Commissioner



Alan Schrom, Commissioner



David Miller, Commissioner



RESOLUTION 2020.04

A RESOLUTION AMENDING WATER UTILITY CONNECTIONS AND EXTENSIONS FOR NEW "EXTRA-TERRITORIAL CUSTOMERS" ON THE PORT'S WATER SYSTEM AS PREVIOUSLY STATED IN RESOLUTION 2019.05

RECITALS:

1. The Port of Royal Slope ("Port") owns and operates a Group A water system ("System") in accordance with RCW 53.08.040 and provides water delivery to the tenants in the Port's Industrial Park.
2. The Port's Board of Commissioners ("Board") has previously adopted a rate and fee structure for Industrial Park customers for System connections and water supply in Resolution 2019.02.
3. The Port's water service area extends to areas outside of the Industrial Park and the Board has determined that it is within the Port's interest to provide System connections outside of the Industrial Park and within the Port's water service area. These customers are known as Extra-territorial and the Board established rates for them as in Resolution 2019.05.
4. Because providing water service outside the Industrial Park will increase the costs to the system, the Board has determined to create a system development fee for customers located outside of the Industrial Park.

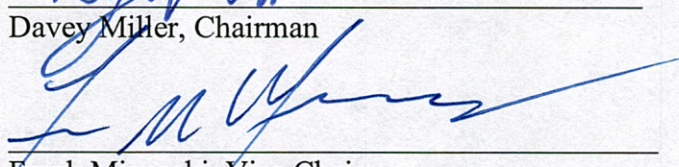
RESOLVED:

1. Extra-territorial customers shall be charged a system development fee of \$5,000 to connect to the Port's water system.

ADOPTED by the Commissioners of the Port of Royal Slope, Washington on this 8th day of July 2020.

PORT OF ROYAL SLOPE COMMISSIONERS:


Davey Miller, Chairman


Frank Miannecki, Vice Chairman


Alan Schrom, Secretary

ATTEST:


Cathy Potter, Executive Director



RESOLUTION 2020.05

A RESOLUTION OF THE PORT OF ROYAL SLOPE UPDATING THE WATER UTILITY CONNECTIONS AND EXTENSIONS POLICY #2014.13

WHEREAS, the Port of Royal Slope owns and operates a Group A public water system that is approved by Washington State Department of Health.

WHEREAS, the Port's water permit and service area are approved by Washington State Department of Ecology and is for Commercial & Fire Flow only.

WHEREAS, the Port finds it beneficial for the expansion and creation of businesses to extend the waterlines to the adjacent areas to service individual businesses as end users, with potable water and fire flow protection.

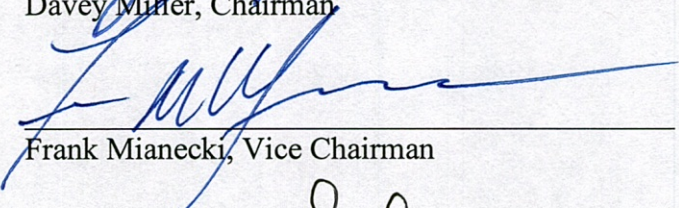
WHEREAS, the reference to Exhibit 1 is made to see current rates and fees for services and connections.

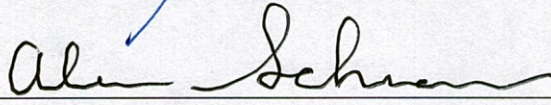
NOW, THEREFORE BE IT RESOLVED that the Water Utility Connections and Extensions Policy #2014.13 is hereby updated.

DATED this 8th day of July, 2020

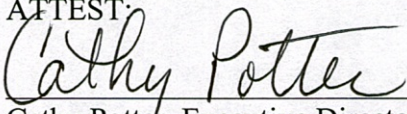
PORT OF ROYAL SLOPE COMMISSIONERS:


Davey Miller, Chairman


Frank Mianeki, Vice Chairman


Alan Schrom, Secretary

ATTEST:


Cathy Potter, Executive Director



RESOLUTION 2020.06

A RESOLUTION ADOPTING PROMOTIONAL HOSTING EXPENDITURES POLICY

WHEREAS: Article VIII, Section 8 of the State Constitution RCW 53.36.120, 130, 140, and 150 set specific rules and regulations governing the expenditures for industrial development, trade promotion or promotional hosting of port districts; and

WHEREAS: the voters of the State of Washington in November 1966, authorized port districts to make expenditures for trade and other promotion; and

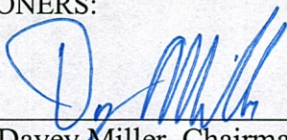
WHEREAS: the office of the State Auditor issued bulletin number 404 on August 20, 1986, establishing promotional hosting guidelines; and

WHEREAS: industrial and trade promotion by the Port of Royal Slope is found and determined to be of benefit to the businesses and citizens of the Port of Royal Slope.

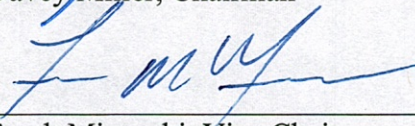
NOW, THEREFORE, be it resolved by the Board of Commissioners of The Port of Royal Slope, Port District #2 in Grant County Washington to adopt the Promotional Hosting Policy 20-8-12.

PASSED by the Board of Commissioners of the Port of Royal Slope this 12th day of August 2020.


PORT OF ROYAL SLOPE COMMISSIONERS:



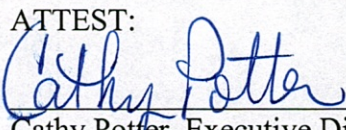
Davey Miller, Chairman



Frank Miannecki, Vice Chairman



Alan Schrom, Secretary

ATTEST:


Cathy Potter, Executive Director



**PORT OF ROYAL SLOPE
RESOLUTION 2020.07**

**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 2019.

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

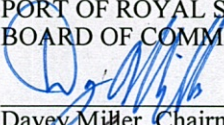
WHEREAS, it was advertised in the local newspaper for two weeks for the community to participate in the planning process

WHEREAS, at 2:00 PM on November 10th, 2020, 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.

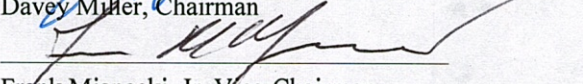
NOW, THEREFORE BE IT RESOLVED that said plan is hereby adopted as the Comprehensive Plan of the Port of Royal Slope pursuant to RCW 53.20 and shall supersede all prior plans and amendments whatsoever.

DATED this 10th day of November 2020

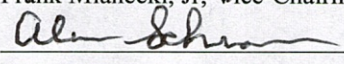
PORT OF ROYAL SLOPE
BOARD OF COMMISSIONERS



Davey Miller, Chairman

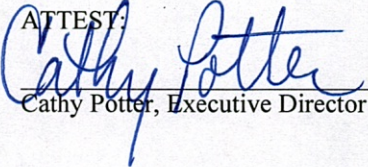


Frank Mianeki, Jr, Vice-Chairman



Alan Schrom, Secretary

ATTEST:



Cathy Potter, Executive Director



RESOLUTION NO. 2020.08
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 **2021**; and

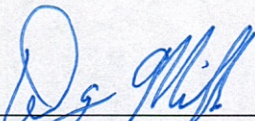
WHEREAS, the district's actual levy amount from the previous year was **\$192,566.10**; and,

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

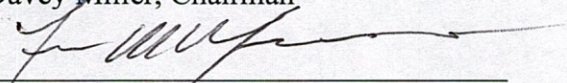
BE IT RESOLVED by the Commissioners of the Port of Royal Slope, Port District #2 in Grant County that an increase in the regular property tax levy is hereby authorized for the levy to be collected in the **2021 tax year**.

The dollar amount of the increase over the actual levy amount from the previous year shall be **\$29,404.33** which is a percentage increase of **15.27%** 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.

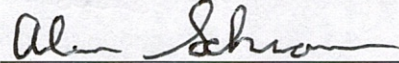
Adopted this **10th** day of November 2020



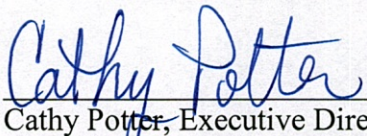
Davey Miller, Chairman



Frank Mianeck, Jr, Vice Chairman



Alan Schrom, 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 2020.09

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 2021, and;
2. That a copy of the Levy Certification to be delivered to the Grant County Commissioners, and;
3. That a copy of Resolution 2020.08 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 10th day of November 2020.

Davey Miller, Chairman

Frank Mianeki, Jr., Vice Chairman

Alan Schrom, Secretary

ATTEST:

Cathy Potter, Executive Director