

The 1,145th **MEETING** of the Port District No. 1 of Grant County was held at the Port District office at 101 F Street SW on **Monday, October 3, 2022.**

Commissioner Curt Morris called the meeting to order at 5:04 p.m. Present were Commissioner Brian Kuest, Darci Kleyn, Connie Kuest, Gabe Porter, Dave Burgess, and four guests. On the phone: Commissioner Pat Connelly, Sonia Padron, Catalina Blancas.

MINUTES: Upon motion by Commissioner Kuest, seconded by Commissioner Connelly the minutes from September 14, 2022, were approved as printed.

UPCOMING MEETING DATES:

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

CORRESPONDENCE: Correspondence was reviewed with a short discussion on a letter received from the City of Quincy regarding Port property that lies within the city's wellhead protection area. The letter has an incorrect address on it, so it was decided that exactly what property the city is referring to needs further investigation.

QBEC: Connie Kuest questioned the Commissioners on outside use of Port's tables and chairs stating that there is concern on the wear and tear when they are lent out. A previous policy of not allowing the outside use of those items is not being enforced. It was decided that outside use for community-type events will be allowed upon Commissioner approval.

Commissioner Kuest motioned and Commissioner Connelly seconded approval of purchasing a Christmas tree for the office.

The inaugural "Tree of Lights" event was revisited with Commissioner Kuest stating through discussion with the Port's attorney, Chris Ries, it would be allowable for the Port to participate. Upon motion by Commissioner Connelly, seconded by Commissioner Kuest approval of up to \$1,000 for a tree with decorations was approved.

Connie stated that Quincy Hardware & Lumbar does have some parking lot paint that could be used to paint the lines and bumpers on the parking lot, but that more would need to be ordered. Commissioner Morris requested that she investigate businesses that may be able to perform the work.

Connie reported that the entry way chairs have been received back from the upholsterer and she is continuing to look at options to get pictures of past and present commissioners.

COLOCKUM RIDGE GOLF COURSE: Gabe Porter presented an equipment need report and mentioned that cart issues are also a concern. The Chamber golf tournament was a success. Gabe reported that he and Commissioner Connelly met with a pro shop manager candidate on September 29th. A general discussion was held on operations for next year in the pro shop and restaurant with Commissioner Kuest stating he has concerns with the impact on the budget. It was decided to extend the meeting to Monday October 10th whereby an in-depth discussion can be had.

BISHOP: Eric Weber and Kathryn Ryf from Landau & Associates reported on the search for water rights. The rights that the Port have been pursuing to date are not valid for the purpose needed, and there are two options to continue, either find other rights that can be purchased or apply for new rights. Eric stated that the Bureau of Reclamation has recommended that new rights should be applied for. The process will be to submit an application to the Department of Ecology along with doing a study to drill

a test well. A proposal of \$8,000 was presented by Landau to provide that service. Commissioner Connelly questioned whether drilling could occur on the existing well on the property and Eric said he would see if that's an option. The Department of Ecology may require a monitoring well when drilling occurs and the existing well may be able to be used for that purpose.

Upon motion by Commissioner Kuest, seconded by Commissioner Connelly it was agreed that Landau will provide and new scope of work for \$8,000 to proceed.

INDUSTRIAL PARK 4: An SIP application will be put in for the gravel improvements. Darci is waiting to hear back from Brant Mayo of the EDC to determine how the documentation of inclusion into Grant County's comprehensive plan needs to be presented.

INDUSTRIAL PARK 5: Commissioner Kuest stated that he has received a letter from the City of George acknowledging their acceptance of the water main extension project. Darci will prepare an SIP application for a grant request for construction funds. Commissioner Kuest stated that he will discuss the starting the bidding process with Trav Story of SimpliCivil. Commissioner Connelly stated that he has not received any updates on the binding site plan from Gray & Osborne.

HOSPITAL: Commissioner Kuest said that the next meeting on the construction project will occur on October 12th and that the design and building plans are gaining momentum.

EDC: The Commissioner mentioned their ongoing wish for Grant County Commissioner Cindy Carter to attend a meeting to discuss the SIP application process.

EMS SERVICES: Commissioner Kuest will meet with Leslie of Protection 1 on October 4th at 11 AM to look over financial info. The Port's agreement with Protection 1 will be contingent upon Protection 1's keeping requirements with the City of Quincy and Grant County Fire District in place. If those requirements are not met with Port end the any arrangements.

INDUSTRIAL PARK 2: Upon motion by Commissioner Kuest, seconded by Commissioner Connelly the closing of the sale of property to Three Rays Investment LLC was extended to October 14, 2022.

Upon motion by Commissioner Kuest, seconded by Commissioner Connelly the closing of the sale of property to Redoubt Networks LLC was extended to October 14, 2022.

Upon motion by Commissioner Kuest, seconded by Commissioner Connelly the Buried Conduit Purchase and Sale Agreement, and the Bill of Sale to Intermountain Infrastructure Group LLC were signed.

OTHER: Upon motion by Commissioner Kuest, seconded by Commissioner Connelly AWB (Association of Washington Business) dues for 2023 were approved.

Upon motion by Commissioner Kuest, seconded by Commissioner Connelly a half page ad for the Grant County Magazine was approved.

Commissioner Kuest and Commissioner Morris will plan to attend a Sabey ribbon cutting ceremony.

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

October 3rd..... #22277 through #22316 in the amount of..... \$ 33,471.55
October 5th..... #22317 through #22319 in the amount of..... \$ 675.57

CONTINUED MEETING: The meeting was adjourned at 5:57 pm to be continued to Monday, October 10, 2022, at 5:00 pm at the Port of Quincy. The meeting was further extended to Tuesday, October 11, 2022, at 5:00 pm at the Port of Quincy. Discussions were held regarding the operations of the Colockum Ridge Golf Course.

Upon motion by Commissioner Kuest, seconded by Commissioner Connelly overtime wages due to Jake Calkins were approved to be paid.

Upon motion by Commissioner Kuest, seconded by Commissioner Connelly a salary increase to Gabe Porter was approved for 2022 to ensure that he is above the threshold set by Washington state.

Upon motion by Commissioner Kuest, seconded by Commissioner Connelly approval was given to Gabe Porter to offer the pro shop manager position to the candidate of his choosing.

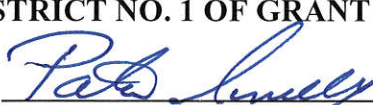
Upon motion by Commissioner Kuest, seconded by Commissioner Connelly purchase of a new control box for a sander was approved for \$3,000.

The meeting was adjourned at 6:30 pm.

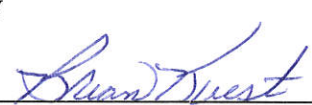
PORT DISTRICT NO. 1 OF GRANT COUNTY



Curt Morris, President



Patric Connelly, Vice President



Brian Kuest, Secretary

ATTEST BY Recording Secretary: 