

The 1,126th **MEETING** of the Port District No. 1 of Grant County was held at the Port District office at 101 F Street SW on **Wednesday, December 8, 2021.**

Commissioner Curt Morris called the meeting to order at 5:00 p.m. Present were Commissioner Brian Kuest, Commissioner Pat Connelly, Cassi Calloway, Darci Kleyn, Marlo Pettie, Connie Kuest, and Dan Couture. Also attending via phone was Michael O'Donnell.

MINUTES: Upon motion by Commissioner Connelly, seconded by Commissioner Kuest the minutes from November 23, 2021, was approved as printed.

UPCOMING MEETING DATES:

Wednesday, December 22, 2021, at 5:00 p.m. Regular Meeting – 101 F St. SW

QVBCC: Connie Kuest reported Dan Nielson has been busy with repairs in the office and Main Hall. Mrs. Kuest also said the Overhead Door Company repaired the garage door in the Main Hall.

IFP Security (Contract): Upon motion by Commissioner Kuest, seconded by Commissioner Connelly the Quincy Business and Event Center Security Agreement was approved and signed.

Re-Branding Logo: Marlo Pettie presented the Commissioners with four proposals for the new branding of the Quincy Business & Event Center. Commissioners agreed to let Ms. Pettie and Mrs. Kuest decide on which proposal to accept.

COLOCKUM RIDGE GOLF COURSE: Commissioner Connelly reported fungicide has been applied to the greens.

BISHOP: Commissioner Morris reported the 658 acre/ft of water is a state permit. Commissioners held a discussion regarding the amount of water and if the certificate would be able to be split, possibly George, Quincy, and Bishop. If water was to be split each entity would need to be able to bank the cost. Commissioners tabled until next meeting.

RAF (Lease): Commissioner Morris said the draft lease states that the lease would be year to year with an October release or renewal date. The final lease document will be presented at the next Port meeting.

INTERMODAL: Commissioner Morris reported the lift is still not working properly.

Superior Buildings submitted a proposal for a cover for the lifts in the amount of \$113,142.10. Upon motion by Commissioner Kuest, seconded by Commissioner Connelly the cover for the lift was approved.

Commissioners held a discussion regarding a Cross Dock and the need to create a business plan. Commissioner Morris will request a scope of work to develop and design from Travest Story.

AIRPORT: Nothing to report.

PROPOSED – INDUSTRIAL PARK 8

Resolution2021-11: Upon motion by Commissioner Connelly, seconded by Commissioner Kuest the Resolution 2021-11 approving purchase of the Rodgers George Farm Partnership Real Property and authorizing Commissioners to take all necessary actions to close subject to written documentation from Critical Data House source of funding.

HOSPITAL: Commissioner Kuest said the hospital board will be meeting on December 16th regarding the design and again the second week of January to discuss how to promote the project.

EDC: Commissioner Morris reported the SIP will open in January. Commissioner Morris said we need to reapply for the gravel for the Intermodal Yard.

T-O ENGINEER (CONTRACT AMENDMENT): Commissioner Connelly reported the Amendment to the Master Agreement for Professions Services for T-O Engineers, Inc. for Airport Pavement Maintenance was signed.

ADOPTING CAFETERIAL PLAN 2022 (RESOLUTION 2021-10): Upon motion by Commissioner Kuest, seconded by Commissioner Connelly the Resolution 2021-10 adoption of the Port of Quincy Cafeteria Plan was approved and signed.

WATRUST BOND: Upon motion by Commissioner Connelly, seconded by Commissioner Kuest the Washington Trust Bond Commitment Letter for the \$6 million General Obligation Bond was approved and signed.

SCHORZMAN GROUND: Commissioners held a discussion regarding a possible solar farm. Michael O'Donnell said the county is holding a planning meeting on January 7th, 2022.

PARK 2, LOT 5: The Stetner Construction Group submitted a letter of intent to purchase the remaining 6.37 acres of Park 2 Lot 5. Commissioner Connelly reported The Stetner Construction Group is wanting to lease the property right away to use as a lay down yard.

Commissioners agreed selling the whole 6.37- acres parcel verses splitting up a 3-acres parcel to sell to Josh Muhall with Amped Fabrication & Waterjet would be the best. Commissioners will have Chris Ries draft a letter to Mr. Muhall.

Upon motion by Commissioner Connelly, seconded by Commissioner Kuest to lease the remaining 6.37 acres to The Stetner Construction Group for \$400 acres plus leasehold tax that would go toward the purchase price. Commissioners will have Chris Ries draft the lease.

EDGE CONNEX: Commissioner Morris reported Edge Connex has requested an additional 90-day extension on the Purchase and Sale Agreement extending to March 15, 2022. Commissioners agreed they would approve the 90 days with non-refundable \$50,000.00 if the purchase defaults. Commissioners will have Chris draw up the agreement. (See special meeting, December 14, 2021).

28 CORRIDOR: Commissioner Connelly said The City of Quincy asked us to contribute \$5,000.00 to the SR 28 Corridor Study. Commissioners agreed to approve only if the study includes Highway 281 (Quincy to George).

WARRANT APPROVAL: Upon motion by Commissioner Connelly seconded by Commissioner Kuest, the following warrants were approved for payment:

December 3rd	#21441 through #21446 in the amount of	\$131,773.42
December 7th	#21447 through #21485 in the amount of	\$ 66,793.21
December 8th	#21486 in the amount of	\$ 56,571.05

The meeting was adjourned at 7:05 pm.

PORT DISTRICT NO. 1 OF GRANT COUNTY



Curt Morris, President



Patric Connelly, Vice President



Brian Kuest, Secretary

ATTEST BY Recording Secretary:

