

# **AGENDA**

***Port of Kennewick  
Regular Commission Business Meeting  
Port of Kennewick Commission Chambers  
350 Clover Island Drive, Suite 200, Kennewick, Washington***

Tuesday, November 26, 2013  
2:00 p.m.

- I. CALL TO ORDER**
- II. PLEDGE OF ALLEGIANCE**
- III. PUBLIC COMMENT** *(Please state your name and address for the public record)*
- IV. CONSENT AGENDA**
  - A. Approval of Direct Deposit and Warrants Dated November 15, 2013
  - B. Approval of Warrant Registers Dated November 27, 2013
- V. 2014 FINAL BUDGET HEARING / ADOPTION**
  - A. 2014 Final Budget Hearing / Adoption; Resolution 2013-27
    - 1. Levy Certification; Resolution 2013-28
    - 2. Increase in Tax Capacity; Resolution 2013-29
- VI. NEW BUSINESS**
  - A. Adoption of 2014 Work Plan; Resolution 2013-30
  - B. Cancellation of December 24, 2013 Commission Meeting
- VII. REPORTS, COMMENTS AND DISCUSSION ITEMS**
  - A. 2014 Commission Organization Representation
  - B. Impacts of I-502
  - C. Vista Field
  - D. Commissioner Meetings (formal and informal meetings with groups or individuals)
  - E. Non-Scheduled Items
- VIII. PUBLIC COMMENT** *(Please state your name and address for the public record)*
- IX. EXECUTIVE SESSION, if necessary** *(Ask public if they are staying, and if not, where they can be located if the Executive Session ends early.)*
  - A. Real Estate, per RCW 42.30.110(1)(c)
- X. ADJOURNMENT**

***PLEASE SILENCE CELL PHONES***

# **PORT OF KENNEWICK**

## **RESOLUTION NO. 2013-27**

### **A RESOLUTION OF THE BOARD OF COMMISSIONERS OF PORT OF KENNEWICK ADOPTING THE 2014 BUDGET**

**WHEREAS**, the Board of Commissioners of Port of Kennewick met at a regular meeting on November 26, 2013, a quorum of the Commission being present; and

**WHEREAS**, Port of Kennewick has properly given notice of the public hearing held on November 12, 2013 to consider Port of Kennewick's Budget for the 2014 calendar year, pursuant to RCW 84.55.120; and

**NOW, THEREFORE, BE IT RESOLVED** by the Board of Commissioners of the Port of Kennewick after a public hearing, and after duly considering all relevant evidence and testimony presented, has adopted the attached budget for Port of Kennewick for the year 2014.

**ADOPTED** by the Board of Commissioners of Port of Kennewick at its regular meeting on November 26, 2013.

***PORT OF KENNEWICK  
BOARD OF COMMISSIONERS***

By: \_\_\_\_\_  
SKIP NOVAKOVICH, President

By: \_\_\_\_\_  
DON BARNES, Vice President

By: \_\_\_\_\_  
GENE WAGNER, Secretary



# PORT OF KENNEWICK

## RESOLUTION NO. 2013-28

### A RESOLUTION OF THE BOARD OF COMMISSIONERS FOR THE PORT OF KENNEWICK CERTIFYING THE PORT'S 2013 LEVY FOR 2014 COLLECTION

**WHEREAS**, the Board of Commissioners of the Port of Kennewick met and considered its budget for the calendar year 2014 at a regular meeting on November 26, 2013, a quorum of the Commission being present; and

**WHEREAS**, a legal notice of public hearing on the Preliminary Budget of Port of Kennewick for the calendar year of 2014 was published in accordance with RCW 53.35.020, RCW 53.35.045 and RCW 84.52.020, and such hearing being held on the 12th day of November, 2013; and

**WHEREAS**, the Port's actual levy amount from the previous year was \$3,395,879; and

**WHEREAS**, the population of the Port is more than 10,000; and

**WHEREAS**, the Board of Commissioners of Port of Kennewick after hearing and after duly considering all relevant evidence and testimony presented, determined that the Port of Kennewick requires a regular levy in the amount of \$3,832,000.00, which includes an increase in property tax revenue from the previous year, amounts resulting from the addition of new construction, improvements to property, any increase in the value of state-assessed property, and amounts authorized by law as a result of any annexations that have occurred and refunds made, in order to discharge the expected expenses and obligations of the district and in its best interest.

**NOW, THEREFORE, BE IT RESOLVED** that the Board of Commissioners of the Port of Kennewick substantiate that an increase in the regular property tax levy is hereby authorized for the levy to be collected in 2013 tax year. The dollar amount of the increase over the actual levy amount from the previous year shall be approximately \$36,000, which is a percentage increase of 1% 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.

**BE IT FURTHER RESOLVED** that the Board of Commissioners of the Port of Kennewick hereby direct the Director of Finance/Auditor to certify a copy of this resolution and forward the same to the Clerk of the Board of the County Commissioners in accordance with RCW 84.52.020.

**APPROVED** and dated by the Commissioners of the Port of Kennewick at its regular meeting on November 26, 2013.

**PORT of KENNEWICK  
BOARD of COMMISSIONERS**

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SKIP NOVAKOVICH, *President*

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DON BARNES, *Vice President*

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GENE WAGNER, *Secretary*



# PORT OF KENNEWICK

## RESOLUTION NO. 2013-29

### A RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE PORT OF KENNEWICK AUTHORIZING AN INCREASE IN TAX LEVY CAPACITY PURSUANT TO RCW 84.55.120 AND WAC 458-19-005

**WHEREAS**, a public hearing was held by the Board of Commissioners for the Port of Kennewick regarding the 2014 budget; and

**WHEREAS**, pursuant to RCW 84.55.120 and WAC 458-19-005, the rate of inflation (IPD rate) for 2014 is 1.295 percent and the limit factor for property taxes for 2014 is one hundred and one percent (101%); and

**WHEREAS**, the Port of Kennewick's levy amount from the previous year was \$3,395,879; and

**WHEREAS**, the Port has set its increase in tax levy capacity for the 2014 budget at one percent (1%) and finds there is substantial need to set the levy limit at one hundred and one percent (101%); and

**WHEREAS**, the Board of Commissioners of the Port of Kennewick Taxing District, after hearing and after duly considering all relevant evidence and testimony presented, finds there is a substantial need to set the levy limit at one hundred one percent (101%), in order to discharge the expected expenses and obligations of the district and in its best interest; and

**NOW, THEREFORE, BE IT RESOLVED**, by the Board of Commissioners of the Port of Kennewick Taxing District that an increase in the regular property tax levy, in addition to the increase resulting from the addition of new construction and improvements to property and any increase in levy value of state assessed property, is hereby authorized for the 2014 levy in the amount of approximately \$36,000 which is a one (1%) percentage increase from the previous year.

**ADOPTED** by the Board of Commissioners of the Port of Kennewick at a regular meeting held this 26<sup>th</sup> day of November 2013; and duly signed by its proper officers in the authentication of its passage on said date.

**DATED** this 26<sup>th</sup> day of November, 2013.

**PORT of KENNEWICK  
BOARD of COMMISSIONERS**

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**SKIP NOVAKOVICH**, *President*

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**DON BARNES**, *Vice-President*

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**GENE WAGNER**, *Secretary*



## CERTIFICATION OF TAX LEVY

### STATE OF WASHINGTON

#### County of Benton

In accordance with RCW 84.52.020, I, **Tammy Fine**, Director of Finance/Auditor for Port of Kennewick, do hereby certify to the Benton County legislative authority that the Commissioners of said district request that the following levy amounts be collected in 2014 as provided in the district's budget, which was adopted at a public hearing held on November 26, 2013. I hereby request the Board of County Commissioners of Benton County, Washington, to make said regular levy of the Kennewick Port District, as set forth below, and that said regular levy is for operation, maintenance, land acquisition, construction, and the levy is to be distributed as follows:

Expense (General) Fund	\$3,800,000
Administration Refund Fund	\$32,000

<b><i>Total Regular Levy</i></b>	<b><i>\$3,832,000</i></b>
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<i>Population Certification:</i>	<i>Above 10,000</i>
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*If the above certification is more than the Assessor's levy calculations, the Assessor's Office is directed to reduce the Construction Fund amount by the actual Assessor's levy calculation.*

**CERTIFIED** this 26<sup>th</sup> day of November, 2013.

***CERTIFIED BY:***

**PORT of KENNEWICK  
CFO/AUDITOR**

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TAMMY FINE



# **PORT OF KENNEWICK**

## **Resolution No. 2013-30**

### **A RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE PORT OF KENNEWICK ADOPTING THE 2014 WORK PLAN**

**WHEREAS**, the Port of Kennewick Commission conducted a Planning Workshop at its Special Meeting on Tuesday, November 12, 2013, to receive public input and discuss in open session proposed plans and development policies to be undertaken and implemented in calendar year 2014; and

**WHEREAS**, following input from the public and discussion amongst the Commission, the Commission requested additions and modifications to the work plan and policies presented by staff; and

**WHEREAS**, the requested additions and modifications have been incorporated into the document titled "Port of Kennewick 2014 Work Plan".

**NOW, THEREFORE, BE IT HEREBY RESOLVED** the Board of Commissioners of the Port of Kennewick hereby adopt the 2014 Work Plan as identified in the document titled "Port of Kennewick 2014 Work Plan" herein attached hereto and identified as "Exhibit A".

**ADOPTED** by the Board of Commissioners of the Port of Kennewick this 26th day of November, 2013.

***PORT of KENNEWICK  
BOARD of COMMISSIONERS***

By: \_\_\_\_\_  
SKIP NOVAKOVICH, President

By: \_\_\_\_\_  
DON BARNES, Vice President

By: \_\_\_\_\_  
GENE WAGNER, Secretary