

The 1,127<sup>th</sup> **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 22, 2021.**

Commissioner Curt Morris called the meeting to order at 5:00 p.m. Present were Commissioner Brian Kuest, Commissioner Pat Connelly, Darci Kleyn, and Marlo Pettie. Also attending via phone were Chris Ries and Pat Boss.

**MINUTES:** Upon motion by Commissioner Connelly, seconded by Commissioner Kuest the minutes from December 8, 2021, were approved as printed.

**UPCOMING MEETING DATES:**

Wednesday, January 12, 2022, at 5:00 p.m. .... Regular Meeting – 101 F St. SW

**EXECUTIVE SESSION:** The Commissioners went into Executive Session at 5:07 p.m. for 30 minutes to discuss litigation. The executive session ended at 5:36 p.m., and the regular meeting was reopened. No action was taken.

**QVBCC:** Marlo reported she has been working on updating the system and related paperwork for the new rates that will take effect in 2022.

Dan Nielson has completed most of the small tasks that were needed and will be meeting with Marlo in early January to schedule some larger projects, like painting.

Snow plowing duties were discussed and it was determined that Gavin will be responsible for overseeing that it gets done, between him and Tino. Marlo will provide Gavin with the Event Center schedule so that on days where events are happening, the Center will be plowed and ready. Otherwise, he will plow and shovel, as necessary.

The Hospital may be using the Boardroom for a meeting in January and Brian will coordinate with Marlo and Glenda Bishop to get it on the schedule as needed.

Grant funds were discussed with Pat Boss stating there might be about \$100,000-150,000 available for the Center. Marlo will put together detail and quotes for what is needed and get that to Pat Boss mid-January. The information on hand from when McKinstry did their drawings will be pulled to see if those can be used as a template. The deadline for the application to the State is early February. Late February into early March Pat Boss will investigate federal funding options.

**COLOCKUM RIDGE GOLF COURSE:** Commissioner Connelly reported that Grant County notified him that the entrance to the golf course off of White Trail Road needs to be moved. The increase in traffic on that road has made the entrance a safety hazard. It is the Port's responsibility to move the entrance and pay for it. The County suggests that it needs to be moved a minimum of three hundred feet. Commissioner Connelly has talked to the State, and they will not allow an entrance off of Highway 281. He will meet with the County in January to determine an approved location. The costs may be minimal, but the golf course could lose 2 or 3 "dry" RV spots.

**BISHOP:** Water rights were discussed. Landau Inc. has submitted a proposal to research the "Herring Certificate" for \$5,000. In addition, they also have said they could search for other water rights in the area for \$20,000. A job which Aspect Consulting will do for \$19,000 and Darrel for under \$20,000. It was agreed to start with the Landau Inc. proposal for \$5,000 to see if the permit can be found and transferred among the Port and the cities of George and Quincy.

Commissioner Connelly stated that the homeowner's association out at the golf course is trying to prove their water rights. They believe they have an abundance they could sell if they can certificate it. Landau Inc. is working with them.

**RAF LLC LEASE AND RESOLUTION:** With a motion by Commissioner Kuest and seconded by Commissioner Connelly, Resolution 2021-13, Resolution of the Port of Quincy Commissioners of Port District No. 1 of Grant County Approving Port District No. 1 of Grant County/RAF Farms LLC Lease and Waiving Rent Security Therefor, was approved. With a motion by Commissioner Kuest and a second by Commissioner Connelly the lease was approved and signed.

**INTERMODAL:** Commissioner Morris stated that the Port is at the point where an engineer needs to be engaged to determine the cost of a transloading facility now that it is known that a building which is one hundred feet long, fifty feet wide, with two entrances on each side is needed. Simpli Civil LLC has submitted a proposal in the amount of \$6,500. With a motion by Commissioner Kuest and a second by Commissioner Connelly the contract was approved.

Commissioner Morris reported the lift is still not working properly. Ian Babauta is working directly with the engineers of the builders to fix it.

Gavin has requested more gravel in the intermodal yard, and while it may be needed in the future, it is not an immediate concern. The Port will reapply for SIP funds in January for gravel.

Commissioner Morris said that shipping at the oceanic ports continues to be a major issue.

**AIRPORT:** Commissioner Connelly reported that the airport is not eligible for grant funds that he and Pat Boss were looking into.

**INDUSTRIAL PARK 2: THREE RAYS LEASE AND RESOLUTION:** With a motion by Commissioner Kuest and seconded by Commissioner Connelly, Resolution 2021-12, Resolution of the Board of Commissioners of Port District No. 1 of Grant County Approving Port District No. 1 of Grant County/Three Rays Investment LLC Lease and Waiving Rent Security Therefor, was approved. With a motion by Commissioner Kuest and a second by Commissioner Connelly the lease was approved and signed.

A discussion was had that there may be an issue of how Eric Yingling, who has a lease for 1.5 acres in Park 2, is entering his property once Three Rays Investment LLC puts a fence around its property. It was determined that Mr. Yingling may need to change his entrance, but at his own expense and effort.

A party that was interested in purchasing a small portion of Park 2 has been notified that it is no longer available.

**PROPOSED – INDUSTRIAL PARK 8:** Commissioner Connelly moved and Commissioner Kuest seconded to approve and sign the Addendum/Amendment of Option to Purchase for the Rodgers property. The title company was changed, and the closing date was changed to February 15, 2022.

Commissioner Kuest stated that Chera Anderson of Washington Trust Bank has received a draft copy of the new bond and is reviewing it.

With a motion by Commissioner Kuest and a second from Commissioner Connelly the engineering engagement to Simpli Civil LLC for \$81,000 to develop the design and construction documents for water distribution pipeline was approved.

**HOSPITAL:** Commissioner Kuest said the hospital board will be meeting in January.

**EDC:** Commissioner Morris reported that requests for property continue to come in. The Port is responding to Project Sunshine, a manufacturer of solar panels that wants to be located close to an intermodal terminal. Project Zion is still moving forward.

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

December 20<sup>th</sup> ..... #21487 through #21490 in the amount of ..... \$ 1,530.35  
December 22<sup>nd</sup> ..... #21491 through #21516 in the amount of ..... \$98,164.43

The meeting was adjourned at 6:42 pm.

**PORT DISTRICT NO. 1 OF GRANT COUNTY**

Via phone

Curt Morris, President

Pat Connelly

Patric Connelly, Vice President

Brian Kuest

Brian Kuest, Secretary

ATTEST BY Recording Secretary:

Dani L. Kuehn