PORT of ROYAL SLOPE

RESOLUTION 2024.01

A RESOLUTION OF THE PORT OF ROYAL SLOPE ESTABLISHING THE REGULAR COMMISSIONERS' MEETINGS IN 2024 TO TWO A MONTH BEGINNING IN JANUARY 2024, 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 2024 will help move these projects forward.

WHEREAS the meetings will be held in the Port of Royal Slope Office located at 4572 Road 13.6 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 2024 starting in January.

Adopted in an Open Meeting this 10th day of January 2024.

Davey Miller, Chairman

Excused

Frank Mianecki, Vice Chairman

Alan Schrom, Secretary

ATTEST:

Bonnie Valentine, Director

PORT of ROYAL SLOPE

RESOLUTION 2024.02
RESOLUTION OF THE BOARD OF COMMISSIONERS OF GRANT COUNTY PORT DISTRICT NO. 2 APPROVING PURCHASE OF THE BRC HOLDINGS, LLC REAL PROPERTY AND AUTHORIZING COMMISSIONERS TO TAKE ALL NECESSARY ACTIONS TO CLOSE THE SAME

WHEREAS BRC Holdings, LLC, a Washington limited liability company, hereinafter referred to as "BRC Holdings") owns and desires to sell a parcel of real property, located in Grant County, Washington, consisting of 4 acres, more or less; and more particularly described as follows:

> Grant County Tax Number 9411, being a Portion of the South half of Section 8, Township 16 North, Range 26 E.W.M., described as follows:
>
> Commencing at the Northwest corner of said South half of Section 8; thence Easterly along the North line of said South half, 299.70 feet to a point on the Southerly right-of-way line of the 150 foot wide right-of-way of SSH-26; thence Easterly along said Southerly line of SSH-26, a distance of 2400 feet; thence Southerly at right angles, 535 feet to the Southerly right-of-way line of the Chicago, Milwaukee, St. Paul and Pacific Railroad Company and being the true point of beginning; thence continuing Southerly at right angles to SSH-26 to a point on the Northerly right-of-way line of Grant County's 60 foot wide right-of-way; thence North 72°14'30" West along said right-of-way line, 400 feet; thence Northerly at right angles to SSH-26 to a point on the Southerly right-of-way line of the Chicago, Milwaukee, St. Paul and Pacific Railroad Company; thence Easterly along said Southerly right-of-way line to the true point of beginning.
>
> Grant County Parcel No. 160101006.

(hereinafter referred to as the "Property"); and

WHEREAS, the Grant County Port District No. 2 (the "Port") may acquire by purchase all lands, property, property rights, leases, or easements necessary for its purposes; and

WHEREAS, the Port desires to acquire the Property for future economic development; and

WHEREAS, the Port finds it to be in the best interests of the District and in furtherance of the Port's general plan of industrial development to purchase the Property for the purpose of promoting economic investment and industrial development within the District; and

WHEREAS, the Port has statutory authority to purchase the Property pursuant to the terms and conditions of the Purchase and Sale Agreement attached hereto as Exhibit "A";

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

1. It is in the best interest of the District and the people thereof and in furtherance of the Port's general plan of industrial development to purchase the Property.

2. The Port, by and through its Executive Director, Bonnie Valentine, is authorized and approved to execute the Purchase and Sale Agreement attached hereto as Exhibit "A."

3 The Port, by and through its Executive Director, Bonnie Valentine, is authorized and directed to perform any and all acts necessary to tender sufficient funds to close the purchase of the Property from BRC Holdings under the terms of the Purchase and Sale Agreement and addendums thereto.

4. The Port Executive Director, Bonnie Valentine, for and on behalf of the Port, is directed to perform any and all acts necessary to complete the conveyance of the Property from BRC Holdings LLC to the Port under the terms of the Purchase and Sale Agreement and addendums thereto including, but not limited to, deeds, closing statements, certifications of non-foreign status, closing certificates and excise tax affidavits.

5. This Resolution shall be effective immediately upon passage and signatures hereon.

PASSED and DATED this 13th day of March 2024.

Frank Mianecki, Chairman

Alan Schrom, Vice Chairman

Davey Miller, Secretary

ATTEST:

Bonnie Valentine, Director

PORT of ROYAL SLOPE

PORT OF ROYAL SLOPE
RESOLUTION 2024.03

RESOLUTION APPROVING THE TERMS AND CONDITIONS OF THE CONSENT-TO -USE AGREEMENT TO PLACE A 12-INCH UNDERGROUND WATER LINE ADJACENT THE RED ROCK COULEE WASTEWAY

WHEREAS, the Port of Royal Slope intends to construct and maintain a 12 inch underground waterline in an easement in favor of the United States for the Red Rock Coulee Wasteway, a feature of the Columbia Basin Project, located in sections 7 and 8. Township 16, Range 26 East, Willamette Meridian, Grant County, Quincy Columbia Basin Irrigation District, Washington, and

WHEREAS, the United States, through the Bureau of Reclamation and Quincy Columbia Basin Irrigation has provided a Consent-to-Use Agreement for said placement

NOW THEREFORE, BE IT RESOLVED by the Commissioners of the Port of Royal Slope that they have read said Consent-to-Use Agreement and agree to be bound by the terms and conditions therein.

ADOPTED in Open Meeting this 8th day of May 2024.

Frank Mianecki, Chairman

Alan Schrom, Vice Chairman

Davey Miller, Secretary

ATTEST:

Bonnie Valentine, Director

PORT of ROYAL SLOPE

PORT OF ROYAL SLOPE
RESOLUTION 2024.04

RESOLUTION TO SOLICIT BIDS FOR THE ROAD E SW WATER LINE ADJACENT TO THE RED ROCK COULEE WASTEWAY USING THE SMALL WORKS ROSTER FOR LIMITED PUBLIC WORKS RCW 39.04.155

WHEREAS, the Port of Royal Slope intends to construct and maintain a 12 inch underground waterline in an easement in favor of the United States for the Red Rock Coulee Wasteway and in an easement on Grant County Fire District #10 property, and

WHEREAS, the United States, through the Bureau of Reclamation and Quincy Columbia Basin Irrigation has provided a Consent-to-Use Agreement for said placement, and

WHEREAS, the said fire district will be granting an easement, and

WHEREAS, the Commissioners of the Port of Royal Slope have approved the Consent-to-Use Agreement and would like to solicit bids for construction of the RD E SW Water Line using the Small Works Roster for limited public works projects under $350,000, RCW 39.04.155

NOW THEREFORE, BE IT RESOLVED that the Board of Commissioners of the Port of Royal Slope; Grant County Port District #2 as follows:

1. The Executive Director is hereby authorized to solicit bids for the Road E SW Water Line using the Small Works Roster under RCW 39.04.155
2. The Executive Director is hereby authorized to open bids on May 22, 2024.
3. The Chairman of the Board will call a Special Meeting May 27, 2024, for the Commissioners to review and possibly award the contract in order to keep this project moving forward.

ADOPTED in Open Meeting this 8th day of May 2024.

Frank Mianecki, Chairman

Alan Schrom, Vice Chairman

Davey Miller, Secretary

ATTEST:

Bonnie Valentine, Executive Director

PRS PORT of ROYAL SLOPE

RESOLUTION NO. 2024.05
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 **2025**; and

WHEREAS, the district's actual levy amount from the previous year was **$211,232.56**; 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 **2025 tax year.**

The dollar amount of the increase over the actual levy amount from the previous year shall be **$35,338.16** which is a percentage increase of **17.12%** 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 **13th day of November 2024.**

Frank Mianecki, Chairman

Alan Schrom, Vice Chairman

Davey Miller, Secretary

ATTEST:

Bonnie Valentine

Bonnie Valentine, 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.

PORT of ROYAL SLOPE

PORT OF ROYAL SLOPE
RESOLUTION 2024.06

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 two attached Budgets (by reference: General 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 2025, and,

2. That a copy of the Levy Certification to be delivered to the Grant County Commissioners, and;

3. That a copy of Resolution 2024.05 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 **13th day of November 2024**.

Frank Mianecki, Chairman

Alan Schrom, Vice Chairman

Davey Miller, Secretary

ATTEST:

Bonnie Valentine

Bonnie Valentine, Director

PORT of ROYAL SLOPE

PORT OF ROYAL SLOPE
RESOLUTION 2024.07

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 2024.

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 13th, 2024, 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 **13th day of November 2024**.

Frank Mianecki, Chairman

Alan Schrom, Vice Chairman

Davey Miller, Secretary

ATTEST:

Bonnie Valentine

Bonnie Valentine, Director

PRS PORT of ROYAL SLOPE

PORT OF ROYAL SLOPE
RESOLUTION 2024.08

A RESOLUTION DECLARING A MORITORIUM ON PRIVATE WELLS IN THE PORT OF ROYAL SLOPE'S WATER SERVICE AREA

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

WHEREAS, the Port has a water permit issued from the Department of Ecology for commercial/industrial water and fire protection and has an approved water service area.

WHEREAS, 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.

WHEREAS, the Department of Ecology calculates water extracted from private wells in the Port's water service area against the Port's water permit.

WHEREAS, continued development in the water service area will increase the demand for commercial water and fire protection.

THERE FOR BE IT RESOLVED the Commissioners of the Port of Royal Slope declare it the policy of the Port to oppose the drilling of any private wells in the Port's water service area, to protect their water permit.

BE IT FURTHER RESOLVED the Commissioners reserve the right to approve exceptions to this policy for areas not yet served by the Port.

ADOPTED in Open Meeting this 26th day of November 2024.

Frank Mianecki, Chairman

Alan Schrom, Vice Chairman

Davey Miller, Secretary

ATTEST:

Bonnie Valentine, Director