

Port of Grapeview
POLICY & PROCEDURE MANUAL

NOTE to the reader: This manual is NOT required by the Revised Code of Washington (RCW).

The purpose of this manual is to address numerous subjects for which the Commissioners are responsible and to serve present and future commissioners in their responsibilities to the public and Revised Code of Washington (RCW).

CHANGES

Changes to this manual, once the final draft is approved, will be indicated by red text initially and changed to black at the next change.

Date	Version	Change
07/01/2016	Draft	
01/07/2021	20200107	Added Financial Policy
10/19/2021		Original draft version passed into final version
02/23/2023		Update to Agenda policy approved at Feb 2023 mtg.
03/05/2023		Added approved PCI Compliance Policy approved May 2022
06/20/2023	20230620	Added Duties of President; Meetings; Credit Card Policy;
		Agenda Format; approved June 2023
03/18/2025	20250318	Added Code of Conduct Policies & Overnight Parking Policy
09/16/2025	20250916	Added Policies Approved on 08/16/2022 & Commissioner Appointment 2023 RCW Changes
10/21/2025	20251021	Added IDD Compliance Review Policy; Updated Disposal of Surplus Property Policy & Personal, Professional, and Purchased Services Policy approved at Oct 2025 meeting
12/16/2025	20251216	Added Port Commissioner Onboarding & Orientation Guide

FORMAT

TOPIC TITLES will be **BOLD, CENTERED & UNDERLINED**

RCW references will be in **BLUE**

MRSC references will be in **ORANGE**

WPPA references will be in **PURPLE**

RESOLUTION references will be in **GREEN**

SPECIFIED WORDING OF DRAFT DOCUMENTS WILL BE IN ITALICS.

HIGHLIGHTS: To emphasize certain obligations, the text will be highlighted in **yellow**.

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DEFINITIONS & CONTRACTIONS

Action - means the transaction of the official business of a public agency by a governing body including but not limited to receipt of public testimony, deliberations, discussions, considerations, reviews, evaluations, and final actions.

Governing authority - means the commission, council, or other body which directs the affairs of a special purpose district; [RCW 36.96.010](#) (2).

Meeting - means meetings at which action is taken. [RCW 42.30.020](#) (4)

MRSC - Municipal Research and Services Center. A free service to elected officials created by the State Legislature. They have advisors (attorneys and other subject matter experts) to assist the PoG in doing business properly.

OPMA - Open Public Meeting Act [RCW 42.30](#)

PoG — Port of Grapeview

PRA - Public Records Act. [RCW 42.42](#)

Public Agency - Any county, city, school district, special purpose district, or other municipal corporation or political subdivision of the state of Washington. [RCW 42.30.020](#) (1)(b).

RCW - Revised Code of Washington. Washington Law.

Special Purpose District - means every municipal and quasi-municipal corporation other than counties, cities, and towns. Such special purpose districts shall include, but are not limited to, water-sewer districts, fire protection districts, port districts, public utility districts, county park and recreation service areas, flood control zone districts, diking districts, drainage improvement districts, and solid waste collection districts, but shall not include industrial development districts created by port districts, and shall not include local improvement districts, utility local improvement districts, and road improvement districts. [RCW 36.96.010\(1\)](#)

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POLICY & PROCEDURE MANUAL STYLE

CHANGES: This manual is subject to change. The most current issue is on our website at www.portofgrapeview.com.

AUTHORITY:

All Ports are a Special District. Washington State [RCW Title 53](#) is the controlling law that applies to Port Districts. In addition, other RCWs apply to Ports and references are included.

HIERARCHY:

Federal law trumps State law. State law trumps County law. Federal, State and County law trumps Port bylaws, Port policies and procedures.

RESOURCE:

The Washington Legislature established the MUNICIPAL RESEARCH AND SERVICES CENTER (MRSC) which is staffed by lawyers, accountants and other professionals to assist citizens elected to office. It is a free service. Their website is www.mrsc.org. Their advice is repeated in many sections of this manual.

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Organization of the Commission:
ARTICLE II

1. The Commission shall organize by election from its own members a president and secretary.
2. In the event of a vacancy in the office of a Port Commissioner by death, written resignation or otherwise, such vacancy shall be filled pursuant to [RCW 53.12.140](#) and [RCW 42.12](#).
3. The Commission may, from time to time, establish such Standing Committees by resolution as are necessary to conduct its more specialized work. The composition of Standing Committees shall be determined by the Commission. Commissioners may not be members of standing committees.
4. The Commission shall abide by the Commission Policies and Procedures Manual which is incorporated into these Bylaws by this reference.

Duties of Officers
ARTICLE III

1. The president shall preside at all meetings, public hearings and at executive sessions of the Commission, and shall perform all such duties as are incident to the office or are properly required by the Commission. The president shall authorize the issuance of notices for regular and special meetings, work sessions and public hearings of the Commission as provided in ARTICLE IV hereof. In addition, notices for a special meeting will be in conformance with [RCW 42.30.080](#).
2. The president shall be the spokesperson for the Commission in expressing views held collectively by the Port of Grapeview that have been established by action taken in public session or that are consistent with the policies, statements, and actions of the port commission. The president may delegate this role on a case-by-case basis. However, an individual Commissioner shall have the right to voice personal opinions differing from decisions taken or under review by the Port Commission as a whole, as long as the views are stated to be personal opinions. When the president expresses his or her own individual opinions, he or she shall refrain from using the title of president. The president shall also review all port published content and messaging for accuracy of information and positive images that reflect the Port's values. Journalists wishing to reach a port spokesperson will be directed to the President of the Commission.
3. The secretary shall supervise the recording of the minutes of meetings. The secretary shall also supervise the retaining of a record of all motions and resolutions adopted by the Commission and shall supervise the safekeeping of the seal and the minutes and shall otherwise perform such further duties as are incident to the office and as are properly required by the Commission. For compliance with RCW 42.56, the secretary shall also act as the Public Records Officer and shall respond to requests accordingly.

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4. [RCW Title 53.36.010](#) specifies that the Treasurer of Mason County be the Port of Grapeview's Treasurer.

All district funds shall be paid to the treasurer and shall be disbursed by him or her upon warrants signed by a port auditor appointed by the port commission, upon vouchers approved by the commission.

All district funds shall be paid to the treasurer and shall be disbursed by him or her upon warrants signed by a port auditor appointed by the port commission, upon vouchers approved by the commission.

The port auditor will prepare and deliver signed expense vouchers to the Mason County Financial Services office with a copy retained by the Port for its records and deposit Port funds with the Mason County Treasurer along with two (2) copies of the Transmittal form. Two (2) receipts will be required. To file, annually, the Port's B.A.R.S. report to the State Auditor's office as provided by law.

5. The Legal Contact for the Port is the port's attorney.
6. The Commission may delegate to the managing official of a port district such administrative powers and duties of the commission as it may deem proper for the efficient and proper management of the port district operations. Any such delegation shall be authorized by appropriate resolution of the commission, which resolution must also establish guidelines and procedures for the managing official to follow ([R.C.W. 53.12.270](#)).
7. All Commissioners or all of a Quorum of Commissioners shall sign the Minutes, Resolutions and each expense voucher.

MEETINGS, NOTICES & AGENDAS:

In 1971, the state legislature enacted the Open Public Meetings Act (OPMA) to make the conduct of government more accessible and open to the public. See RCW Title 42.

The basic mandate of the Open Public Meetings Act is as follows:

All meetings of the governing body of a public agency shall be open and public and all persons shall be permitted to attend any meeting of the governing body of a public agency.

It is the intent of this chapter that their actions be taken openly and that their deliberations be conducted openly.

The fundamental flaw of the OPMA is that "action" is defined as:

"Action" means the transaction of the official business of a public agency by a governing body including but not limited to receipt of public testimony, deliberations, discussions, considerations, reviews, evaluations, and final actions.

Therefore, any "action" will only take place at a monthly meeting.

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It is important to note that a meeting is a meeting of the commissioners and not the public. The public has a statutory right to attend but not to speak unless called upon by the Commission or in the time allotted at the end of the meeting.

The Washington Attorney General has an opinion of the law. See AGO 1971, No. 33. Available on the internet.

Meetings are held under a modified use of Robert's Rules. This parliamentary procedure is available to the Commissioners only and not the public.

From the MRSC:

A member of the public cannot interject with a point of order. Only a member of the governing body can raise a point of order. For more information on this and related issues, please see the publication "CITIZEN'S GUIDE TO EFFECTIVE CONDUCT OF PUBLIC MEETINGS USING PARLIAMENTARY PROCEDURE AND ROBERT'S RULES OF ORDER IN WASHINGTON STATE."

ARTICLE IV

1. Regular Meetings: No additional notice shall be required for Regular Meetings. Regular Meetings of the Commission shall be held at 7:00 p.m. on the third Tuesday of each month, as follows:

**January, February, March, May, June, July
September, October, November**

**GRAPEVIEW COMMUNITY CENTER
4350 E Grapeview Loop Road
Grapeview, WA 98546**

**For the remaining months:
April, August, December**

**MASON BENSON CENTER
5971 E Mason Lake Drive West
Grapeview, WA 98546**

If, at any time, any Regular Meeting falls on a holiday, such regular meeting shall be held on the next business day, or, in the event of a lack of a meeting place, such regular meeting shall be canceled until the next regular meeting.

2. Special Meetings: Special public meetings may be called for at any time either by the President or by a majority of the Commissioners by delivering personally or by mail written notice to each Commissioner; and to the newspaper of general circulation. Such notice must be delivered personally or by mail at least twenty-four (24) hours before the time of such meeting, as specified in the notice. The call and notice shall specify the time and place of the meeting and the business to be transacted. Final disposition shall not be taken on any other matter at such a meeting by the Commission.

Such written notice may be dispensed with as to any member who, at or prior to the time the meeting convenes, files with the secretary of the Commission a written waiver of notice. Such waiver may be given by email transmittal. Such written notice may also be dispensed with as to any member who is actually present at the meeting at the time it convenes.

3. Regular, Special, Emergency meetings and work sessions shall be open and public except as otherwise provided by law.

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4. Executive Sessions: The Commission may meet in executive session which shall be closed to the public during a regular or special meeting or work session for all of the purposes permitted by the Open Public Meetings Act ([RCW 42.30](#)) and other laws.
5. Workshop Sessions: In addition to the regular meetings, the board may conduct workshop meetings at any designated time. No final action shall be taken at any workshop session meeting.
6. No action (as defined in [RCW 42.30.020](#)) shall occur in the absence of a quorum. The secretary will make an entry in the minutes stating that "No meeting took place, due to the lack of a quorum." The date of which shall be as that of the scheduled meeting.
7. Absences: Any absence by a Commissioner from a meeting because of attendance to other Port business shall be so recorded in the minutes of the meeting, provided for in ARTICLE VIII, and any such absence shall be automatically excused by the Commission.
8. Attendance by electronic means. Commissioners may attend meetings via electronic means as prescribed in Port resolution 2012-06.
9. Cancellation of Meeting: Any regular or special meeting or work session may be canceled by the president. The president shall advise the Commission by phone or email of such a cancellation.

Work sessions will be held as scheduled by the Commissioners. Announcements of the time and date will be posted on the door to the meeting location and posted on the Port's website home page at www.portofgrapeview.com

(Publication Language): *Notice is hereby given that on MM DD YYYY at TT:TT a.m./p.m. the Board of Commissioners of the Port of Grapeview will hold a Planning Workshop at the Location/Address/City/ZIP.*

The principal purpose of the workshop is to allow the Board of Commissioners to communicate with each other, answer Commission questions, and get the Commission's opinions and input regarding agenda items here. No action on any agenda item will take place at the workshop. No public comment will be allowed at the workshop.

The President is responsible for conducting the meeting.

The governing body may require the removal of members of the public who disrupt the orderly conduct of a meeting. If order cannot be restored by removal of individuals, the governing body may order the meeting room cleared and may continue in session or it may adjourn and reconvene the meeting at another location, subject to the limitations in RCW 42.30.050.

Votes may not be taken by secret ballot.

Regular Meetings may be adjourned or continued subject to the procedures in RCW 42.30.090.

REGULAR MEETING NOTICE: Regular Meeting notices are subject to the above bylaw requirements. The RCW is silent on announcing Regular meeting dates.

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REGULAR MEETING PORT PROCEDURE: The Port publishes Regular meeting dates on a calendar which is available on our website. In addition, the next meeting and location is announced on the homepage of the website.

SPECIAL MEETINGS: Notice of a special meeting called under subsection (1) of this section shall be:

1. Delivered to each local newspaper of general circulation and local radio or television station that has on file with the governing body a written request to be notified of such special meeting or of all special meetings;
2. Posted on the agency's web site. An agency is not required to post a special meeting notice on its web site if it: does not have a web site; employs fewer than ten full-time equivalent employees; does not employ personnel whose duty, as defined by a job description or existing contract, is to maintain or update the web site; and prominently displayed at the main entrance of the agency's principal location and the meeting site if it is not held at the agency's principal location.
3. Such notice must be delivered or posted, as applicable, at least twenty-four hours before the time of such meeting as specified in the notice.
4. The call and notices required under subsections (1) and (2) of this section shall specify the time and place of the special meeting and the business to be transacted. Final disposition shall not be taken on any other matter at such meetings by the governing body.
5. ITEMS NOT ON THE AGENDA WILL NOT BE DISCUSSED.

SPECIAL MEETING ORDER OF BUSINESS: Basic Tenet - the Regular/Special Meeting is a meeting of the Commissioners, not the public. The public has a statutory right to attend a Regular/Special meeting. They do not have a right to speak.

- Call to Order (The President will direct the Recording Secretary to make the Roll Call)
- Roll Call (a quorum consists of a minimum of two Commissioners)
- Pledge of Allegiance
- Adjournment
- Specified items of business

EMERGENCY MEETINGS:

MRSC: Special meeting notice requirements may be dispensed with when a special meeting is called to deal with an emergency involving injury or damage to persons or property or the likelihood of such injury or damage, when the time requirements of the notice would make notice impractical and increase the likelihood of such injury or damage. An emergency meeting must, nevertheless, be open to the public.

REGULAR MEETING AGENDAS:

RCW 42.30.077 AGENDAS OF REGULAR MEETINGS — ONLINE AVAILABILITY.
Public agencies with governing bodies must make the agenda of each regular meeting of the governing body available online no later than twenty-four hours in advance of the published start time of the meeting. An agency subject to provisions of this section is not required to post an agenda if it does not have a web site or if it employs fewer than ten full-time equivalent employees.

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REGULAR MEETING ORDER OF BUSINESS: Will be followed as outlined in Bylaw Article V

Basic Tenet: The Regular/Special Meeting is a meeting of the Commissioners, not the public. The public has a statutory right to attend a Regular/Special meeting. They do not have a right to speak. The RCW recommends setting a time for the Public to speak, which the Port of Grapeview allows with an agenda item.

See page 29 & 30 - Agenda Policy & Procedure Agendas Policy & Procedure

EXECUTIVE SESSION:

Article IV, 1. Regular Meetings and Work Sessions: No additional notice shall be required for regular meetings and work sessions, the time and place of which are established by these Bylaws. Regular meetings of the Commission shall be held at 7:00 pm in the Grapeview Fire Station #31 on the third Tuesday of each month, provided, however, that if, in the event of an executive session is to be held, the regular meeting or work session shall immediately recess to an executive session, which shall be closed to the public. The open public meeting shall then reconvene within the estimated time announced to the public

The governing body may meet in executive session, but only for one of the reasons specified in and in accordance with the procedures identified in [RCW 42.30.110](#).

RCW 42.30.110 - Executive sessions

(1.) Nothing contained in this chapter may be construed to prevent a governing body from holding an executive session during a regular or special meeting:

- (a) To consider matters affecting national security;
- (b) To consider the selection of a site or the acquisition of real estate by lease or purchase when public knowledge regarding such consideration would cause a likelihood of increased price;
- (c) To consider the minimum price at which real estate will be offered for sale or lease when public knowledge regarding such consideration would cause a likelihood of decreased price. However, final action selling or leasing public property shall be taken in a meeting open to the public;
- (d) To review negotiations on the performance of publicly bid contracts when public knowledge regarding such consideration would cause a likelihood of increased costs;
- (e) To consider, in the case of an export trading company, financial and commercial information supplied by private persons to the export trading company;
- (f) To receive and evaluate complaints or charges brought against a public officer or employee. However, upon the request of such officer or employee, a public hearing or a meeting open to the public shall be conducted upon such complaint or charge;
- (g) To evaluate the qualifications of an applicant for public employment or to review the performance of a public employee. However, subject to RCW 42.30.140(4), discussion by a governing body of salaries, wages, and other conditions of employment to be generally applied within the agency shall occur in a meeting open to the public, and when a governing body elects to take final action hiring, setting the salary of an individual employee or class of employees, or discharging or disciplining an employee, that action shall be taken in a meeting open to the public;
- (h) To evaluate the qualifications of a candidate for appointment to elective office. However, any interview of such candidate and final action appointing a candidate to elective office shall be in a meeting open to the public;

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(i) To discuss with legal counsel representing the agency matters relating to agency enforcement actions, or to discuss with legal counsel representing the agency litigation or potential litigation to which the agency, the governing body, or a member acting in an official capacity is, or is likely to become, a party, when public knowledge regarding the discussion is likely to result in an adverse legal or financial consequence to the agency.

This subsection (1)(i) does not permit a governing body to hold an executive session solely because an attorney representing the agency is present. For purposes of this subsection (1)(i), "potential litigation" means matters protected by RPC 1.6 or RCW 5.60.060(2)(a) concerning:

- (i)Litigation that has been specifically threatened to which the agency, the governing body, or a member acting in an official capacity is, or is likely to become, a party;
- (ii)Litigation that the agency reasonably believes may be commenced by or against the agency, the governing body, or a member acting in an official capacity; or
- (iii)Litigation or legal risks of a proposed action or current practice that the agency has identified when public discussion of the litigation or legal risks is likely to result in an adverse legal or financial consequence to the agency;

(2) Before convening in executive session, the presiding officer of a governing body shall publicly announce the purpose for excluding the public from the meeting place, and the time when the executive session will be concluded. The executive session may be extended to a stated later time by announcement of the presiding officer.

MRSC Notes:

- The governing body may meet in executive session, but only for one of the reasons specified in and in accordance with the procedures identified in RCW 42.30.110.
- Must be held during a Regular/Special Meeting.
- Can invite whomever the Commissioners choose to attend the Executive Session.
- Must give Executive Session conclusion time to the audience.
- Final Action cannot be taken at an Executive Session, only discussion. Final Action at present or future meeting.
- Minutes are NOT required. Before beginning ES, President must publicly announce the Executive Session purpose and the time it will end.

Sample Regular/Special Meeting Executive Session Agenda Item:
"Executive Session per RCW 42.30.110 (As appropriate, e.g., 1.c. Real Estate Lease).

MRSC: Can a resolution be passed in executive session? The short answer is no. RCW 42.30.060 states, in relevant part:

No governing body of a public agency shall adopt any ordinance, resolution, rule, regulation, order, or directive, except in a meeting open to the public and then only at a meeting, the date of which is fixed by law or rule, or at a meeting of which notice has been given according to the provisions of this chapter. Any action taken at meetings failing to comply with the provisions of this subsection shall be null and void.

The Open Public Meetings Act allows for executive sessions only in certain circumstances as set forth at RCW 42.30.110. The governing body may do such things as "consider", "discuss", and "evaluate." Final action, such as adopting a resolution, must be done in an open public meeting.

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MINUTES OF MEETINGS:

RCW 42.32.030, requires that minutes be kept of all regular and special meetings, except executive sessions, and further required that those records be open.

Approval: Approval of a meeting's minutes will be at a subsequent meeting via motion.

Distribution: After approval, the approved minutes of a meeting the Managing Official will cause to have the minutes sent to the webmaster for posting.

MRSC:

Robert's Rules of Order offers a simple guideline: minutes should record what is done, not what is said. The minutes should include decisions made, postponements, referrals to committee. They may also include a note that discussion was held, if the group wants to have it clear that they did their due diligence on a given issue. By keeping the minutes to this core of essential facts, energy and effort can be devoted to the larger issues that face all our civic bodies today.

See PG XX Minutes P&P TBD

RESOLUTIONS:

Resolutions adopted by the Commissioners are available on the website. **See By-Law Article VII**

PUBLIC HEARINGS:

Public testimony is required on some subjects by the RCW. Public Hearings will be conducted at the Port's principal place of business. Public Hearing Notices will be:

Published in the Shelton Mason County Journal as directed by RCW.

Published on the website.

Emailed to the Port's email list.

Minutes are not required.

COMMISSIONER ATTENDANCE:
(see Port Resolution 2012-06)

A Commissioner may attend a meeting by electronic means (telephone, SKYPE, etc.) subject to the following conditions:

All persons participating in the meeting are able to hear each other by speaker phone or computer electronic conferencing.

The Commissioner participating electronically shall have reviewed all of the applicable material and participated in the relevant portion of the discussion related to the topic to which the Commissioner is voting on.

COMMISSIONER COMPENSATION:

See page 31 - Compensation & Payroll Processing

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COMMISSIONER VACANCY (UPDATED 2023):

Vacancy Defined

A vacancy in the office of Port Commissioner shall occur as provided in **RCW 42.12.010**, including but not limited to:

1. Death of the incumbent.
2. Written resignation, effective on the date specified in the resignation.
3. Failure of the elected individual to qualify for office.
4. Other events as defined in state law.
5. Nonattendance at port commission meetings for a period of sixty (60) days unless excused by the commission (**RCW 53.12.140**).

Filling a Vacancy

When a vacancy occurs, the Port Commission must follow the process established under **RCW 42.12.080**:

1. **Nomination:** At a public meeting, the remaining commissioners shall nominate at least one qualified registered voter who resides in the appropriate commissioner district (if applicable).
2. **Public Notice:** Notice of the vacancy and the nominee(s) shall be posted in at least **three public places**, which may include the Port's website, for a period of **no less than fifteen (15) days**.
3. **Public Nominations:** During the notice period, any registered voter residing within the Port District may submit the name of an additional qualified nominee for consideration.
4. **Appointment:** After the notice period has ended, the commission shall appoint a qualified nominee at a public meeting, by majority vote.
5. **Timeline:** The appointment must be made within **ninety (90) days** of the occurrence of the vacancy. If the Port Commission fails to act within that timeframe, the authority to fill the vacancy transfers to the **Mason County Board of Commissioners**.
6. **Multiple Vacancies:** In the event that multiple positions are vacant, appointments shall be made sequentially, with each newly appointed commissioner participating in subsequent appointments until all vacancies are filled.
7. **Term of Appointee:** Each appointee shall serve until a qualified successor is elected at the next election in which a port commissioner position is normally scheduled to be on the ballot. The person elected will assume office immediately upon certification of the election and serve the remainder of the unexpired term (**RCW 29A.24**).

District Residency Requirement

For commissioner districts, the appointee must be a registered voter residing within the commissioner district in which the vacancy occurs (**RCW 53.12.010**). At the general election, all voters within the port district vote on the commissioner position, even though only residents of the commissioner district may file for candidacy in the primary.

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Summary of Responsibilities

- The Port Commission must act promptly and transparently in accordance with **RCW 42.12.080**.
- Staff shall ensure compliance with posting requirements and maintain all records related to the nomination, posting, and appointment process.
- If the Port Commission does not act within the statutory deadline, the Mason County Board of Commissioners will assume responsibility for filling the vacancy.

Commissioner Vacancy Policy – Old vs. New

Old Policy (Pre-2023)

Vacancy filled at next general election, with interim appointment by majority of remaining commissioners **within 60 days** of vacancy.

If vacancies reduce the commission below a majority, the **Mason County Board of Commissioners must act within 30 days** to restore a majority.

References **RCW 53.12.150**, which set older rules on filling port vacancies.

Appointment process not detailed; relied on discretion and general county appointment authority.

Deadline: 60 days for commission to act, or county commissioners step in.

Term of appointee: Serve until next general election (per RCW 42.12.030/070).

Residency requirement not emphasized.

Updated Policy (2023 RCW Changes)

Vacancy filled at next general election, with interim appointment by majority of remaining commissioners **within 90 days**, following the structured process in **RCW 42.12.080**.

If vacancies reduce the commission below two members, the **Mason County Board of Commissioners** appoints enough members to restore a quorum; vacancies are then filled sequentially by the commission with each new appointee participating.

References **RCW 53.12.140** (vacancy defined) and **RCW 42.12.080** (appointment process).

Appointment process requires: **(1)** Nomination of candidate(s) in public meeting; **(2)** Posting notice of vacancy and nominees in at least **three public places** (may include website) for at least **15 days**; **(3)** Allowing public nominations from registered voters; **(4)** Appointment of a qualified nominee at a public meeting.

Deadline: 90 days for commission to act. If no appointment, authority shifts to county commissioners. If county fails to act within 180 days, governor may be petitioned to appoint.

Term of appointee: Serve until next general election where the office is normally scheduled; elected successor takes office immediately upon certification and serves remainder of unexpired term (**RCW 29A.24**).

Residency requirement clearly stated: appointee must be a **registered voter residing in the commissioner district** where the vacancy occurs (**RCW 53.12.010**).

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FINANCIAL POLICIES & BUDGETS

The Financial Policies and Procedures section is intended to provide guidance to the Port of Grapeview Commissioners in properly discharging their financial responsibilities.

Per RCW Title 53, the Mason County Treasurer is the treasurer of the Port of Grapeview. All financial transactions are accomplished by that office.

The Port will create the position of Port Auditor per [RCW 53.36.010](#) to attend to all financial obligations of the Port.

BUDGETS:

Purpose: The budget serves a number of functions. At the most basic level it is a legal document that gives Port Commissioners the authority to incur obligations and pay expenses.

Operating Budget: The operating budget is the central financial planning document that encompasses all operating revenue and expenditure decisions. It establishes the level of services to be provided by the Port within the restrictions of anticipated Port revenues.

Current expenditures will be paid for with current revenues. One-time expenditures, or revenues of a limited or indefinite term, should be used for capital projects or one-time operating expenditures to ensure that no core services are lost when such revenues are reduced or discontinued. No operating deficits in any fund balance shall be incurred at year end.

High priority will be given to expenditures that will reduce future operating costs, such as increased utilization of technology and equipment and prudent business methods. If expenditure reductions are necessary, complete elimination of a specific, non-mandatory service is preferable to lowering the quality of existing programs.

Capital Budget: A Comprehensive Scheme of Harbor Improvement for capital improvements is prepared per RCW Title 53 updated and included in the yearly budget. Capital project proposals should include cost estimates that are complete, reliable, and attainable. Cost estimates should be based on a thorough analysis of the project and are expected to be reliable and complete. Funding sources should also be reliable and complete, and the capital project will not be budgeted unless there are reasonable expectations that revenues will be available to pay for them.

See page 72 - 76 for IDD information & sample resolution.

See page 32 - 33 for Monthly Budget Reconciliation Policy.

See page 33 - 46 for example documents referred to within policy.

Accounting Policy: The Port of Grapeview will establish and maintain the highest standard of accounting practices. Accounting and budgetary systems will conform to the State of Washington Budgeting Accounting Reporting System (BARS) and local regulations.

See page 47 for Monthly Financial Paperwork policy.

See pages 36-46 & 48 for example documents referred to within policy.

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Financial Systems: The Port will strive to provide the technological tools, information systems support and uninterrupted level of information systems service to sustain the successful implementation and maintenance of a sound, reliable and efficient financial management system.

Financial Reporting: Full disclosure will be provided in all financial reports and bond representations. Reports outlining the status of revenues and expenditures shall be prepared monthly on cash basis by the Port Auditor. It will be distributed to the Board. Annual financial report will be prepared by the Port Auditor on a timely basis to meet or exceed the State Auditor's Office standards.

See page 49 for Warrant Process procedure. Example documents pages 50-52

See page 53 for Kitsap Bank Loan/Bond Payment Procedure. Example document on page 53-58.

See Pg XX Fund transfers & Investment Account P&P TBD

State Audits: An annual audit will be performed by the State Auditor's office and include the issuance of a financial opinion.

Bank Accounts: The use of bank or other financial institution accounts for the purpose of depositing or maintaining public funds is forbidden without the prior consent and knowledge of the Mason County Treasurer, his/ her office and staff.

The Port Auditor through the Port Commissioners has responsibility for the investment of public funds under RCW Title 53. Investments are carried at book value and investments are made by fund.

See page 59 for Check Acceptance policy & procedure. Example document on page 60.

Credit Cards: The Board of Commissioners of the Port of Grapeview has authorized the use of Port issued credit cards for official government purchases and acquisitions.

Personal charges (e.g., travel, lodging, food) may not be made with a Port credit card.

Credit Card statements will be retained by the Port Auditor with credit card receipts detailing purchases. Once the credit card statement is received, the Port Auditor will reconcile receipts to the statement and prepare a warrant for payment. The Port Auditor will forward the warrant request to Mason County Auditor's Financial Services Office for payment.

See page 61 for the Credit Card policy & procedure.

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RCW ON BUDGETS

RCW:

Chapter 53.35 PORT DISTRICTS - BUDGETS

Sections

- 53.35.010 Preliminary budget.
- 53.35.020 Publication of notice of preliminary budget and hearing.
- 53.35.030 Hearing—Final budget.
- 53.35.040 Final budget to be filed with county commissioners.
- 53.35.045 Alternate date for filing final budget.
- 53.35.050 Supplemental budgets. 53.35.060 Fiscal year.
- 53.35.070 Chapter exclusive method for budgets.
- 53.35.900 Severability—1959 c 159.

53.35.010

53.35.010 Preliminary budget. On or before the 15th day of September of each year each port commission shall prepare a preliminary budget of the port district for the ensuing fiscal year showing the estimated expenditures and the anticipated available funds from which all expenditures are to be paid. [1959 c 159 § 1.]

53.35.020 Publication of notice of preliminary budget and hearing. Following the preparation of the preliminary budget, the port commission shall publish a notice stating that the preliminary budget of the port district has been prepared and placed on file at the office of the port district; that a copy thereof may be obtained by any taxpayer at an address set forth in the notice; that the commission will meet at a date, hour and place set forth in the notice, such date to be not earlier than September 15th and not later than the first Tuesday following the first Monday in October, for the purpose of fixing and adopting the final budget of the port district for the ensuing year. The notice shall be published once each week for two consecutive weeks in a legal newspaper of the district, or if there is none, in any newspaper of general circulation in the county, the first publication to be not less than nine days nor more than twenty days prior to the date of the hearing. [1959 c 159 § 2.]

53.35.030 Hearing—Final budget. On the day set by the notice provided for in RCW 53.35.020 the commission shall meet at the place and hour designated for the purpose of a hearing on the budget and adoption of a final budget. Any person may present objections to the preliminary budget following which the commission shall, by resolution, adopt a final budget. [1959 c 159 § 3.]

53.35.040 Final budget to be filed with county commissioners. It shall be the duty of the commissioners of port districts, for the purpose of levying port district taxes, to file with the clerk of the board of county commissioners on or before the Wednesday next following the first Monday in October in each year a certified copy of such final budget which shall specify the amounts to be raised by taxation on the assessed valuation of the property in the port district. [1959 c 159 § 4.]

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53.35.045 Alternate date for filing final budget. Notwithstanding any provision of law to the contrary, the board of commissioners of a port district may file with the clerk of the county legislative authority a certified copy of the port district final budget, provided for in RCW 53.35.040, on the first Monday in December. The board of port commissioners may also set other dates relating to the budget process, including but not limited to the dates set in RCW 53.35.010 and 53.35.020 to conform to the alternate date for final budget filing. [1974 ex.s. c 19 § 1.]

53.35.050 Supplemental budgets. A port commission may adopt by resolution one or more supplemental budgets at any time during the fiscal year. Such supplemental budget shall be adopted only after public hearing. Notice of such hearing shall be given by a single publication of notice of the date, place and hour of the hearing in a legal newspaper of the district, or if there is none, in any newspaper of general circulation in the county, the publication of such notice to be at least five days and not more than fifteen days prior to the hearing date. [1959 c 159 § 5.]

53.35.060 Fiscal year. The fiscal year for a port district shall be the calendar year. [1959 c 159 § 6.]

53.35.070 Chapter exclusive method for budgets. The provisions of this chapter shall constitute the exclusive requirement and authority for the preparation, adoption, certification and filing of port district budgets. [1959 c 159 § 7.]

53.35.900 Severability—1959 c 159. Should any section or parts of sections of this chapter be declared unconstitutional it shall in no case affect the validity of other provisions of this chapter. [1959 c 159 § 8.]

MRSC:

All port districts are required to adopt an annual calendar year budget under chapter 53.35 RCW, with the following deadlines:

- ***September 15:** Preliminary budget filed (RCW 53.35.010)
- **Between September 15 and the adoption of the budget:** Districts that collect regular property taxes – which is to say, almost all port districts – must hold a public hearing on revenue sources for the upcoming year's budget (RCW 84.55.120)
- ***Between September 15 and the first Tuesday following the first Monday in October:** Public hearing on final budget, with public notice once per week for two consecutive weeks beginning 9 to 20 days before the hearing; budget adoption (RCW 53.35.020-.030)
- ***First Wednesday following first Monday in October:** Final budget filed with county commissioners, stating amount of property taxes to be raised (RCW 53.35.040)
- **November 30:** Deadline to certify next year's levy rates to the county (RCW 84.52.070, see below)

However, RCW 53.35.045 allows port districts to adopt alternate dates for some of these steps, marked with asterisks above, culminating with final budget filing by the first Monday in December. All port districts must certify to the county assessor the amount of property taxes to be levied upon the property within their jurisdiction for the coming fiscal year no later than November 30 (RCW 84.52.070). This deadline may not be altered. **If your jurisdiction misses the November 30 deadline, you may not increase the levy amount above the prior year's level.**

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In addition, any port commission may adopt one or more supplemental budgets (budget amendments) during the fiscal year. A public hearing is required, with a single public notice required 5 to 15 days before the hearing (RCW 53.35.050).

Port District Requirements: The statutes governing budgets for port districts (RCW 53.35.020) state that the commissioners must publish notice that the preliminary budget has been prepared, filed, and is available to the public. Note that there is no requirement to hold a public hearing on the preliminary budget.

Port Procedure: The Managing Official will prepare a preliminary budget and present it to the Commissioners at a Regular or Special Meeting on or prior to September 15.

The President will cause a notice of the preliminary budget to be published in the ~~Mercantile~~ ~~and~~ Public Notices section prior to the Public Hearing for two consecutive publication dates.

The wording will be as follows:

PUBLIC NOTICE

(Publication Language): The Port of Grapeview will hold a Public Hearing to adopt the YYYY Budget on MMDDYYYY at TTTT P.M. at the GRAPEVIEW COMMUNITY CENTER, 4350 E. Grapeview Loop Road. The Preliminary Budget is available by writing the Port at PO Box 3, Grapeview, WA 98546 or visiting their website at www.portofgrapeview.com.

The Port Auditor will present a draft resolution to accept the next year's budget at the Regular Meeting in September.

The President will direct the Port Auditor to file the budget with the Mason County Auditor and State Auditor's Office.

The President will direct the webmaster to post the Preliminary Budget on the website.

DRAFT Annual Resolution to adopt final budget.

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PORT OF GRAPEVIEW
RESOLUTION OF THE COMMISSIONERS

RESOLUTION NO: YYYY-##

A RESOLUTION OF THE PORT OF GRAPEVIEW authorizing the Commissioners to adopt the YYYY budget.

WHEREAS, the Revised Code of Washington (RCW) Title 53, Chapter 35 specifies the requirements, dates of compliance and procedures for adopting an annual budget, and,

WHEREAS, the Port of Grapeview has announced, advertised the availability of and posted their Preliminary Budget on their website on September 15, YYYY, and,

WHEREAS, the time and date of the PUBLIC HEARING to adopt the YYYY budget was published as a Public Notice in the ~~Seattle Monitor~~ MMDDYYYY and MMDDYYYY in compliance with RCW 53, therefore,

BE IT RESOLVED, that the Port of Grapeview hereby adopts the **YYYY** Final Budget.

FURTHER RESOLVED, pursuant to RCW 53.35.040, this Final Budget will be filed with the Clerk of the Board of Mason County Commissioners on MMDDYYYY a certified copy of such Final Budget. This date is in compliance with RCW 53.35.045.

PASSED BY THE PORT OF GRAPEVIEW COMMISSIONERS THIS ## DAY OF MM, YYYY.

The Port of Grapeview, a Washington municipal corporation

/s/

/s/

/s/

Enter name
Commissioner, District 1

Enter name
Commissioner, District 2

Enter name
Commissioner, District 3

File Ordinance/Resolution will be made to the State Auditor's Office.

Budget Adjustments: If it becomes necessary during a calendar year to shift appropriations from one line item to another, the treasurer will make a recommendation by motion at a Regular or Special Meeting.

MRSC recommends that the commissioners discuss the line-item adjustments in their regularly scheduled meeting so that these adjustments are recorded within the minutes of the district. This will ensure the State Auditor's Office that there has been oversight by the commissioners on this budget adjustment.

Supplemental Budgets: The district will only need a supplemental budget when it is going to exceed the budget limits set in the adopted budget. A port commission may adopt by resolution one or more supplemental budgets at any time during the fiscal year. Chapter 53.35 RCW budgets for Port Districts is silent on the type of budget adopted by the District. Therefore, the district may adopt its budget at the "fund level" meaning that the allocations to individual line items within the budget may be modified as long as the district doesn't have an adopted budget policy to the contrary. Such a supplemental budget shall be adopted only after a public hearing.

The applicable statute is RCW 53.35.050, which requires a public hearing. However, the notice is only a single publication notice that must be at least five days before the hearing date and not more than fifteen days prior to the hearing date. Notice shall include the date, place, and hour of the hearing in a legal newspaper of the district, or if there is none, in any newspaper of general circulation in the county.

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COMPREHENSIVE SCHEME

From WPPA: CURRENT STATUTORY PORT COMPREHENSIVE PLANNING REQUIREMENTS: In planning jargon, “comprehensive planning” and “comprehensive scheme” are often used interchangeably to describe a complex land use planning process.

Port districts, however, need to differentiate because statutory references address “scheme,” as opposed to “plan.” Scheme, as a planning term, generally connotes a conceptual emphasis, while plan connotes a more detailed effort that would include many elements that tend to be of greater concern to general purpose municipalities (i.e., housing, recreation, police enforcement, schools, street improvements, etc.).

The scheme/plan differentiation is important to port districts because a comprehensive scheme not only provides for greater flexibility but is the current statutory requirement.

RCW: 53.20.010 Adoption of Harbor Improvement Plan.

It shall be the duty of the port commission of any port district, before creating any improvements hereunder, to adopt a comprehensive scheme of harbor improvement in the port district, after a public hearing thereon, of which notice shall be published once a week for two consecutive weeks in a newspaper of general circulation in the port district, and no expenditure for the carrying out of any harbor improvement shall be made by the port commission other than necessary salaries, including engineers, clerical and office expenses of the port district, and the cost of engineering, surveying, preparation and collection of data necessary for the making and adoption of the general scheme of harbor improvements in the port district, unless and until the comprehensive scheme of harbor improvements has been so officially adopted by the port commission.

It is lost to history the adoption of the Port’s first Comprehensive Scheme. Therefore, the above regulation is no longer applicable.

RCW 53.20.020 Improvement to Follow Plans Adopted.

When such general plans shall have been adopted or approved, as aforesaid, every improvement to be made by said commission shall be made substantially in accordance therewith unless and until such general plans shall have been officially changed by the port commission after a public hearing thereon, of which at least ten days' notice shall be published in a newspaper in general circulation in such port district.

Amendments to the Comp Scheme require a public hearing with 10 DAY NOTICE in the newspaper.

RCW 53.25.090 Conditions precedent to making improvements.

No expenditure for improvement of property in an industrial development district, other than the expense of preparing and submitting a plan of improvement shall be made by a port district, and no property shall be acquired by it therefore except as provided for hereinbefore until it has been made a part of the comprehensive scheme of harbor improvement and industrial developments or amendments thereto. That said comprehensive scheme or amendments thereto shall provide for the development or redevelopment of those marginal lands acquired and a provision for the continuing of the land uses which are hereby declared to constitute public uses and the purposes for which public moneys may be advanced and provide property acquired.

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Port Procedure: Prior to allocating funds for a specific infrastructure project, the project must be identified in a Comprehensive Scheme of Harbor Improvement. The Port has established by resolution an advisory committee titled Strategic Planning Advisory Committee to address changes and make recommendations to the Commissioners at a public hearing.

Public Participation Plan: The CSHI is primarily written for and with guidance from the public. It contains their preferences, ideas, and policy objectives. During the update is important to retain the public's interest by making citizen participation as accessible as possible. The process is driven by the community. It is vital to involve public participation. This will be accomplished through advertising, outreach, stakeholder involvement, and numerous public events.

The benefits of including citizens in the process:

- Enhances the quality of planning by incorporating a wide variety of information and perspectives.
- Allows communities to make decisions based on shared values.
- Engage citizens in the ownership of local land use challenges and solutions.
- Educates and empowers citizens.
- Supports swift and efficient project implementation.
- Ensures that good plans remain relevant over time.
- Fosters a sense of community, and trust in government.

The Port's current CSHI is located on the Port's website.

CHSI's are amended from time to time but at a minimum every five years.

The President will cause a notice of the draft/amended CSHI to be published in the Mason County Journal Public Notices section for two consecutive publication dates.

The wording will be as follows:

PUBLIC HEARING NOTICE: The Port of Grapeview has prepared a draft amended Comprehensive Scheme of Harbor Improvement and published it on our website www.portofgrapeview.com or a copy may be obtained by calling the Port at 425-610-6552 or by writing the Port at PO Box 3, Grapeview, WA 98546. The Port Commission will meet at (date of Regular Meeting) at 7:15 PM at the Horton Community Center, 4350 Grapeview Loop Road, Grapeview, WA. to take public testimony.

WEBSITE, EMAIL & MISC DIGITAL COMMUNICATIONS

The Port Commission maintains a website at www.portofgrapeview.com. The contents of the website is at the discretion of the Commission.

Commissioners & Port Administrator must authorize the posting of any material on the website by email to the Webmaster.

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Website Hosting: The website will be hosted by WIX. It is through the WIX website that the Port's website will be edited by the webmaster and the Port Administrator. Website hosting fee must be paid manually and will be billed via Port credit card.

Website Domain: The Domain name www.portofgrapeview.com is through WIX. The domain name must be registered and paid for annually. The Domain hosting fee will be billed to and paid by the Port credit card.

Email Policy: Emails are subject to the Public Records Act and must be maintained according to the retention schedule published by the State of Washington. To facilitate archiving of emails, the Port uses Microsoft Outlook as an email client. **DO NOT DELETE EMAILS!**

The Port maintains five email addresses:

portofgrapeview@gmail.com (Received by all Commissioners, administrator and the webmaster)
admin@portofgrapeview.com
portofgrapeview1@gmail.com
portofgrapeview2@gmail.com
portofgrapeview3@gmail.com

Each Commissioner is assigned an email address by District and is to be used for one-on-one conversations between Commissioners and individuals. These emails will not be shared with the other Commissioners.

Email Retention: The Port uses **Microsoft OUTLOOK** as an email client. To maintain continuity for record keeping requirements, commissioners should not use the Gmail client to read/respond to emails.

Outlook retains all email transactions in a file labeled xxxx.PST, i.e., portofgrapeview@gmail.com.pst. Each commissioner has a .PST file on their laptop. That file should be backed up from time to time.

See page 62 for Email & Voicemail Policy & Procedure

Port Calendar: The Port webmaster maintains a calendar on the Port's website.

PUBLIC RECORDS REQUESTS

RESOLUTION: 2012-003

A resolution of the Commission of the Port of Grapeview; (1) establishing rules for compliance with the Public Records Act; (2) issuing a formal order exempting the Port of Grapeview from maintaining an index under RCW 42.56.070; (3) appointing the Secretary of the Port of Grapeview as the Public Information Officer; (4) setting public records request copy fee at \$.15 per page.

WHEREAS, RCW Sections 42 .56.040, 42.56.070 and 42.56.100 of the Public Records Act ("the Act") collectively require that state and local agencies provide, publish and prominently display certain information, exemptions and rules governing disclosure of public records; and

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WHEREAS, the Port of Grapeview ("the Port") is a local agency as defined in the Act and must therefore comply with its provisions; and

WHEREAS, the attached Public Records Act Rules ("the Rules") fulfill one of these requirements and were developed using the Attorney General's Office advisory Model Rules for disclosure of public records; and

WHEREAS, RCW 42.56.070(3) requires an agency to maintain an index of records therein described unless the local agency determines that it would be unduly burdensome to do so and in that event it must issue and publish a formal order specifying why it would be unduly burdensome; and

WHEREAS, RCW 42.56.120 allows for a per page copy charge of \$.15 when fulfilling Public Records Requests; and

WHEREAS, RCW 42.56.580 requires that each agency appoint and publicly identify a Public Records Officer and provide contact information for that Officer.

NOW THEREFORE, be it resolved by the Port of Grapeview Commission as follows:

Section 1. The attached Rules are adopted as the rules the Port will follow in handling public records requests. The Public Information Officer is hereby directed to propose amendments to the Rules by resolution as necessary to remain in compliance with evolving law governing the handling of public records requests and to update the Rules as facts may require.

Section 2. The Port of Grapeview is a small Port with a small base of land and a small property tax revenue stream. Currently, the Commission has no administrative support other than a recording secretary who assists in the development of the Port Commission meeting minutes. Under the current business and administrative structure, it is impractical for the Port Commission to review, identify and document the entire archive of Port records and develop and maintain a central index of records and does not provide an adequate cost benefit to the taxpayers to warrant the expenditure of Port funds. Therefore, the Commission finds that maintaining the index required by RCW 42 .56.070(3) would be unduly burdensome. For these reasons, the Commission hereby formally orders that such an index does not have to be maintained as allowed under RCW 42.56.070(4) so long as all other records are available for public inspection and copying in conformity with applicable law.

Section 3. The Secretary is appointed as the Port's Public Information Officer and the contact information is provided in the attached Rules. The Public Information Officer is directed to post and maintain the rules on the Port's website and otherwise post, prominently display or publish the Rules as required by law and make the Rules available for inspection and copying.

Section 4. The Port is hereby authorized to charge \$.15 per copy when fulfilling a Public Records Act Request.

Per Resolution 2012-03: Pursuant to the Washington State Public Records Act, RCW 42 .56 et. seq. (the Act), the Port of Grapeview is required to make available for inspection and copying public documents as defined by the Act. The following policy will govern the compliance of the Port with respect to the provisions of the Act. To the extent that this policy is in any way inconsistent with the referenced RCW, the RCW will be deemed to prevail.

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All public records of the Port are deemed to be available for public inspection and copying pursuant to this policy except as otherwise provided by the Act, or other statute, which exempts or prohibits disclosure of specific information or records.

A public record includes any writing containing information relating to the conduct of government or the performance of any governmental or proprietary function prepared, owned, used, or retained by any state or local agency regardless of physical form or characteristics. A public record also includes photographs or recordings taken by Port of Grapeview Commissioners or designated staff in the performance of their duties.

Role of Public Information Officer in Relation to Public Records Requests: The Secretary for the Port shall be the Port's Public Information Officer. The Public Information Officer shall be responsible for the following: processing requests for access to public records; the implementation of the Port's rules and regulations regarding the release of public records; coordinating with other Port staff in this regard; and generally ensuring compliance by the Port of Grapeview Commission or designated staff with the public records disclosure requirements of the Act. Should the Public Information Officer be temporarily unable to fulfill the duties as Public Information Officer the Port of Grapeview Commission President shall temporarily assign those duties to a qualified designee to fulfill the duties as Public Information Officer.

Index of Public Records Unavailable: The Commission has determined that it would be unduly burdensome to maintain an itemized index of all Port records, except as set forth herein, due to fiscal and personnel limitations. This determination was made in Port of Grapeview Resolution 2012-003.

Request for Public Records: In accordance with requirements of the Act, public records may be inspected and/or copies of such records may be obtained by members of the public, upon compliance with the following procedures: All requests for records should be made in writing or by mail. To facilitate timely processing and accountability, a "Public Records Request" form should be completed and submitted to the Public Information Officer when requesting records. Forms are available upon request from the Port's Public Information Officer or on the Port's website. The request shall be made by mail or e-mail to the Public Information Officer.

RCW 42.56.520

Additional time required to respond to a request may be based upon the need to clarify the intent of the request, to locate and assemble the information requested, to notify third persons or agencies affected by the request, or to determine whether any of the information requested is exempt and that a denial should be made as to all or part of the request. In acknowledging receipt of a public record request that is unclear, an agency, the office of the secretary of the senate, or the office of the chief clerk of the house of representatives may ask the requestor to clarify what information the requestor is seeking. If the requestor fails to clarify the request, the agency, the office of the secretary of the senate, or the office of the chief clerk of the house of representatives need not respond to it.

Port Records forwarded to the State Archivist for retention:

If the Port cannot locate a requested document in local files, it will direct the requestor to contact the State Archivist.

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- ❖ Port related text messages on a personal cell phone are also subject to public records requests.
- ❖ Port related emails on a private email account held by an employee or volunteer of the Port are also subject to public records requests.

Public Records Reporting: In 2017, the state legislature adopted ESHB 1594, which made significant amendments to public records laws. One of those changes is a new reporting requirement in RCW 40.14.026(5). It requires each agency with actual staff and legal costs associated with fulfilling public records request of at \$100,000 during the prior fiscal year to report to the Joint Legislative Audit and Review Committee (JLARC)

See Pg XX JLARC Reporting TBD

From MRSC:

I am sure my agency did not meet the \$100,000 threshold. Are we in the clear?

No, your agency must still respond. Even if an agency did not meet the spending threshold, it must still log onto the JLARC public records reporting system and attest to that fact. Agencies will not submit their calculations in this regard. Also, an agency may choose to voluntarily report even if it does not meet the \$100,000 threshold.

The deadline is July 1 every year. A notification has been added to the Port Calendar.

See Pg XX Records/Archiving/Digital Documents TBD

ANNUAL PASSES, KIOSK, FACILITES & MAINTENANCE

See page 63-64 for Annual Pass Policy & Procedure. Example documents on page 65-66

See page 67-68 for Kiosk Operations, Management, Maintenance & Usage.

See page 69 for Restroom Maintenance & Supplies.

See page 69-71 for Restroom Locks, Policies, Software & Programming

See page 71 & 87-88 for Parking, Parking Lot & Parking Lot Rules

See Pg XX Grounds, Ramp and Gangway Maintenance TBD

See Pg XX Trash TBD

MISCELLANEOUS

Elections: The cost of holding an election is a cost that is the responsibility of the district. While the individual filing for the position has to pay for their own filing fees, the actual cost of the election is the responsibility of the individual jurisdictions that are holding the election.

Grants: MRSC has consistently advised that absent a written city policy to the contrary, the administration can apply for a grant without council approval. However, under RCW 35A.11.040, acceptance of any grant requires council approval. In addition, a grant is a contract, and under RCW 35A.11.010, the city council is the contracting authority for the city.

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See Pg XX RCO Reimbursement Process & Accountability TBD

Strategic Planning Advisory Committee (SPAC): The Port, by resolution, will appoint members to the SPAC. Each Port district may name two members to the Committee.

The Committee will address any subject requiring study to the SPAC.

The SPAC is advisory only and will make recommendations to the Commissioners for disposition.

Committee Meetings: MRSC: If a committee is purely advisory, must its meeting be advertised and open?

No. Under RCW 42.30.020(2), if the committee does not have a majority of the council included in its membership, and it merely provides advice, and the council can take action without the advice, it is not covered by the OPMA. Of course, nothing prohibits the city from treating the committee as if it is covered by the OPMA.

Mail & PO Box:

See page 72 for Mail & PO Box policy & procedure

Holiday Parties:

MRSC: May a jurisdiction hold a holiday party, offering cookies, cake, punch, and other light refreshments? Maybe. Use of public funds to provide food and drink to others may be considered a "gift" in violation of article 8 section 7 of the state constitution. However, the Auditor's Office has in recent years looked more favorably on such expenditures.

Limited expenditures for community celebrations may be permissible if the legislative body passes a resolution, declaring the holiday party to be a public event with a public purpose and authorizing expenditures for it. Municipal funds can be spent for advertising and light refreshments for the public and government employees and officials, as well as other necessary items for the celebration. All expenditures need to be reasonable and properly documented. For additional information, see Eating and Drinking at Public Expense, an informal article issued by the Attorney General's Office.

In contrast, a party or celebration only for agency employees may be possible if the governing body first adopts a policy providing for one. If such a policy is adopted, then the party becomes part of the employees' compensation and would not be considered a gift of public funds implicating article 8 section 7 of the state constitution.

RCW: 53.36.120 Expenditures for industrial development, trade promotion, or promotional hosting— Budgeting required. Under the authority of Article VIII, section 8, of the state Constitution, port district expenditures for industrial development, trade promotion or promotional hosting shall be pursuant to specific budget items as approved by the port commission at the annual public hearings on the port district budget. [1967 c 136 § 1.]

RCW 53.36.130 Expenditures for industrial development, trade promotion, or promotional hosting—Source and amount of funds. Funds for promotional hosting expenditures shall be expended only from gross operating revenues and shall not exceed one percent thereof upon the

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first two million five hundred thousand dollars of such gross operating revenues, one-half of one percent upon the next two million five hundred thousand dollars of such gross operating revenues, and one-fourth of one percent on the excess over five million dollars of such operating revenues: PROVIDED, HOWEVER, That in no case shall these limitations restrict a port district to less than twenty-five hundred dollars per year from any funds available to the port. [1967 c 136 § 2.]

RCW 53.36.140 For industrial development, trade promotion, or promotional hosting—Rules and regulations—Authorizations—Vouchers. Expenditures for industrial development, trade promotion, or promotional hosting— Rules and regulations— Authorizations—Vouchers. Port commissions shall adopt, in writing, rules and regulations governing promotional hosting expenditures by port employees or agents. Such rules shall identify officials and agents authorized to make such expenditures and the approved objectives of such spending. Port commissioners shall not personally make such expenditures, or seek reimbursement therefor, except where specific authorization of such expenditures has been approved by the port commission. All payments and reimbursements shall be identified and supported on vouchers approved by the port auditor. [1967 c 136 § 3.]

Pass a resolution at a Port meeting. Charge the Budget Misc. account. See Resolution 2017-12 on the port website.

Agenda policy:

- The board will select a specific individual to assemble the agendas. This individual may be a Commissioner, staff member or volunteer.
- Agenda items due to the admin or Commissioner assigned to draft meeting agendas by the end of day on the Friday before a meeting.
- Draft agenda will be compiled and emailed out for initial approval by 2pm on the Saturday before the meeting.
- Any changes to the draft agenda will be sent in response by 5pm Saturday. With or without changes, the draft agenda will be sent to the webmaster for posting to the website by the Sunday before the meeting will take place.
- After the draft agenda is approved by the Commissioners at said meeting via motion, the agenda becomes finalized.
- A FINAL version of the agenda will be written and sent to the webmaster for posting to the archived documents on the website.
- Items NOT on the final agenda will NOT be discussed.

Regular meeting agenda format:

- Agendas will have a consistent format for regular meetings from month to month.
- The agreed upon agenda format shown below.
- The financial report must include the format shown below per the state auditor.

Port of Grapeview
Date @ Time
Location

Regular Meeting Agenda - DRAFT/FINAL

- 1. Call to Order**
- 2. Roll Call**
- 3. Meeting Agenda**

Port of Grapeview
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- a. Commissioner comments, adjustments, approval of agenda for **xxxdatexxx** (motion)
4. First Public Comment Session – (At this time, citizens have three minutes to address the Commission on matters not scheduled for public hearing or Commissioner Consideration. State Law prohibits the use of this forum to promote or oppose any candidate for public office or ballot measure. Public comments are limited to three minutes. Please provide your name and address for the record.)
5. Minutes:
 - a. Commissioner input and approval on previous meeting's minutes from **xxxdatexxx**. (motion)
6. Essential Correspondence: Any
7. Commissioner Reports:
8. Committee Reports
9. Port Auditors

Month/Year

Operations .10: Unencumbered cash - \$AMT (before vouchers)

Operations: Investment balance - \$AM

Warrants for 6700020010 – Operations

(Funds) Voucher(warrant)	
Numbers: 430000xxx through 430000xxx	\$AMT
Payroll warrant	
Numbers: _____ through _____	N/A
Electronic Payments	
Dates: N/A	N/A

Balance for 6700020010 - after vouchers – \$AMT

Capital Construction .30: Unencumbered cash - \$AMT

Capital Construction: Investment balance - \$AMT

Warrants for 6700020030 – Cap. Const.

(Funds) Voucher(warrant)	
Numbers: 438000xxx through 438000xxx	\$AMT
Electronic Payments	
Dates: N/A	N/A

Approve the vouchers (motion)

10. **New Business:**
 - a.
11. **Old Business:**
 - a.
12. **Second Public Comment Session**
13. **Adjourn the meeting:**

Port of Grapeview
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Compensation & Payroll Processing

Port Commissioners are paid in terms of "per diems". The rate of the per diem is decided by the state. A commissioner may collect a per diem per each regular meeting, special meeting, etc.

An additional per diem may be claimed per month by each commissioner holding an additional job, i.e... President, Secretary, Port Auditor. For example: the commissioner that holds the position of President would collect 1 per diem for attending the regular monthly meeting and a 1 per diem for doing the job of President equaling 2 per diems per month.

Please see the by-laws and other policies related to rules pertaining to decisions on holding positions, waiving per diems, etc.

The Recording Secretary receives a designated flat fee per month as decided by the board for each meeting (Regular, Special, etc.) for taking and typing up the minutes. If the job of Recording Secretary is done by someone other than the Commissioners or the Port Administrator, they are considered an independent contractor.

The Port Administrator (if there is one) receives an hourly rate as decided by the board including the number of hours expected. The Port Administrator is an employee of the Port.

Twice a year the number of per diems per Commissioner is collected as well as the payroll hours worked by the Port Administrator and Recording Secretary and submitted to the accountant, Wittenberg, for processing. Payroll for January 1 - the regular meeting in June, should be submitted (estimated numbers accepted) by the 5th of June in order to be processed for approval at the June Regular Meeting of any given year. Payroll for the remainder of June through December 31st (estimated numbers accepted) should be submitted to the accountant by the 5th of December for approval at the December Regular Meeting of any given year.

The accountant will provide the payroll totals for each person to be voucherized in June and December. The accountant will provide the complete payroll tax/tax voucher sheets & envelopes by the end of the fiscal quarter the following month.

L&I, PFML and Employment Security Tax will each have their own payment coupon and envelope. The 941/FICA/SS tax will require a separate voucher. This voucher must be entered on to a deposit slip and deposited into the County account at Columbia Bank by or before the due date. The county automatically sweeps the account for payroll taxes on the designated date and will alert anyone that has not properly deposited their funds immediately. Once the deposit is made, a photograph or scan of the receipt must be sent to the Chief Deputy at the Mason County Treasurer's Office. The physical receipt will be filed with the warrant receipt tab and is to be filed with the rest of the monthly voucher paperwork.

Port of Grapeview
POLICY & PROCEDURE MANUAL

Monthly Budget Reconciliation

Using Excel, Google Sheets, Apple Numbers or some other spreadsheet software, the first tab should be set up for a running total and reconciliation of the account.

The second tab should be a copy of the current year's budget for that same account. The third tab should be a breakdown of the annual budget's expenditures by month.

The fourth tab should be a "budgeted vs. actual" per month tabulation.

Every entry on the first tab should include the following:

- Date
- BARS code or Warrant number
- Description
- Pay or Received amount
- Running total
- Separate columns for each individual source of funds including:
 - Property tax revenue
 - Excise tax revenue
 - Kiosk revenue
 - Investment income
 - Other

The second tab should remain unchanged as this is the final approved budget.

The third tab should include each line item from the budget and the appx. anticipated expenditure per each calendar month. These are best estimates-based on previous years' expenses. Some items are monthly and will be entered as such. Other items may be evenly divided throughout the year. And other items still may be entered more sporadically, quarterly, or once if it's an annual fee.

The fourth tab should illustrate the monthly difference between the third tab and the actual monthly expenses to ensure proper reporting on budgetary concerns, over usage of funds in a certain area, under budgeted items in other areas, etc.

Proper documentation of the monthly budget and finances is necessary to ensure the Port is meeting its financial obligations, maintaining proper use of funds and also helping to provide accurate information for future budgeting.

Each month the County releases a series of reports for the month prior. The Sub fund & Financial reports will list monthly income and expenses, which will be logged in tab 1. The District Financial report will list the starting balance, which should align with the figure listed in

tab 1 running total at the start of said month and the final total should align with the figure listed in tab 1 running total at the end of said month. These numbers must match exactly.

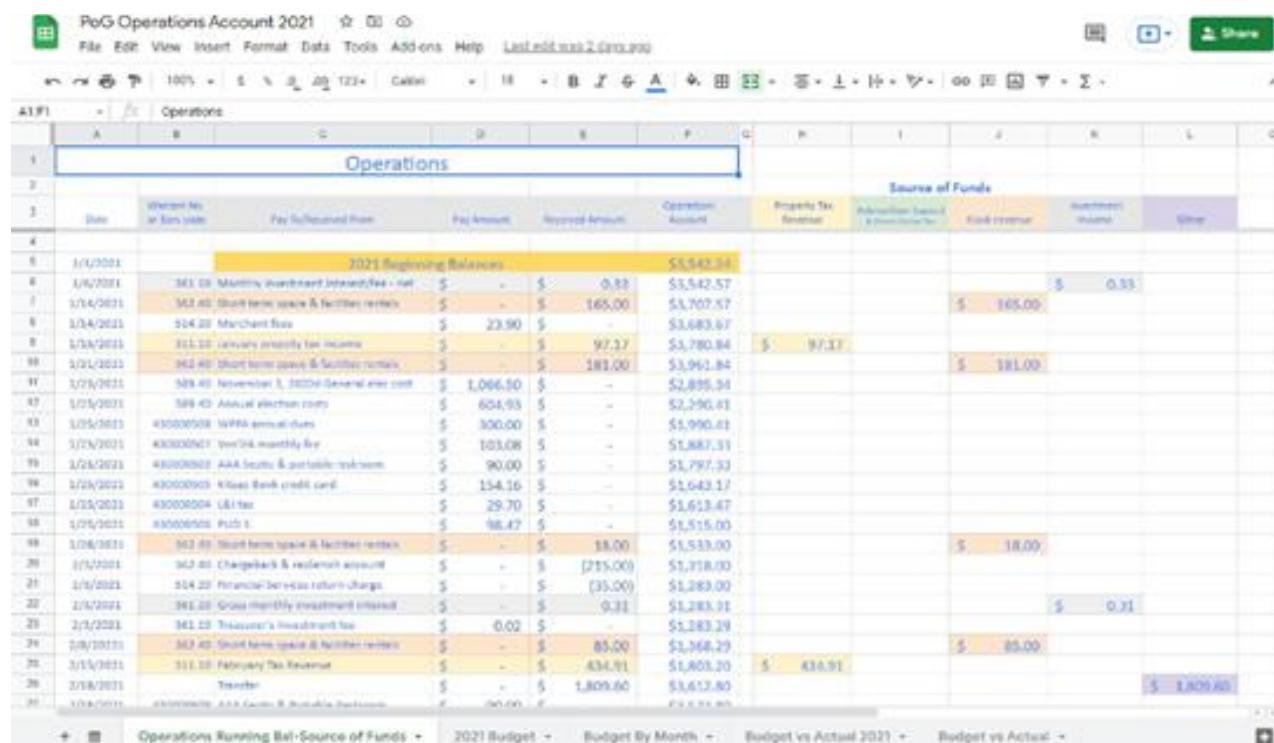
Warrants are distributed monthly and once received with official warrant numbers, will be entered as well into tab 1.

Port of Grapeview
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Receipts for miscellaneous incomes are sent by the County sometimes weekly. These amounts must also be entered into tab 1.

In this fashion, the budget must be reconciled monthly with all totals in agreement with the provided County reports.

Tab 1 example



The screenshot shows a Google Sheets spreadsheet with the following structure:

Date	Voucher No. or Item code	Pay Requisition/Pay	Pay Amount	Received Amount	Operating Account	Source of Funds			
						Property Tax Revenue	Revolving Funds & Reserves	Bank Interest	Unappropriated Income
1/1/2021					\$5,547.24				
1/6/2021	363.00	Marketing investment interest/fee - net	\$ -	\$ 0.00	\$3,542.57				
1/14/2021	362.40	Short-term lease & facilities rentals	\$ -	\$ 165.00	\$1,707.57			\$ 165.00	
1/14/2021	364.00	Merchant fees	\$ 23.90	\$ -	\$3,683.67				
1/18/2021	333.00	carriers monthly tax income	\$ -	\$ 97.17	\$3,780.84	\$ 97.17			
1/21/2021	362.40	Short-term lease & facilities rentals	\$ -	\$ 181.00	\$3,961.84		\$ 181.00		
1/21/2021	569.40	November 1, 2020 General ledger	\$ 1,066.50	\$ -	\$2,895.34				
1/21/2021	569.40	Annual election costs	\$ 604.93	\$ -	\$2,290.41				
1/25/2021	4300005008	NaPRA annual dues	\$ 300.00	\$ -	\$1,990.01				
1/25/2021	4300005017	Yearly monthly fee	\$ 103.08	\$ -	\$1,887.93				
1/25/2021	4300006003	AAA Seams & portfolio riskshare	\$ 90.00	\$ -	\$1,797.33				
1/25/2021	4300006013	Klaus Bank credit card	\$ 154.16	\$ -	\$1,643.17				
1/25/2021	4300006004	CEU fee	\$ 29.70	\$ -	\$1,613.47				
1/25/2021	4300006005	Push 1	\$ 98.47	\$ -	\$1,515.00				
1/26/2021	362.40	Short-term lease & facilities rentals	\$ -	\$ 18.00	\$1,533.00		\$ 18.00		
1/7/2021	362.40	Chargeback & refund account	\$ -	\$ (21.00)	\$1,511.00				
1/7/2021	364.00	Financial services return charges	\$ -	\$ (31.00)	\$1,480.00				
1/7/2021	364.00	Gross monthly investment interest	\$ -	\$ 0.31	\$1,480.31			\$ 0.31	
1/7/2021	361.00	Treasurer's investment fee	\$ 0.02	\$ -	\$1,480.29				
1/8/2021	362.40	Short-term lease & facilities rentals	\$ -	\$ 85.00	\$1,395.20		\$ 85.00		
1/13/2021	333.00	February Tax Revenue	\$ -	\$ 434.91	\$1,060.29	\$ 434.91			
1/18/2021	Transfer		\$ -	\$ 1,809.60	\$3,612.80				\$ 1,809.60
1/18/2021	4300006006	AAA Seams & portfolio riskshare	\$ 100.00	\$ -					

Below the table, there are several tabs: Operations, Running Bal, Source of Funds, 2021 Budget, Budget By Month, Budget vs Actual 2021, and Budget vs Actual.

Port of Grapeview
POLICY & PROCEDURE MANUAL

Tab 2 example

PoG Operations Account 2021

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A1

A	B	C	D	E	F	G	H	I	L	M
FINAL BUDGET - OPERATIONS										
4			Year 2020	Year 2021						
5	Operating Investment Account Opening Balance		\$ 1,150.00	\$ 2,646.22						
6	300.00 General Cash Account Opening Balance		\$ 5,703.00	\$ 2,309.78						
7	362.40 Anticipated Kiosk Revenue		\$ -	\$ 9,750.00						
8	311.10 General Property Taxes		\$27,000.00	\$27,302.79						
9	317.40 Reforest/Open Spaces		\$ 50.00	\$ 50.00						
10	337.00 Forest Excise Tax		\$ 450.00	\$ 450.00						
11	381.10 Interest Income		\$ 180.00	\$ 60.00						
12	2021 OPERATING REVENUE		\$34,533.00	\$42,368.79						
13										
14	SALARIES & WAGES									
15	546 0010 Commissioner, Per - Diem, President		\$ 3,072.00	\$ 3,072.00						
16	546 0010 Commissioner, Per - Diem, Secretary		\$ 3,072.00	\$ 3,072.00						
17	546 0010 Commissioner, Per - Diem, Treasurer		\$ 3,072.00	\$ 3,072.00						
18	546 0010 Administrator		\$ 5,280.00	\$ 5,670.00						
19	546 0010 Industrial Insurance (L&I)		\$ 80.00	\$ 90.00						
20	546 0010 Employment Security tax		\$ -	\$ 80.00						
21	546 0010 Paid Family Medical Leave		\$ -	\$ 75.00						
22	546 0010 Social Security/FICA/941		\$ 2,400.00	\$ 2,800.00						
23	TOTAL		\$16,976.00	\$17,931.00						
24										
25	Intergovernmental Expenses									
26	546 0050 Property Taxes		\$ 17.90	\$ 36.00						

Operations Running Bal-Source of Funds 2021 Budget Budget By Month Budget vs Actual 2021 Budget vs Actual

Port of Grapeview
POLICY & PROCEDURE MANUAL

Tab 3 example

PoG Operations Account 2021

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A1

Port of Grapeview 2021 Expenses

	A	B	C	D	E	F	G	H	I	J	K	L	M
		JAN	FEB	MAR	APR	MAY	JUN	JUL	AUG	SEP	OCT	NOV	DEC
3	Commissioner Dist 1	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 1,536.00	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 1,536.00
4	Commissioner Dist 2	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 1,536.00	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 1,536.00
5	Commissioner Dist 3	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 1,536.00	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 1,536.00
6	Administrator	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 2,835.00	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 2,835.00
7	Industrial Insurance L&I	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 45.00	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 45.00
8	Employment Sec. Tax	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 40.00	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 40.00
9	Paid Family Medical Leave PFMLA	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 37.50	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 37.50
10	Social Security/FICA/941	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 1,400.00	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 1,400.00
11	Property Taxes	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 18.00	\$ -	\$ -	\$ -	\$ -	\$ 18.00	\$ -
12	Election/Ballot costs	\$ 1,000.00	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
13	State Auditor	\$ 765.00	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
14	AAA Septic	\$ 90.00	\$ 90.00	\$ 90.00	\$ 90.00	\$ 90.00	\$ 90.00	\$ 90.00	\$ 90.00	\$ 90.00	\$ 90.00	\$ 90.00	\$ 90.00
15	PUD 3	\$ 59.00	\$ 59.00	\$ 138.20	\$ 138.20	\$ 138.20	\$ 138.20	\$ 138.20	\$ 138.20	\$ 138.20	\$ 138.20	\$ 138.20	\$ 138.20
16	PO Box annual fee	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 65.00
17	Accounting Fees	\$ 90.00	\$ -	\$ 135.00	\$ 90.00	\$ -	\$ 135.00	\$ 90.00	\$ -	\$ 135.00	\$ 90.00	\$ -	\$ 135.00
18	Attorney Fees	\$ 88.17	\$ 88.17	\$ 88.17	\$ 88.17	\$ 88.17	\$ 88.17	\$ 88.17	\$ 88.17	\$ 88.17	\$ 88.16	\$ 88.16	\$ 88.16
19	Ramp cleaning maintenance	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 225.00	\$ -	\$ -	\$ -	\$ 225.00	\$ -	\$ -
20	Parking Lot maintenance	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 225.00	\$ -	\$ -	\$ -	\$ 225.00	\$ -	\$ -
21	Rest room maintenance	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 250.00	\$ 250.00	\$ 250.00	\$ 250.00	\$ 250.00	\$ -	\$ 250.00
22	Landscaping maintenance	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 300.00	\$ 300.00	\$ 275.00	\$ 275.00	\$ 275.00	\$ 300.00	\$ -
23	Pump House maintenance	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 500.00	\$ -	\$ -	\$ -	\$ 500.00	\$ -	\$ -
24	Asset maintenance	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 192.50	\$ -	\$ -	\$ -	\$ 192.50	\$ -	\$ 192.50

Operations Running Bal-Source of Funds 2021 Budget Budget By Month Budget vs Actual 2021 Budget vs Actual

Tab 4 example

PoG Operations Account 2021

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F3

Port of Grapeview 2021 Expenses

	A	B	C	D	E	F	G	H	I	J	K	L	M
24	Asset maintenance	\$ -	\$ -	\$ -	\$ -	\$ 192.50	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 192.50
25	Domain name registration	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
26	Website hosting	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
27	Admin email account	\$ 90.00	\$ 78.12	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
28	Software costs	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
29	Computer fees (maintenance or service)	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 4
30	ZOOM	\$ 16.26	\$ 16.26	\$ 16.26	\$ 16.26	\$ 16.26	\$ 16.26	\$ 16.26	\$ 16.26	\$ 16.26	\$ 16.26	\$ 16.26	\$ 16.26
31	Insurance (Enduris)	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
32	WPPA Dues	\$ 300.00	\$ 300.00	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
33	Travel reimbursements	\$ 12.50	\$ -	\$ 12.50	\$ -	\$ 12.50	\$ -	\$ 12.50	\$ -	\$ 12.50	\$ -	\$ 12.50	\$ 12.50
34	Mason County Journal	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 120.00	\$ -	\$ -	\$ -	\$ -	\$ -
35	Signs	\$ -	\$ -	\$ -	\$ -	\$ 100.00	\$ -	\$ -	\$ 50.00	\$ -	\$ -	\$ -	\$ -
36	Scott McLendon	\$ -	\$ -	\$ -	\$ -	\$ 25.00	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
37	Misc. Expenses	\$ -	\$ -	\$ -	\$ -	\$ 250.00	\$ 125.00	\$ -	\$ 50.00	\$ -	\$ 106.15	\$ -	\$ 50.00
38	Office Supplies (postage, paper, etc.)	\$ -	\$ -	\$ -	\$ -	\$ 62.50	\$ 23.20	\$ -	\$ 51.07	\$ -	\$ 106.15	\$ -	\$ 62.50
39	Kiosk maintenance	\$ 700.00	\$ -	\$ -	\$ -	\$ -	\$ 80.83	\$ 500.00	\$ 542.50	\$ -	\$ -	\$ 500.00	\$ 1
40	Kiosk monthly service fee	\$ 105.00	\$ 103.08	\$ 105.00	\$ 103.08	\$ 105.00	\$ 103.08	\$ 105.00	\$ 103.08	\$ 105.00	\$ 103.08	\$ 105.00	\$ 1
41	Kiosk annual pass supplies	\$ 60.00	\$ 59.78	\$ -	\$ -	\$ -	\$ 70.00	\$ -	\$ -	\$ 85.00	\$ -	\$ -	\$ -
42	Merchant Service fees	\$ 12.00	\$ 23.90	\$ 12.00	\$ 44.64	\$ 12.00	\$ 26.39	\$ 10.00	\$ 23.98	\$ 55.00	\$ 96.01	\$ 80.00	\$ -
43	Cross Balance												
44	Total Operations	\$ 3,387.93	\$ 2,470.74	\$ 382.93	\$ 2,637.44	\$ 1,102.13	\$ 569.81	\$ 1,958.13	\$ 965.68	\$ 1,605.13	\$ 845.39	\$ 11,460.63	\$ 8.6
45						\$ 917.19		\$ (2,254.51)		\$ 532.32		\$ 992.45	
46												\$ 759.74	
47													\$ 2.8
48													

Operations Running Bal-Source of Funds 2021 Budget Budget By Month Budget vs Actual 2021 Budget vs Actual Explore

Port of Grapeview
POLICY & PROCEDURE MANUAL

District Financial Report Example



Mason County Treasurer
 Elisabeth (Lisa) Frazier
 PO Box 429, 411 N 5th Street
 Shelton, WA 98584
 360-427-9670 ext 475

Financial Statement

June 2021

670.020010.000.000 PORT OF GRAPEVIEW

Beginning Cash Balance	\$18,271.39
Tax Collections	\$306.20
Accounts Receivable/Misc Receipts	\$2,418.09
Transfers In	\$0.00
	Total Revenue
	\$2,724.29
	Accounts Payable/Warrants
Transfers Out	\$0.00
	Total Expense
	\$8,457.91
Ending Cash Balance	\$12,537.77

Warrant Activity		
6/1/2021	Beginning Warrants Outstanding	\$749.38
	Total Warrants Issued	\$8,542.91
	Total Warrants Cleared	\$8,569.79
	Total Warrants Voided/Canceled	\$85.00
6/30/2021	Ending Warrants Outstanding	\$637.50

Investment Activity		
6/1/2021	Beginning Investments Balance	\$836.62
	Investments Acquired	\$0.00
	Investments Sold	\$0.00
6/30/2021	Ending Investments Balance	\$836.62

Total Cash and Investments \$13,374.39

Port of Grapeview
POLICY & PROCEDURE MANUAL



360-427-9670 ext 475

670.020030.000.000 PORT OF GRAPEVIEW CAPL. CONST

Beginning Cash Balance	\$30,745.56
Tax Collections	\$0.00
Accounts Receivable/Misc Receipts	\$1.58
Transfers In	\$0.00
Total Revenue	\$1.58
Accounts Payable/Warrants	\$764.00
Transfers Out	\$0.00
Total Expense	\$764.00
Ending Cash Balance	\$29,983.14

Warrant Activity

6/1/2021	Beginning Warrants Outstanding	\$1,472.55
	Total Warrants Issued	\$764.00
	Total Warrants Cleared	\$1,472.55
	Total Warrants Voided/Canceled	\$0.00
6/30/2021	Ending Warrants Outstanding	\$764.00

Investment Activity

6/1/2021	Beginning Investments Balance	\$25,470.00
	Investments Acquired	\$0.00
	Investments Sold	\$0.00
6/30/2021	Ending Investments Balance	\$25,470.00

Total Cash and Investments **\$55,453.14**

Port of Grapeview
POLICY & PROCEDURE MANUAL



Mason County Treasurer
 Elisabeth (Lisa) Frazier
 PO Box 429, 411 N 5th Street
 Shelton, WA 98584
 360-427-9670 ext 475

Financial Statement

June 2021

670.020060.000.000 PORT OF GRAPEVIEW

Beginning Cash Balance	\$35,007.50
Tax Collections	\$0.00
Accounts Receivable/Misc Receipts	-\$35,007.50
Transfers In	\$0.00
 Total Revenue	 -\$35,007.50
 Accounts Payable/Warrants	 \$0.00
Transfers Out	\$0.00
 Total Expense	 \$0.00
 Ending Cash Balance	 \$0.00

Warrant Activity

6/1/2021	Beginning Warrants Outstanding	\$0.00
	Total Warrants Issued	\$0.00
	Total Warrants Cleared	\$0.00
	Total Warrants Voided/Canceled	\$0.00
6/30/2021	Ending Warrants Outstanding	\$0.00

Investment Activity

6/1/2021	Beginning Investments Balance	\$0.00
	Investments Acquired	\$0.00
	Investments Sold	\$0.00
6/30/2021	Ending Investments Balance	\$0.00

Total Cash and Investments **\$0.00**

Port of Grapeview
POLICY & PROCEDURE MANUAL



PO Box 429, 411 N 5th Street

Shelton, WA 98584

360-427-9670 ext 475

670.025010.000.000 PORT OF GRAPEVIEW IND DEV

Beginning Cash Balance	\$1,413.65
Tax Collections	\$674.92
Accounts Receivable/Misc Receipts	\$0.00
Transfers In	\$0.00
Total Revenue	\$674.92
Accounts Payable/Warrants	\$0.00
Transfers Out	\$0.00
Total Expense	\$0.00
Ending Cash Balance	\$2,088.57

Warrant Activity

6/1/2021	Beginning Warrants Outstanding	\$0.00
	Total Warrants Issued	\$0.00
	Total Warrants Cleared	\$0.00
	Total Warrants Voided/Canceled	\$0.00
6/30/2021	Ending Warrants Outstanding	\$0.00

Investment Activity

6/1/2021	Beginning Investments Balance	\$0.00
	Investments Acquired	\$0.00
	Investments Sold	\$0.00
6/30/2021	Ending Investments Balance	\$0.00

Total Cash and Investments **\$2,088.57**

Port of Grapeview
POLICY & PROCEDURE MANUAL



Mason County Treasurer

Elisabeth (Lisa) Frazier

PO Box 429, 411 N 5th Street

Shelton, WA 98584

360-427-9670 ext 475

Financial Statement

June 2021

Grand Totals:

Beginning Cash Balance	\$85,438.10
Total Revenue	-\$31,606.71
Ending Cash Balances	\$44,809.48
Transfers In	\$0.00
Transfers Out	\$0.00
Beginning Warrants Outstanding	\$2,221.93
Total Warrants Cleared	\$10,042.34
Total Warrants Issued	\$9,306.91
Beginning Investment Balance	\$26,306.62
Ending Investment Balance	\$26,306.62

Port of Grapeview
POLICY & PROCEDURE MANUAL



Elisabeth Frazier
Mason County Treasurer
411 N 5th Street, Building 1
P.O. Box 429
Shelton, WA 98584
360-427-9670 Ext. 475

Financial Statement
6/1/2021 - 6/30/2021

Post Type: Real Property, Personal Property, State Assessed, Excise, Mobile Home, Misc Receipt, Journal Entry, Compensation								
All Funds Total:		3,400.79		241,730.05	-35,007.50	-136,693.93		
TransID	Accts	Db	Ln	MTD Receipts	YTD Receipts	MTD Disb	YTD Disb	Account Desc
670.020010.000.000 - PORT OF GRAPEVIEW								
	300000000.							
311.10	0 00.			306.20	15,774.76	0.00	0.00	PORT OF GRAPEVIEW
	301000000.							LOCAL GRANTS, ENTITLEMENTS, OTHER
337.00	0 00.			0.00	5.46	0.00	0.00	PAYMENTS-LEASEHOLD EXCISE TAX
	302000000.							LOCAL GRANTS, ENTITLEMENTS, OTHER
337.00	0 00.			0.00	117.34	0.00	0.00	PAYMENTS-TIMBER EXCISE TAX
	300000000.							
361.10	0 00.			0.05	1.01	0.00	0.00	INVESTMENT EARNINGS
	301000000.							
361.40	0 00.			0.02	0.07	0.00	0.00	LEASEHOLD EXCISE TAX INTEREST
	302000000.							SPACE AND FACILITIES RENTALS-
362.40	0 00.			2,510.00	7,104.00	0.00	0.00	SHORT TERM
	500000000.							
514.20	0 00.			-91.98	-341.90	0.00	0.00	FINANCIAL SERVICES
	500000000.							
589.40	0 00.			0.00	0.00	0.00	-1,671.43	AGENCY TYPE DISBURSEMENTS
Fund Totals:				2,724.29	22,660.74	0.00	-1,671.43	
							Beginning Balance:	302,753.24
							Ending Balance:	305,477.53

670.020030.000.000 - PORT OF GRAPEVIEW CAPITAL CONSTRUCTION								
TransID	Accts	Db	Ln	MTD Receipts	YTD Receipts	MTD Disb	YTD Disb	Account Desc
	370000000.							
334.02	0 00.			0.00	183,817.54	0.00	0.00	STATE GRANT RCO
	300000000.							
361.10	0 00.			1.58	9.64	0.00	0.00	INVESTMENT EARNINGS
Fund Totals:				1.58	183,827.18	0.00	0.00	

Beginning Balance: 2,085,516.23
Ending Balance: 2,085,517.81

92111_FinancialStatement
Financial Statement
Printed on 7/1/2021 10:40:47 AM
Page 1

Copy of Grapeview 10 June 2021.pdf Needed Items Budget Job 4.png

TransID	Accts	Db	Ln	MTD Receipts	YTD Receipts	MTD Disb	YTD Disb	Account Desc
670.020060.000.000 - PORT OF GRAPEVIEW BOND REDEMPTION FUND, 2019								
	500000000.							
514.20	0 00.			0.00	0.00	-7.50	-22.50	FINANCIAL SERVICES-WIRE FEE
	500000000.							

Port of Grapeview
POLICY & PROCEDURE MANUAL

FunctID	Bars	#	Cb	Ln	MTD Receipts	YTD Receipts	MTD Disb	YTD Disb	Account Desc
670.020060.000.000 - PORT OF GRAPEVIEW BOND REDEMPTION FUND, 2019									
			514.20	500000000. 0 00.	0.00	0.00	-7.50	-22.50	FINANCIAL SERVICES-WIRE FEE
			591.00	500000000. 0 00.	0.00	0.00	-25,513.87	-125,513.87	PRINCIPAL AND OTHER DEBT SERVICE
			592.00	500000000. 0 00.	0.00	0.00	-9,486.13	-9,486.13	INTEREST AND OTHER DEBT SERVICE
			Fund Totals:		0.00	0.00	-35,007.50	-135,022.50	

Beginning Balance: (178,408.91)
Ending Balance: (213,416.41)

670.02060.000.000 - PORT OF GRAPEVIEW-BOND PAYMENT				
	0.00	0.00	0.00	0.00
Fund Totals:	0.00	0.00	0.00	0.00

Beginning Balance: 0.00
Ending Balance: 0.00

670.025010.000.000 - PORT OF GRAPEVIEW INDUSTRIAL DEVELOPMENT DISTRICT					
300000000.					PORT OF GRAPEVIEW INDUSTRIAL
311.10	0 00.	674.92	34,979.66	0.00	DEVELOPMENT DISTRICT
302000000.					LOCAL GRANTS, ENTITLEMENTS, OTHER
337.00	0 00.	0.00	262.47	0.00	PAYMENTS-TIMBER EXCISE TAX
Fund Totals:		674.92	35,242.13	0.00	

Beginning Balance: 87,892.27
Ending Balance: 88,567.19

I hereby certify that the above statement is true

Elisabeth Frazier

County Treasurer

by Julie Richert Deputy

Port of Grapeview
POLICY & PROCEDURE MANUAL



Elisabeth Frazier
Mason County Treasurer
411 N 5th Street, Building 1
P.O. Box 429
Shelton, WA 98584
360-427-9670 Ext. 475

Misc Receipt

2021-75074-MISC-06/01/21-Julie



* 1 1 0 1 8 + 6 4 8 3 3 7 9 *

Receipt #: **2021-75074-MISC-06/01/21-** Receipt Type: **Disbursement**
 Receipt Date: **6/1/2021**
 Received By: **Brittany**
 Received From: **PORT OF GRAPEVIEW - KITSAP BANK LTGO 2019 - LINE OF CREDIT**

Fund	Bars	Obj	Line	Func	Description	Amount
670.020060.000.000	514.20	500000	0000.00		FINANCIAL SERVICES-WIRE FEE	(7.50)
670.020060.000.000	591.00	500000	0000.00		PRINCIPAL AND OTHER DEBT SERVICE LTGO 2019	(25,439.08)
670.020060.000.000	591.00	500000	0000.00		PRINCIPAL AND OTHER DEBT SERVICE	(74.79)
670.020060.000.000	592.00	500000	0000.00		INTEREST AND OTHER DEBT SERVICE - LTGO 2019	(9,486.13)
						(35,007.50)

PAYMENT ITEMS			
Paid By	Tender Type	Check #	Amount
PORT OF GRAPEVIEW-KITSAP BANK LTGO 2019- LINE OF CREDIT	Wire		(35,007.50)
			(35,007.50)

Port of Grapeview
POLICY & PROCEDURE MANUAL



Elisabeth Frazier
Mason County Treasurer
411 N 5th Street, Building 1
P.O. Box 429
Shelton, WA 98584
360-427-9676 Ext. 475

Receipt Collection By SubFund

Receipt Dates:	6/1/2021 - 6/30/2021
Post Types:	Misc Receipt
Posting Status:	All
Receipt Type:	All

SubFund	Bals	Obj	Line	Function	Receipt Number	Receipt Date	Description	Total Receipt Count:	7 Receipts
								Grand Total:	(32,587.8300)
670.020010.000.000	361.10	3000 0000.			2021-75207-MISC-06/04/21-	06/04/2021	GROSS MONTHLY INVESTMENT		0 . 0500
		00 00.			Brittany		INTEREST		
	361.40	3010 0000.			2021-75918-MISC-06/30/21-	06/30/2021	LEASEHOLD EXCISE TAX INTEREST		0 . 0200
		00 00.			Heather				
	362.40	3020 0000.			2021-75147-MISC-06/03/21-	06/03/2021	SPACE AND FACILITIES RENTALS-SHORT	1 , 249 . 0000	
		00 00.			Brittany		TERM		
	362.40	3020 0000.			2021-75337-MISC-06/10/21-	06/10/2021	SPACE AND FACILITIES RENTALS-SHORT	266 . 0000	
		00 00.			Brittany		TERM		
	362.40	3020 0000.			2021-75521-MISC-06/17/21-	06/17/2021	SPACE AND FACILITIES RENTALS-SHORT	59 . 0000	
		00 00.			Anna		TERM		
	362.40	3020 0000.			2021-75690-MISC-06/24/21-	06/24/2021	SPACE AND FACILITIES RENTALS-SHORT	936 . 0000	
		00 00.			Brittany		TERM		
	514.20	5000 0000.			2021-75337-MISC-06/10/21-	06/10/2021	FINANCIAL SERVICES		(91 . 9800)
		00 00.			Brittany				
							SubFund Total:		2 , 418 . 0900
670.020030.000.000	361.10	3000 0000.			2021-75207-MISC-06/04/21-	06/04/2021	GROSS MONTHLY INVESTMENT		1 . 6600
		00 00.			Brittany		INTEREST		
	361.10	3000 0000.			2021-75207-MISC-06/04/21-	06/04/2021	TREASURER INVESTMENT FEE		(0 . 0800)
		00 00.			Brittany				
							SubFund Total:		1 . 5800
670.020060.000.000	514.20	5000 0000.			2021-75074-MISC-06/01/21-	06/01/2021	FINANCIAL SERVICES-WIRE FEE		(7 . 5000)
		00 00.			Julie				
	591.00	5000 0000.			2021-75074-MISC-06/01/21-	06/01/2021	PRINCIPAL AND OTHER DEBT SERVICE		(25 , 439 . 0800)
		00 00.			Julie		LTCG 2019		
	591.00	5000 0000.			2021-75074-MISC-06/01/21-	06/01/2021	PRINCIPAL AND OTHER DEBT SERVICE		(74 . 7900)
		00 00.			Julie				
	592.00	5000 0000.			2021-75074-MISC-06/01/21-	06/01/2021	INTEREST AND OTHER DEBT SERVICE -		(9 , 486 . 1300)
		00 00.			Julie		LTCG 2019		
							SubFund Total:		(35 , 007 . 5000)

100013_ReceiptCollectionBySubfund
Receipt Collection By Subfund

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www.terascan.com
Page 1 of 2

Grand Total: **(32,587.8300)**

Port of Grapeview
POLICY & PROCEDURE MANUAL



Elisabeth Frazier
Mason County Treasurer
411 N 5th Street, Building 1
P.O. Box 429
Shelton, WA 98584
360-427-9676 Ext. 475

Receipt Collection By SubFund

Receipt Dates: 6/1/2021 - 6/30/2021
Post Types: Misc Receipt
Posting Status: All
Receipt Type: All

SubFund	Bacs	Obj	Line	Function	Receipt Number	Receipt Date	Description	Total Receipt Count:	7 Receipts
								Grand Total:	(32,587.8300)
670.020010.000.000	361.10	3000 0000.			2021-75207-MISC-06/04/21-	06/04/2021	GROSS MONTHLY INVESTMENT	0.0500	
		00 00.			Brittany		INTEREST		
	361.40	3010 0000.			2021-75918-MISC-06/30/21-	06/30/2021	LEASEHOLD EXCISE TAX INTEREST	0.0200	
		00 00.			Heather				
	362.40	3020 0000.			2021-75147-MISC-06/03/21-	06/03/2021	SPACE AND FACILITIES RENTALS-SHORT	1,249.0000	
		00 00.			Brittany		TERM		
	362.40	3020 0000.			2021-75337-MISC-06/10/21-	06/10/2021	SPACE AND FACILITIES RENTALS-SHORT	266.0000	
		00 00.			Brittany		TERM		
	362.40	3020 0000.			2021-75521-MISC-06/17/21-	06/17/2021	SPACE AND FACILITIES RENTALS-SHORT	59.0000	
		00 00.			Anna		TERM		
	362.40	3020 0000.			2021-75690-MISC-06/24/21-	06/24/2021	SPACE AND FACILITIES RENTALS-SHORT	936.0000	
		00 00.			Brittany		TERM		
	514.20	5000 0000.			2021-75337-MISC-06/10/21-	06/10/2021	FINANCIAL SERVICES	(91.9800)	
		00 00.			Brittany				
							SubFund Total:	2,418.0900	
670.020030.000.000	361.10	3000 0000.			2021-75207-MISC-06/04/21-	06/04/2021	GROSS MONTHLY INVESTMENT	1.6600	
		00 00.			Brittany		INTEREST		
	361.10	3000 0000.			2021-75207-MISC-06/04/21-	06/04/2021	TREASURER INVESTMENT FEE	(0.0800)	
		00 00.			Brittany				
							SubFund Total:	1.5800	
670.020060.000.000	514.20	5000 0000.			2021-75074-MISC-06/01/21-	06/01/2021	FINANCIAL SERVICES-WIRE FEE	(7.5000)	
		00 00.			Julie				
	591.00	5000 0000.			2021-75074-MISC-06/01/21-	06/01/2021	PRINCIPAL AND OTHER DEBT SERVICE	(25,439.0800)	
		00 00.			Julie		LTCG 2019		
	591.00	5000 0000.			2021-75074-MISC-06/01/21-	06/01/2021	PRINCIPAL AND OTHER DEBT SERVICE	(74.7900)	
		00 00.			Julie				
	592.00	5000 0000.			2021-75074-MISC-06/01/21-	06/01/2021	INTEREST AND OTHER DEBT SERVICE -	(9,486.1300)	
		00 00.			Julie		LTCG 2019		
							SubFund Total:	(35,007.5000)	

100112_ReceiptCollectionBySubfund

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Receipt Collection By Subfund

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Copy of Grapeview 10 June 2021

Grand Total: (32,587.8300)

Port of Grapeview
POLICY & PROCEDURE MANUAL

10:29 AM
06/10/21
Accrual Basis

Mason County Treasurer's Office
Account QuickReport
As of June 30, 2021

Type	Date	Num	Name	Memo	Split	Amount	Balance
BONDS - PORT DISTRICTS							349,533.91
PORT OF GRAPEVIEW LTGO BD 2019							349,533.91
General Journal	06/01/2021	WIRE	Kitsap Bank	M-75074 INT...	Bond Principal ...	-25,513.87	324,020.04
Total PORT OF GRAPEVIEW LTGO BD 2019						-25,513.87	324,020.04
Total BONDS - PORT DISTRICTS						-25,513.87	324,020.04
TOTAL						-25,513.87	324,020.04

Port of Grapeview
POLICY & PROCEDURE MANUAL

Monthly Financial Paperwork

Every month the County releases a series of reports needed for budget reconciliation.

The documents are retrieved via FTP site and are available sometime after the first of the month. FTP access: ftp:// [REDACTED] username: [REDACTED] password: [REDACTED]

Included documents are:

- District Financial Report (Monthly) (see page 36-40 for example)
- Financial Report - 101111 (Monthly) (see page 41-42 for example)
- Receipt Collection by SubFund - 100013 (Monthly) (see page 44-45 for example)
- Bond activity (When relevant activity takes place) (see pages 43 & 46 for example)
- Invest (Monthly) (see page 48 for example)

Miscellaneous receipts are received via email and are not included in the monthly FTP reports.

Occasionally other reports may be included on the FTP site.

These reports will be used to reconcile the annual budget(s).

All of these files must be downloaded, saved and printed. Printed copies need to be kept with the monthly financial information including the monthly warrant paperwork. See examples on pages noted above.

Port of Grapeview
POLICY & PROCEDURE MANUAL

1:20 PM

06/30/21

Accrual Basis

Mason County Treasurer's Office
MONTHLY INVESTMENTS - PORT OF GRAPEVIEW
As of June 30, 2021

Date	Num	Name	Memo	Split	Amount	Balance
		STATE POOL INVESTMENT LEDGER				26,306.62
		670020010 - PORT OF GRAPEVIEW				836.62
		Total 670020010 - PORT OF GRAPEVIEW				836.62
		670020030 -PORT OF GRAPEVIEW CC				25,470.00
		Total 670020030 -PORT OF GRAPEVIEW CC				25,470.00
		Total STATE POOL INVESTMENT LEDGER				26,306.62
		TOTAL				26,306.62

Port of Grapeview
POLICY & PROCEDURE MANUAL

Warrant Procedures

- The county treasurer's office provides specific forms for submitting warrants/vouchers that cannot be adjusted or changed, the format MUST remain in-tact or the county will not accept.
- There is a specified sheet for Operations and for Capital Construction
- When invoices, bills or receipts are received, they must be appropriately entered. The information is as follows:
 - Fund (cannot change)
 - Invoice number (not required - simple month/year can be used)
 - Invoice date (not required - simple month/year can be used if no date is available)
 - Invoice description (what is the invoice for)
 - Invoice amount
 - Name & address - required in the form format. This is how the information will be printed on the check.
- A voucher signature sheet must also be included with the voucher spreadsheet. The total amount must match the spreadsheet and include the date the vouchers were approved. All Commissioner signatures must be included.
- The completed voucher spreadsheet and signature must be emailed to
FinService@masoncountywa.gov
- Once received the financial services office will respond confirming the totals match and will ask if the vouchers will be picked up or mailed.
- If mailed, the Port is required to provide stamps in advance to financial services.
- When the vouchers are ready for pick up or will be mailed, the county will send a confirmation email to the Port Auditor.
- Once the vouchers are received, each voucher and voucher number will be entered into the financial tracking spreadsheet for the Port to keep a current balance.
- Each warrant/voucher will be a check and a receipt stub.
- The receipt stub will be attached to the corresponding receipt/invoice
- The check will be placed into an envelope with a copy of the original receipt if applicable and mailed to the appropriate recipient.
- The county will include a record of all the included vouchers. The voucher record will be filed along with the voucher receipts & invoices and kept on file, available upon request.
- If a voucher is lost, the county has a process including a lost warrant affidavit that must be completed by the intended recipient in order to void the original voucher. A new form must be completed and sent in for a replacement voucher.

Port of Grapeview
POLICY & PROCEDURE MANUAL

- If a voucher needs to be voided, the original voucher must have VOID written on it and must be sent back to financial services to be voided. An email notifying financial services of the incoming voucher is necessary.

POR T OF GRAPEVIEW VOUCHER TOTAL CERTIFICATION

FUND 670-020-010
6/15/21

TOTAL FOR SUBMITTED VOUCHERS FOR .010 **\$8542.91**

WE, THE UNDERSIGNED, DO HEREBY CERTIFY UNDER PENALTY OF PERJURY, THAT THE MATERIALS HAVE BEEN FURNISHED, THE SERVICES RENDERED, OR THE LABOR PERFORMED AS DESCRIBED HEREIN, AND THAT THE CLAIM IS JUST DUE, AND UNPAID OBLIGATION AGAINST THE PORT OF GRAPEVIEW, AND THAT WE ARE AUTHORIZED TO AUTHENTICATE AND CERTIFY TO SAID CLAIM.

COMMISSIONER #1 *James Muller*

COMMISSIONER #2 *Stan C. Carlson*

COMMISSIONER #3 *Jean Sommer*

Port of Grapeview
POLICY & PROCEDURE MANUAL

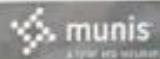
← Copy of Grapeview-10-June 2021.xlsx Open with ▾

A	B	C	D	E	F	G	H	I	J	K	L
1	fund	Invoice	Invoice Date	Invoice Description	Amount	Name	Address 1	Address 2	City	state	Zip
2	000	+	June 2021	Zoom, laptop, stamps	\$37.50	Kitsap Bank Credit Card	PO Box 4818		Carol Stream	IL	60197-4818
3	000	+	20-0016	Port o' potty	100.00	AAA Septic	PO Box 1469		Shelton	WA	98584
4	000	+	May 2021	Electric	125.00	PUD 3	PO Box 2548		Shelton	WA	98584
5	000	+	127253	6/1/2021 VenTek monthly fee	103.08	VenTek International	1260 Holm Rd	suite A	Petaluma	CA	94954
6	000	+	24908	5/25/2021 Annual report services- partial	785.00	Wittenberg CPA	PO Box 1783		Shelton	WA	98584
7	000	+	01/4/02	Per diems	589.42	Jim Madden	2711 E Mission Lake Rd E		Grapeview	WA	98546
8	000	+	01/4/02	Per diems	1414.61	Glenn Carlson	PO Box 338		Grapeview	WA	98546
9	000	+	01/4/02	Per diems	1286.71	Jean Farmer	3714 Treasure Island Rd		Allyn	WA	98524
10	000	+	01/4/02	6/1/2021 Bi-annual pay	2635.58	Amanda Montgomery	PO Box 582		Grapeview	WA	98546
11	+	182	6/8/2021	Landscape maintenance	1010.00	Yard Work Service	4281 Grapeview Loop Rd		Grapeview	WA	98546
12	+										
13	+										
14	+										
15	+										
16	+										
17	+										
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28	+										
29	+										
30	+										
31	+										
32	+										

Port of Grapeview
POLICY & PROCEDURE MANUAL

Port-10 43000053-561

Mason County



A/P CASH DISBURSEMENTS JOURNAL

CASH ACCOUNT: 670.020010.000.000.111.10.111100.0000.00	CHECK NO.	CHK DATE	TYPE	VENDOR NAME	INVOICE	CASH	INV DATE	PO	DEPT	BATCH	NET
430000553 08/23/2021 PRTD 870201 AAA Septic Invoice: 20-6416					20-6418	INVOICE DTL: 08/23/2021 Port a potty 100.00 670.020010.000.000.589.00.500000.0000.00	08/01/2021		GRAPE-10		100.00
						EXPENDITURE				CHECK 430000553 TOTAL:	100.00
430000554 08/23/2021 PRTD 870201 AG3 Gardens Invoice: 52022001					52022001	INVOICE DTL: 08/23/2021 Lawn mowing 65.10 670.020010.000.000.589.00.500000.0000.00	07/31/2021		GRAPE-10		65.10
						EXPENDITURE				CHECK 430000554 TOTAL:	65.10
430000555 08/23/2021 PRTD 870201 callejy beltran Invoice: 1					1	INVOICE DTL: 08/11/2021 Restroom maintenance 84.20 670.020010.000.000.589.00.500000.0900.00	08/11/2021		GRAPE-10		84.20
						EXPENDITURE				CHECK 430000555 TOTAL:	84.20
430000556 08/23/2021 PRTD 870201 Enduris Washington Invoice: R22-387-1					R22-387-1	INVOICE DTL: 07/29/2021 Insurance: rental 4,823.00 670.020010.000.000.589.00.500000.0900.00	07/29/2021		GRAPE-10		4,823.00
						EXPENDITURE				CHECK 430000556 TOTAL:	4,823.00
430000557 08/23/2021 PRTD 870201 Glenn Carlson Invoice: .						INVOICE DTL: 08/13/2021 Ink, keys, striping paint 102.46 670.020010.000.000.589.00.500000.0900.00	08/13/2021		GRAPE-10		102.46
						EXPENDITURE				CHECK 430000557 TOTAL:	102.46
430000558 08/23/2021 PRTD 870201 Kitsap Bank Credit Card Invoice: August						INVOICE DTL: 08/28/2021 Zoom, website, postage 181.92 670.020010.000.000.589.00.500000.0000.00	08/28/2021		GRAPE-10		181.92
						EXPENDITURE				CHECK 430000558 TOTAL:	181.92
430000559 08/23/2021 PRTD 870201 PJO 3 Invoice: August						INVOICE DTL: 08/15/2021 Electric 150.00 670.020010.000.000.589.00.500000.0000.00	08/15/2021		GRAPE-10		150.00
						EXPENDITURE				CHECK 430000559 TOTAL:	150.00
430000560 08/23/2021 PRTD 870201 vectek international Invoice: 128191						INVOICE DTL: 08/01/2021 vectek monthly fee 103.08 670.020010.000.000.589.00.500000.0000.00	08/01/2021		GRAPE-10		103.08
						EXPENDITURE					

Report generated: 08/23/2021 11:48
User: *richie*
Program ID: *accinfo*

Page 1

Port of Grapeview
POLICY & PROCEDURE MANUAL

Kitsap Bank Loan/Bond Payments

The Port must make biannual payments to Kitsap Bank for the limited obligation bond issued to help fund the Port's 25% match for a series of RCO grants.

Bond payments will be due in June and December of each year until the balance is paid in full.

Kitsap Bank will send an "invoice" 2-4 weeks before the payment is due. Payment must be scheduled and transferred by or before the due date.

The payment funding originates in the tax collection of the Port's IDD fund. Monthly IDD statements are issued by the Mason County Treasurer's Office.

To make a payment a letter must be drafted authorizing the Treasurer's office to transfer the appropriate amount of funds from the IDD account to the Bond Fund. The letter must include the amount of the payment that is going towards the principle and the amount of the payment that is going towards interest. If payments are only made per the schedule, the county will waive its normal \$7.50 transfer fee. If an additional payment is made off-cycle, the \$7.50 fee will need to be included. The letter must include acknowledgement and authorization of a \$7.50 transfer fee charged by the county when necessary. Sample letter attached.

The appropriate transfer form (provided by the county) must be completed and signed by the authorized person. Both the letter and the form must be sent at least 48 hours in advance to:

- Julie Richert Jar@masoncountywa.gov
- Treastransmittals Treasransmittals@masoncountywa.gov
- Janet Hobson JHobson@kitsapbank.com
- KB-Finance KB-Finance@kitsapbank.com

See pages 54-58 for example documents.

Port of Grapeview
POLICY & PROCEDURE MANUAL



Port of Grapeview
PO Box 3
Grapeview, WA 98546
www.PortofGrapeview.com

November 22, 2021

To whom it may concern,

The Port of Grapeview would like to authorize a wire transfer of \$24,11.02 to Kitsap Bank as payment toward our principal balance and interest 11/24/2021. \$21,460.08 will go towards the principal and \$3,350.93 will go towards interest. We understand that there is a fee of \$7.50 for this transfer and accept the fee. We would like the funds to be transferred out of our IDD account 670.025010.000.000 to the Bond Fund 670.02060.000.000 for payment to Kitsap Bank.

Sincerely,
Amanda Montgomery
Port Administrator

Port of Grapeview
POLICY & PROCEDURE MANUAL

Mason County Treasurer's Office

Elisabeth (Lisa) Frazier, Mason County Treasurer
411 N 5th Street, Bldg 1
PO Box 429
Shelton WA 98584-0429
Phone 360-427-9670, EXT 475 Fax 360-427-7267

INVOICE

DATE: June 1, 2021

INVOICE # Bond Payments
FOR: Port of Grapeview
LTGO Bond, 2019

Bill To:
Port of Grapeview



DESCRIPTION					AMOUNT
FUND	BOND FUND NO.	PRINCIPAL	INTEREST	FISCAL ACCT #	
PORT OF GRAPEVIEW, MASON CO LTGO BOND, 2019	670.020060.000.000	21,460.08	3,350.93	POG2019-01	24,811.02
TOTAL DUE 11/30/2021					\$24,811.02

If you have any questions concerning this invoice, contact our office at 360-427-9670, Ext 478

Port of Grapeview
POLICY & PROCEDURE MANUAL



619 Bay Street
P.O Box 9
Port Orchard, WA 98366
PH: (360) 876-7819 Fax: (360) 876-7867

Invoice

Date	Invoice #
11/01/2021	POG2019-01

Bill To:
Port of Grapeview PO Box 3 Grapeview, WA 98546-0003 Attn: Amanda Montgomery admin@portofgrapeview.com Julie Richert Jar@masoncountywa.gov

Description		Amount
Port of Grapeview, Mason County Limited Tax General Obligation, Bond, 2019		
Semi-Annual Interest Due:		\$3,350.93
Principal Due:		\$21,460.08
Remaining Bond Amount \$287,539.92		
		Total \$24,811.02
		Payments/Credits \$0.00
		Balance Due: \$24,811.02

Port of Grapeview
POLICY & PROCEDURE MANUAL

Kitsap Bank
Port of Grapview
Debt Service Schedule

LTGO Bond, 2019

Settle	7/29/2021
Principal	309,000.00
Interest Rate	3.20%
Amortization Term (y)	7
Payments per Year	2
Debt Service	(24,811.02)
Annual Debt Service	(49,622.03)

<u>Payment Period</u>	<u>Beginning</u>	<u>Principal</u>	<u>Interest</u>	<u>Ending</u>	<u>Cash flow</u>
07/29/21				309,000.00	309,000.00
12/01/21	309,000.00	(21,460.08)	(3,350.93)	287,539.92	(24,811.02)
06/01/22	287,539.92	(20,210.38)	(4,600.64)	267,329.54	(24,811.02)
12/01/22	267,329.54	(20,533.74)	(4,277.27)	246,795.80	(24,811.02)
06/01/23	246,795.80	(20,862.28)	(3,948.73)	225,933.52	(24,811.02)
12/01/23	225,933.52	(21,196.08)	(3,614.94)	204,737.44	(24,811.02)
06/01/24	204,737.44	(21,535.22)	(3,275.80)	183,202.22	(24,811.02)
12/01/24	183,202.22	(21,879.78)	(2,931.24)	161,322.44	(24,811.02)
06/01/25	161,322.44	(22,229.86)	(2,581.16)	139,092.59	(24,811.02)
12/01/25	139,092.59	(22,585.53)	(2,225.48)	116,507.05	(24,811.02)
06/01/26	116,507.05	(22,946.90)	(1,864.11)	93,560.15	(24,811.02)
12/01/26	93,560.15	(23,314.05)	(1,496.96)	70,246.10	(24,811.02)
06/01/27	70,246.10	(23,687.08)	(1,123.94)	46,559.02	(24,811.02)
12/01/27	46,559.02	(24,066.07)	(744.94)	22,492.95	(24,811.02)
06/01/28	22,492.95	(22,492.95)	(359.89)	-	(22,852.84)

RECEIVED

NOV 04 2021

TREASURER, MASON COUNTY

Port of Grapeview
POLICY & PROCEDURE MANUAL

PRINT ON DEPARTMENT/DISTRICT LETTERHEAD

DATE: 11/24/2021

TO: MASON COUNTY TREASURER'S OFFICE
ATTENTION: CHIEF DEPUTY

TRANSFER

DATE: 11/24/2021

FROM: Port of Grapeview; Amanda Montgomery ADMIN

Please TRANSFER between the following funds:

	FUND NAME	FUND #	BARS LINE	C/D	AMOUNT
From	Port of Grapeview	670.002010.000.000	111.10.111100.0000.00	C	
To	Port of Grapeview Capital Projects	670.002030.000.000	111.10.111100.0000.00	D	

	FUND NAME	FUND #	BARS LINE	C/D	AMOUNT
From	Port of Grapeview IDD Fund	670.025010.000.000	111.10.111100.0000.00	C	\$24,811.02
To	Bond Fund	670.02060.000.000	111.10.111100.0000.00	D	\$24,811.02

	FUND NAME	FUND #	BARS LINE	C/D	AMOUNT
From			111.10.111100.0000.00	C	
To			111.10.111100.0000.00	D	

	FUND NAME	FUND #	BARS LINE	C/D	AMOUNT
From			111.10.111100.0000.00	C	
To			111.10.111100.0000.00	D	

	FUND NAME	FUND #	BARS LINE	C/D	AMOUNT
From			111.10.111100.0000.00	C	
To			111.10.111100.0000.00	D	

REASON:

Kitsap Loan Paydown & Interest payment



SIGNATURE

DATE

11/24/2021

Port of Grapeview
POLICY & PROCEDURE MANUAL

Check acceptance policy

- The Port will accept personal checks as a form of payment for facility usage such as parking, annual pass, boat launch, etc.
- All checks must be made payable to the Port of Grapeview.
- The Port of Grapeview Template form provided by the Treasurer's Office must be filled out and submitted to the county with the check.
- Fill out the total of the check on this line:

670.020010.000.000	362.40	302000	0000.0	0	SHORT TERM/MOORAGE & PARKING
--------------------	--------	--------	--------	---	------------------------------

- Print and sign the form.
- Do not endorse the check.
- Mail or drop off the check with the included form to:
 - Mason County Treasurer PO BOX 429 Shelton, WA 98584
- If the payment is physically dropped off, the cashier will issue a receipt.
- If the payment is mailed, the form will be received via email by the Port Auditor once the payment clears.
- The amount must be logged in the budgetary spreadsheet for the .010 account.

Port of Grapeview
POLICY & PROCEDURE MANUAL

PORT OF GRAPEVIEW

ACCOUNT				DESCRIPTION	AMOUNT
SubFund	BarID	ObjectID	LineID	AcctDesc	Amount
645.000000.000.000	389.00	300005	0000.00	TREASURER TRUST	
670.020010.000.000	311.10	300000	0000.00	PORT OF GRAPEVIEW	
670.020010.000.000	337.00	301000	0000.00	LEASEHOLD EXCISE TAX	
670.020010.000.000	337.00	302000	0000.00	TIMBER EXCISE TAX	
670.020010.000.000	341.81	300000	0000.00	WORD PROCESSING, PRINTING, DUPLICATING SERVICES	
670.020010.000.000	362.60	300000	0000.00	HOUSING RENTALS AND LEASES	
670.020010.000.000	369.91	300000	0000.00	OTHER MISC REVENUE	
670.020010.000.000	361.11	300000	0000.00	INVESTMENT INTEREST	
670.020010.000.000	361.40	301000	0000.00	LEASEHOLD EXCISE TAX INTEREST	
670.020010.000.000	397.00	300000	0000.00	TRANSFERS IN	
670.020010.000.000	362.40	302000	0000.00	SHORT TERM/MOORAGE & PARKING	7.00
670.020010.000.000	362.50	300000	0000.00	SPACE AND FACILITIES LEASES - LONG TERM/DNR	
670.020010.000.000	367.11	300000	0000.00	GIFTS, PLEDGES, GRANTS FROM PRIVATE SOURCES	
670.020010.000.000	361.40	300000	0000.00	OTHER INTEREST EARNINGS	
670.020010.000.000	335.02	320000	0000.00	DNR OTHER TRUST 2	
670.020010.000.000	514.20	500000	0000.00	FINANCIAL SERVICES-BANK FEES	
670.020030.000.000	334.02	370000	0000.00	STATE GRANT RCO	
670.020030.000.000	361.11	300000	0000.00	INVESTMENT INTEREST	
670.020030.000.000	362.40	300000	0000.00	SHORT TERM/MOORAGE & PARKING	
670.020030.000.000	367.00	300010	0000.00	CONTRIBUTIONS-TAYLOR SHELLFISH	
670.020030.000.000	369.91	300000	0000.00	OTHER MISC REVENUE	
670.020030.000.000	391.60	300000	0000.00	ANTICIPATION NOTES/KITSAP BANK LINE OF CREDIT	
670.020030.000.000	397.00	300000	0000.00	TRANSFERS IN	
670.020030.000.000	514.20	500000	0000.00	FINANCIAL SERVICES-BANK FEES	
670.020060.000.000	591.00	500000	0000.00	PORT OF GRAPEVIEW PRINCIPAL-DEBT PAYMENT	
670.020060.000.000	592.00	500000	0000.00	PORT OF GRAPEVIEW INTEREST-DEBT PAYMENT	
670.020010.000.000	389.10	300000	0000.00	NON-REVENUE, REIMBURSE	

TOTAL \$ 7.00

Date

8/6/2021

Checks \$ 7.00

Cash

Credit Card

Other

EFT

Prepared By:

Amanda Montgomery

Received By:

TOTAL \$ 7.00

Port of Grapeview
POLICY & PROCEDURE MANUAL

CREDIT CARD POLICY

Purpose: During the normal transaction of Port business, it may become necessary to use a Port issued credit card for Port authorized purchases. The Port Commission hereby establishes the following policy regarding the issuance and use of Port credit cards in accordance with RCW 43.09.2855.

Issuance of and limits on Port Credit Cards

- The Port will hold credit cards with Kitsap Bank.
- The Port issued credit cards will have a limit that shall not exceed \$5,000.
- With approval via motion from the Board of Commissioners, credit cards may be issued to Staff and/or Commissioners who have job responsibilities that would benefit or otherwise be facilitated by the use of a credit card.

General Policies

- Staff and/or Commissioners receiving a credit card must abide by the "use of credit card" policy (see below) and will be responsible for the usage and transactions of the issued credit card.
- Only the Staff and/or Commissioners to whom the card is issued are authorized to use the card.
- Card numbers will not be released to other Staff and/or Commissioners.
- Up to \$250 per month may be charged to the credit cards for supplies and sundries without special approval of the board.
- Any expenses incurred over the \$250 limit must have prior approval via motion from the Board of Commissioners.
- The balance of the card must be paid in full every month to avoid interest charges or fees.
- Credit Card statements will be retained by the Port Auditor with credit card receipts detailing purchases. Once the credit card statement is received, the Port Auditor will reconcile receipts to the statement and prepare a warrant for payment.
- The Port Auditor will ensure all purchases are accounted for and any questionable charges are investigated.
- All receipts must be saved and documented with the monthly warrants for review by the Port District Commissioners and be available upon request.

Use of Credit Card

- Port issued credit cards may be used to procure ordinary and recurring needs of the Port, including on-line purchases (see below). Such charges shall be incurred and accounted for within the provisions of RCW 42.24.115.
- Personal charges (e.g., travel, lodging, food) may not be made with a Port credit card.

Disallowed charges

- Any charges on a credit card that are not authorized, appropriately documented, or otherwise allowable according to state law and accompanying Port of Grapeview policy will be disallowed.
- Using the Port credit card for personal purchases, even if the purchase is reimbursed prior to the date that the bill becomes due is prohibited. Additionally, using the port credit card for cash advances, regardless of the purpose, is specifically prohibited by law (RCW 43.09.2855).
- If, for any reason, disallowed charges are not repaid before the credit card billing statement is due and payable, the Port of Grapeview shall have a prior lien against and a right to withhold any and all funds payable or to become payable to the credit card user up to the amount of the disallowed charges and interest, at the same rate as charged by the company that issued the credit card.

Port of Grapeview
POLICY & PROCEDURE MANUAL

Internet Purchasing

- A credit card number should not be entered in a web browser to purchase items unless the vendor ensures the card number is encrypted. This can only be verified when transacting business on a secured server using Secured Socket Layering (SSL). On the bottom line (status bar) of the browser, the padlock should be "locked". If the padlock is not "locked", the transaction information is not secure.

Policy & Procedure for commonly shared email account and voicemail account

1. Emails and voicemails that are received by the Port that are specifically addressed to a singular Commissioner will be answered or returned by said Commissioner.
2. Emails or voicemails that are received by the Port that reference a specific job or position held by a Commissioner will be answered or returned by said Commissioner. I.E. A voicemail or email is received regarding a public records request, that message will be handled by the Public Records Officer.
3. Unless otherwise agreed upon by the Board for specific topics (i.e. Annual Pass questions) all other messages or voicemails will be returned by the Commission President (or Designee).
4. When an email or voicemail message is being returned, an email will be sent to the PortofGrapview@gmail.com informing all parties that the message has been handled, in an effort to avoid duplicate responses.

EMAIL POLICY

1. The Commission President, the Port Auditor and the Port Secretary will check their inboxes a minimum of three times per week unless on vacation in order to ensure items are being addressed in a timely manner.
2. Check spam box regularly for misfiled emails.
3. Aside from SPAM, emails should never be deleted.
4. Outlook emails will be backed up into .pst files and those files should be regularly backed up on a provided external drive

Port of Grapeview
POLICY & PROCEDURE MANUAL

Annual Passes

The Port offers an option to purchase an annual launch pass for both individual households and commercial fishermen.

The cost of an annual pass will be reviewed every December with a vote on whether to keep the cost the same or increase the fee.

The annual pass is valid at the date of purchase through December 31st of a given calendar year. Whether a pass is purchased in January or October, a pass will always expire December 31st. The cost of a pass purchased at any point later in the year will not be prorated.

A user may purchase an annual pass in one of two ways. They may purchase the pass via the kiosk located at the launch facility. The user will select the appropriate options on the kiosk menu, insert their credit card and a ticket will be issued. The second option is to send a check for the appropriate amount made payable to the Port Of Grapeview for the current amount along with the required information to PO Box 3 Grapeview, WA 98546

The user will then fill out the Annual Pass form at www.portofgrapeview.com/annual-pass-form Very clear information and instructions are posted on this Port of Grapeview webpage.

Information required to receive the annual pass:

- First & Last Name
- Full mailing address
- Phone number
- Email address
- Date of purchase
- Authorization number (or check number if paying by check)
- Vehicle plate number(s)
- Trailer number(s)
- Vessel number(s)

Once a submission is received, the information will be verified and logged by the designated individual(s). An Annual Pass Table is maintained by the authorized parties where all the data is reviewed and maintained. The authorized parties will utilize the information to track sales, frequency, discrepancies and for general information. No user data will ever be shared or sold.

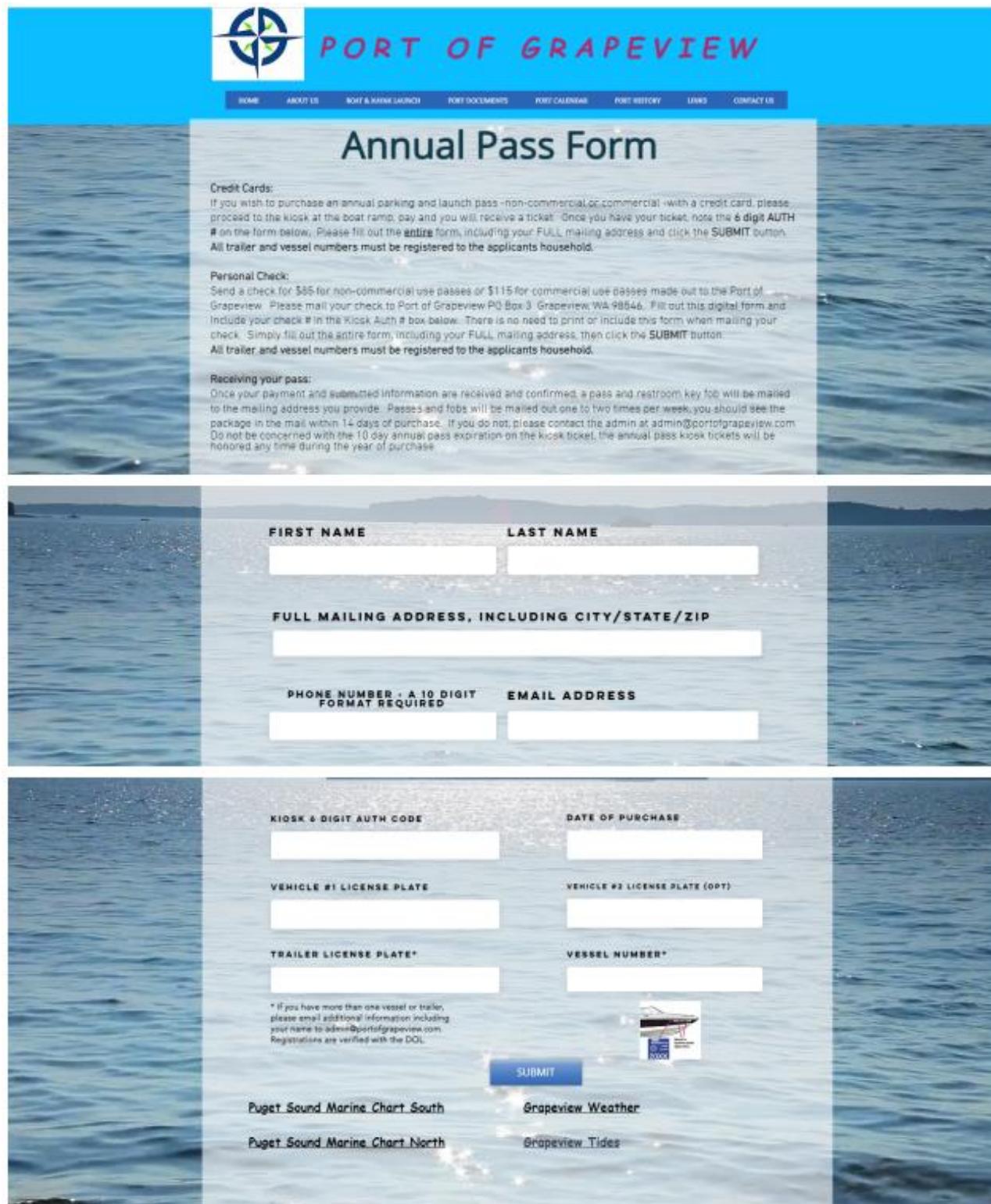
Authorization or proof of paid transaction and vehicle/trailer/vessel numbers will be verified.

Once confirmed, an annual pass is filled out by the Port representative, a restroom fob is assigned to the user and a letter of instruction is included with the fob and the pass. Sample letter attached. The included documents and items will be mailed to the purchaser via USPS within 10 days of the receipt of the submission.

Annual passes will not be refunded. If a user requests a refund within one week of purchase, the board may decide to vote to issue a refund in the form of a warrant. If the pass has already been distributed, the pass must be returned to the Port before the warrant is mailed to the user.

Port of Grapeview
POLICY & PROCEDURE MANUAL

In December of each calendar year, when the kiosk fee schedule is reviewed, the format of the annual pass will also be reviewed for changes or updates and the following years pass format will be approved and ordered through the Port's account at Vista Print.



The image shows a three-panel view of the Port of Grapeview Annual Pass Form. The top panel displays the Port's logo and the title 'Annual Pass Form'. The middle panel contains general instructions and contact information. The bottom panel is the main form with fields for personal information, vehicle/vessel details, and a submission button.

PORT OF GRAPEVIEW

Annual Pass Form

Credit Cards:
If you wish to purchase an annual parking and launch pass - non-commercial or commercial - with a credit card, please proceed to the kiosk at the boat ramp, pay and you will receive a ticket. Once you have your ticket, note the 6 digit AUTH # on the form below. Please fill out the **entire** form, including your FULL mailing address and click the **SUBMIT** button.
All trailer and vessel numbers must be registered to the applicants household.

Personal Check:
Send a check for \$85 for non-commercial use passes or \$115 for commercial use passes made out to the Port of Grapeview. Please mail your check to Port of Grapeview P.O. Box 3, Grapeview, WA 98646. Fill out this digital form and include your check # in the Kiosk Auth # box below. There is no need to print or include this form when mailing your check. Simply fill out the entire form, including your FULL mailing address, then click the **SUBMIT** button.
All trailer and vessel numbers must be registered to the applicants household.

Receiving your pass:
Once your payment and submitted information are received and confirmed, a pass and restroom key fob will be mailed to the mailing address you provide. Passes and fobs will be mailed out one to two times per week, you should see the package in the mail within 14 days of purchase. If you do not, please contact the admin at admin@portofgrapeview.com. Do not be concerned with the 10 day annual pass expiration on the kiosk ticket, the annual pass kiosk tickets will be honored any time during the year of purchase.

FIRST NAME **LAST NAME**

FULL MAILING ADDRESS, INCLUDING CITY/STATE/ZIP

PHONE NUMBER : A 10 DIGIT FORMAT REQUIRED **EMAIL ADDRESS**

KIOSK 6 DIGIT AUTH CODE **DATE OF PURCHASE**

VEHICLE #1 LICENSE PLATE **VEHICLE #2 LICENSE PLATE (OPT)**

TRAILER LICENSE PLATE* **VESSEL NUMBER***

* If you have more than one vessel or trailer, please email additional information including your name to admin@portofgrapeview.com. Registrations are verified with the DOL.

SUBMIT

[Puget Sound Marine Chart South](#) [Grapeview Weather](#)
[Puget Sound Marine Chart North](#) [Grapeview Tides](#)

Port of Grapeview
POLICY & PROCEDURE MANUAL

2021-2022 Annual Pass Table															
Last edit was made 14 days ago by Amanda Montgomery															
File Edit View Insert Format Data Tools Add-ons Help															
1	A	B	C	D	E	F	G	H	I	J	K	L	M	N	
2	#	Last	First	Address	City/State	Added to Wia + Pog Lists	Phone	Tix/Ck #	Purch Date	Veh 1	Veh 2	Trkr	Vessel	Date Marked	Pass Type
3	5	Beth		Otala 98359		Email	360	000871	1/3/2021	C13170A	NA	NA	WN8405JB	2/16/2021	Private
4	39	Ron		Grapeview		Email	509	03795A	1/4/2021	B38837W	NA	AG8825	WN0396TE	6/1/2021	private
5	1	Jeremy		Shelton	98584	Email	360	91463B	1/12/2021	C19574M	GJX572	2491-6	WN 8870 NU	1/14/2021	Commercial
6	2	Steve		Loop	Allyn 98524	Email	425	00318E	1/14/2021	VISU3992	NA	21478AC	WN 9738 ST	1/27/21	Private
7	3	Michael		Loop	Grapeview	Email	360	CA 3265	1/28/2021	B23140F	NA	4647QU	WN8574NP	2/20/2021	Private
8	4	Hal		Loop Rd	Allyn 98524	Email	253	00088T	2/7/2021	C68993U	NA	34334AC	WN75988MD	2/9/2021	Private
9	11	Tom		T	Otala	Email	206	006644	2/7/2021	C08852P	NA	34003AC	WN 945 OH	3/16/2021	Private
10	9	Doug		Bellview		Email	206	JK 105287TB	2/14/2021	DOU05	NA	54123AD	WN 0245 ST	3/12/21	Private
11	6	Mark		Grapeview		Email	253	Ch 10642	2/15/2021	AKB435B	160-ADL	22990AD	WN 1317-NL	02/16/2021	Private
12	7				Allyn 98524	Email	891	750483S	2/17/2021	NA	2982ZW	WN 3550 NG	2/19/2021	Commercial	
13	8	Rob		Woodinville	98077	Email	295	CA 5219	2/18/2021	C58544W	NA	62815AE	WN 1855 SY	delivered in person	Private
14	10	David		Grapeview		Email	360	CA 3342	3/2/2021	AHT 2112	BWJ8181	3204RA	WN 2222 LF	3/8/2021	Private
15	12	Garrett		Grapeview		Email	360	00625D	3/11/2021	895493W	C59810L	2377-ZZ	WN 7489 NW	3/12/21	Private
16	13	John			Allyn 98524	Email	360	000906	3/12/2021	C03817D	0012ZMP	33783AC	WN 5242 KU		Private
17	14	Aaron			Allyn WA 98524	Email	360	73595B	3/27/2021	C98532R	NA	1637-YM	WN 2188 MP	3/31/2021	Private
18	16	Matthew			Allyn	Email	360	81379C	4/18/2021	C20349V	NA	34291Ac	WN 3988 SF	4/15/21	Private
19	20	Alexander			Allyn	Email	360	81409P	4/11/2021	BW85864	B1180CL	0195QD	WN 6888 SS	4/18	Private
20	15	Michael		NW	Gig Harbor	Email	253	07548B	4/13/2021	C505990u	NA	4485-YX	WN 9405 KU	4/14/2021	Private
21	17	Clayton		Grapeview		Email	206	56282D	4/15/2021	B173671T	NA	170754E	WN 2348 SW	4/15/2021	Private
22	18	Ryan			Allyn	Email	360	389511	4/15/2021	C154331G	NA	40938AA	WN 6566 SL	5/24/2021	Private
23	26	Timothy		Grapeview		Email	360	05017D	4/16/2021	B58429V	AHT3862	1898-XA	WN 0234 NW	4/25/21	Private
24	19	David		Grapeview		Email	206	02082D	4/16/2021	C85184G	NA	5553TH	WN 6048 NJ	4/29/21	Private
25	46	Matthew		Bellevue		Email	414	41240911	4/16/2021	C529829	NA	462YXH	WN 9571 K	4/26/21	Private

Port of Grapeview
POLICY & PROCEDURE MANUAL

Port of Grapeview

Annual Pass

VALID

01/01/22 thru 12/31/22

Vehicle #1 & #2 (plate no.)

Trailer # or #'s

Vessel # or #'s

2021 ticket auth #

www.PortofGrapeview.com

425-610-6552

*pass includes launch & parking of listed vehicles

Thank you for using the
Port of Grapeview ramp
& launch.

Usage Do's & Don't's:

- *Please be courteous to other users
- *Please properly dispose of trash - pack it in, pack it out.
- *Please do not leave vessels unattended
- *Please do not swim, dive, etc. off or near ramp/float
- *Please use north side of the float to temporarily tie up vessels
- *Please, no overnight parking anywhere

www.PortofGrapeview.com

425-610-6552



Port of Grapeview
POLICY & PROCEDURE MANUAL

Kiosk Operations, Management & Maintenance

The kiosk refers to the VenTek International Revenue Collection system that is installed at the boat launch facility to collect fees for parking, launches, annual passes and other potential facility use revenue streams.

The kiosk operation software and mechanical components are installed and run by VenTek International. A monthly fee is billed to the Port for the monthly usage of the cellular data used to transmit data and fee collection information. The bill is to be paid monthly.

The Port of Grapeview purchased the kiosk and bears the financial responsibility of any repairs and/or maintenance to the machine, which is handled and processed by VenTek. For problems with the printer or other components, please contact VenTek at.....

There are 3 keys to access the internal components of the kiosk; 1 held by the Port Admin, 2 held by the closest Commissioners. The machine should only be opened to fix a receipt paper jam, check the status of the receipt paper or to change the receipt paper.

Receipt paper is ordered through the representative at VenTek at One extra roll should be kept on hand at all times.

The kiosk processes data in and out of the machine hourly at what VenTek refers to as the "heartbeat". And new data entered (i.e., fee changes, menu options, restroom codes, etc.) will go live upon the next heartbeat after the change is entered.

One individual will be assigned login access to the VenTek Venuve software which allows the monitoring of kiosk purchases as well as updating restroom codes, proper hourly operation of the machine, etc. VenTek only permits one user per institution unless additional user fees are paid. The assignee of the login will regularly monitor the heartbeat and occasionally double verify transaction data (daily collection amount) vs. reported county data for any inconsistencies.

Per the email/voicemail policy, any messages received regarding the kiosk operation or in operation will be promptly returned by the assigned person/persons, followed by a check up on the kiosk and if necessary, a maintenance call to VenTek with a description of the problem.

Kiosk usage:

As previously stated, the kiosk is the sole source of revenue for the Port at this time. Users of the facility may purchase a ticket at the kiosk with a credit card for a boat launch, a kayak launch, parking, or an annual pass both household and commercial. The fees will be reviewed and updated when needed annually in December.

A user should select the appropriate options from the menu which includes a la cart options or combinations of launches and parking.

Port of Grapeview

POLICY & PROCEDURE MANUAL

Once the credit card is processed, a ticket is issued through the drop slot at the bottom. The ticket should be displayed on the dashboard of the vehicle parked in the lot if parking, otherwise the user may keep the ticket on their person.

If a user makes an error during a purchase (i.e. purchases a pass instead of a launch) follow the warrant process to issue the user a refund. Do not have the user contact their bank or credit card company.

Port of Grapeview

venVUE® Revenue Collection System

Port of Grapeview

Pay Stations VenTek International

Pay Station Name: Port of Grapeview Lot: Lot Model: VenStation

IPROM ID: 1014684

Machine Ver: 3.14

Last Heartbeat Time: Aug 27, 2021 16:11:15

Heartbeat Interval: 60 minutes

Pay Station Time (Calculated): Aug 27, 2021 16:29:00 PST/PDT

Today's Transaction Count: 3

Today's Transaction Value: \$26.00

Details for Paystation ID: 2014684

Button	OK
Bill Acceptor	OK
Bill Dispenser	No Bill Dispenser
Card Dispenser	No Card Dispenser
Card Reader	OK
Cashier	Present
Coin Acceptor	No Coin Acceptor
Configurable	OK
Controller	OK
Database	OK
Door	Closed
Hopper	No Hopper
Intrusion	No Intrusion
Keyboard	OK
Lot Configuration	OK

Legend:

- In Service, Pay Station Normal
- In Service, Maintenance Required
- Out of Service/Error
- Out of Service, Intrusion Detected
- Offline
- Busy
- Unknown (Disabled, Insecure)

Refresh

Rate Table: 2021_PortOfGrapeview_401

Port of Grapeview

venVUE® Revenue Collection System

Port of Grapeview

Reports VenTek International Sales Transactions

Start Date: August 2021 End Date: August 2021

S	M	T	W	T	F	S
25	26	27	28	29	30	31
1	2	3	4	5	6	7
8	9	10	11	12	13	14
15	16	17	18	19	20	21
22	23	24	25	26	27	28
29	30	31	1	2	3	4

Start Time: 00:00 End Time: 23:59

Pay Stations: Port of Grapeview (Exchange), Port of Grapeview (Lot)

Payment:

- Cash
- Credit
- Loyalty Card
- Smart Card
- Cancelled
- Coupon
- Debit
- Cash Received
- All

Miscellaneous Filters:

- Last 4 Digits:
- Include Failed Transactions
- Include Tax

Report Type:

- Standard Report
- Sample Report
- Standard Plate Report
- CC Totaled Standard Report
- CSV Report

Amount Paid Filter (\$):

Min: Max:

Transaction ID Filter

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Restrooms

The restrooms must be regularly cleaned and maintained by either a member of the board or an agreed upon cleaning person. If an individual is hired to do the maintenance, an assigned Commissioner should regularly follow up by physically visiting the restrooms and ensure that the Port standards are being met.

The Port Auditor will be responsible for purchasing the supplies for the restroom and well stocked and available for the person or persons maintaining them. This includes but is not limited to toilet paper, toilet seat covers, hand soap, urinal cakes, sanitary napkin bags, trash bags, mop heads, cleaners, etc.

The restrooms will be secured with coded locks. The restroom locks are operable by anyone with an assigned code or key fob. Daily codes will be available on each purchase launch or parking ticket. A portable restroom will be provided for other individuals.

The restroom hours will be determined by the board and may change seasonally. Commercial Pass fisherman (ie. Taylor Shellfish) will have 24/7/365 access. Annual Pass holders will have access 365 days a year but will be limited in hours based on the season and daylight. Port employees, volunteers and contractors' codes will work 24/7/365.

Daily Launch codes will be available for a limited duration based on the season. It is recommended that the board determine the Daily Launch codes access and the hours for the Annual Pass Holder access at the start of the calendar year and be revisited periodically, with another change at the end of the boating season.

Only Port employees, specified contractors and specified volunteers will be permitted access to the maintenance room.

Restroom locks: Policies, program, software, etc.

Both Port facility restrooms use electronic coded locks purchased through TimePilot.

One assigned individual will have access to the software and be responsible for programming and updating the lock information. The software is not web-based and must be assigned and downloaded to a specific computer. There will be one login ID and one password. The database can be transferred to a different computer at any time by contacting TimePilot.

The program is set up for a main database of users, both codes and fobs. Then each lock (Men's & Women's) is programmed separately.

All Port Commissioners, staff, designated volunteers, designated subcontractors, and the Sheriff's department will have assigned 4-digit access codes with 24/7/365 access. It is recommended in most cases that the 4-digit code be the last 4 digits of the user's telephone number unless otherwise requested.

All Annual Pass & Commercial Pass holders will be issued a fob.

A daily access code will print on purchase receipts and will be seasonally available per the board's discretion.

Help and assistance is available through TimePilot at support@timepilot.com. A copy of the manual/guide will be available as well.

Port of Grapeview
POLICY & PROCEDURE MANUAL

Every individual needs to be added under the Set Up tab, then the "Add User" function.

- Enter the first and last name.
- Select one of the pre-assigned departments.
- The "display" name will automatically populate but can be changed manually if desired.
- For assignees receiving a 4-digit code, check the box "Enable Key Code" and enter the code.
- For assignees receiving a fob, click the "Enable Button" box, then the "Get ibutton" box. Selecting the appropriate color is optional. Place the blank fob into the reader, a number will pop up under the "ibutton number". Then click OK.
- Whether entering a code or fob, the option is to either click "OK" which will end the "Add User" function, saving the entered information OR click "Save and add another user" to add another user and follow the same instructions.

This will add the new user(s) to the column on the left. Double click each new user added to verify the information entered and to click the "active" button.

To add the new user information to each specific lock, double click the lock name and the user list will populate. Any name that does not have a green dot next it needs to be activated.

Clicking the blank box will add the green dot or remove the green dot. New users need to have the green dot clicked on. Click "Save & Close". Two more options will appear - either "Transfer Lock Settings" or "Wait & Transfer Later". If transferring the lock settings, place the yellow management key assigned to the specific lock into the fob reader and follow the instructions.

To load the updated information to each lock, hold the appropriate yellow management key over the fob scanner on the door lock. It will start beeping and the light will turn green. Continue holding in place until there are two final beeps at the end. Repeat this process for each lock.

To set or change the usage parameters of each lock, while the lock information is open, select the necessary tab at the top (ie. daily restrictions or date restrictions)

To deactivate a user, simply unclick the green button, load the saved data to the yellow management key, scan over lock and wait for the beeps.

To delete a user, first deactivate the user, then from the main menu on the left hover over the name, right click and click "delete profile".

Annual Pass holders need to be deactivated at the end of the year. Their data/information should be retained in the system. If/when the user renews their annual pass, their fob should then be reactivated. Annual pass holders have been asked to keep their initially issued fob. Replacement fobs may be purchased for \$20. Information contained in the "Annual Pass" policy/procedure.

Brand new annual pass purchasers will be issued a single fob included with their annual pass.

Daily seasonal launch codes should be changed regularly. Preprogramming the daily launch codes for weeks in advance is recommended. The code that prints on the kiosk receipt needs to be changed/updated through the VenVue software referenced in the Kiosk Operations policy/procedure.

The authorized VenVue user will login, select the appropriate rate table, click "sections" and update the code in both "layer 1" and "layer 2".

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If assistance is needed, contact VenTek support at support@ventek-intl.zendesk.com or Roy Whipple Jr at roynwp1@aol.com. The code will update on the ticket within an hour.

Per the recommendation, the code should already be programmed into the lock for any users purchasing a ticket immediately following the update. Old daily codes should be deactivated by following the "deactivate a user" procedure above. This will eliminate the use of old codes. Each time a new daily launch code takes effect, the code should be emailed to the board.

If a code or fob is thought to be compromised, lost or stolen, deactivate it as soon as possible.

Activating or deactivating any fobs or codes must be done in person with the yellow management key. Only the printed kiosk code can be done remotely. A printed kiosk code should NEVER be updated before the code is available in the locks.

Additional fob supplies may be purchased on Amazon.com. Anything compatible with the DS1990A F5 will work.

Additional yellow management keys must be purchased via TimePilot.

To retrieve the audit trail for each lock, the laptop with the TimePilot program must be present. No internet access is required to utilize it. Highlight the desired lock (one at a time only), click on the "Lock Operations", then click on "Get Audit Trail" and follow the instructions. After the first lock, do not click to view, follow the same instructions for the second lock audit, then all the current information will aggregate from both locks to view or review.

Parking/Parking Lot/Rules

The Port currently possesses three parking areas: along the rock wall near the boat launch, near the restrooms and the gravel lot across the street.

The area along the rock wall is limited/temporary parking of 30 minutes or less and is available for customers of the Port. This parking area is free of charge. Board will revisit whether or not to leave this area as is at future meetings. Potential safety concerns and violations of extended parking by non-Port customers may require this area be reassessed.

The parking area near the restrooms is designated for 30-minute parking and is available for customers of the Port. This parking area is free of charge.

The gravel parking area across the Loop Rd is the main parking area for customers of the Port.

This is a fee lot and requires either a displayed Annual Pass or a paid ticket from the kiosk.

Vehicles with trailers may only park in the fee required gravel lot.

The parking fees will be determined by the board at the end of every calendar year per the Annual Pass policy, to be instituted by January 1 of the following year.

Overnight parking (**See Overnight Parking Policy Pages 87-88**)

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Violators may be ticketed or towed. Towing requests will be handled by a Commissioner and will utilize an account with a local towing company. A towing agreement is in place and on file between the Port of Grapeview and North Shore Towing as of October of 2021.

It is recommended that the board review and update the parking time frames, fees and rules regularly in order to ensure the best use and accessibility of the facilities.

Mail & PO Box

Up to two keys are available for the PO Box held by the Port - PO Box 3.

A specific person, preferably the Port Auditor or Secretary should be assigned to collect the mail.

Mail should be retrieved by the designated individual regularly, at least weekly, but preferably more often.

SPAM or junk mail may be disposed of.

Any invoices or bills should be handled per the Warrant policy.

Any mail addressed to a specific individual or Commissioner should be passed along or forwarded to that specific person.

Any time sensitive documents should be addressed immediately.

Any valid correspondence received via USPS should be listed/discussed during the "Correspondence" portion of the monthly agenda.

If the designated person collecting the mail is away or on vacation a secondary plan should be put in place beforehand to eliminate the possibility of missing time sensitive information.

Industrial Development District Tax

The IDD establishment law is contained in Title 53 Port Districts starting at 53.25. Law as it applies to financing IDDs is contained in Title 53 starting at 53.36.110 and ending at 53.36.160. Understand that it is a tax levied by the Port Commissioners.

53.36.160 was adopted by the legislature in 2015 effective in 2016. It was sponsored by the Port's lobbyists at the Washington Public Ports Association (WPPA). Additionally, the Commission contacted the Port's legislative representatives supporting the approval.

Pre 2016:

53.36.100 was the operative law. It allowed \$2.70 to be collected over six years. This law still applies to Ports that installed an IDD prior to 2016. This law expires when the last Port IDD adopted under .100 expires.

Port of Grapeview
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2016 and beyond:

53.36.160 is applicable to the Port of Grapeview's IDD. It is recommended that it be read by Commissioners.

It allows for:

\$2.70 per 1000 dollars of assessed to be collected over 20 years.

The Port put in place an IDD in 2018 through two resolutions: 2018-03 and 2018-04. In 2019, resolution 2019-04 was put in place to comply with IDD law.

Terms and Conditions of an IDD

- Only two IDDs are allowed for eternity. The PoG is in its first Multi-Year period. Only one more is allowed after 2038. See 53.36.160.
- The \$2.70 allowed can be throttled annually from 0.0 to a maximum of 0.45 cents per thousand dollars of assessed value.
- If any of the allowed funds are not used, they disappear in 2038.
- IDD money can only be used for capital improvements, not maintenance.

Commission requirements

The prospective IDD tax for the ensuing year is considered during the previous year's budget process. The proposed tax must be adopted by resolution, a copy of which follows this narrative. It was prepared by the Port's IDD attorney Cynthia Weed at K&L Gates. She is the IDD guru and assisted the WPPA in its passage.

It cannot be further stressed that the resolution must be in to the Mason County Assessor **on or before November 30**. It is very important to note that the last date for budget passage per Title 53.35.045 is the first Monday in December, therefore the Commission must have the resolution in to the Assessor **prior to the adoption of the budget**.

Income derived from an IDD

The income is based on the value of all Assessor Parcel Numbers in the PoG boundaries which the Assessor publishes the value annually. Contact the Assessor to obtain the next year's value.

Effect of IDD tax on a property taxpayer:

Home Valuation per the Assessor	IDD assessment of .01/1000 Annual Cost to Property Owner
\$100,000	\$1.00
\$200,000	\$2.00
\$300,000	\$3.00
\$500,000	\$5.00
\$1,000,000	\$10.00

When first adopted in 2018 the income was focused on paying down the Kitsap Bank loan which financed the Port's 25% match to the Recreation and Conservation Office grants to acquire property, build a turnaround and permanent restrooms.

For purposes of illustration, the 2022 assessed value is 1.2 billion dollars (in 2013 it was 638 million).

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Therefore, each penny of IDD assessment is worth approximately 12K in 2022.

The Commission decided to pay down the loan with an annual IDD tax of .06/1000.

Home Valuation per the Assessor	IDD assessment of .06/1000 Effect on Property Tax Payer
100,000	6.00
200,000	12.00
300,000	18.00
500,000	30.00
1,000,000	60.00

As previously stated, the amount can be throttled annually. Quicker payoff (i.e., higher IDD assessment aimed at the Kitsap loan) results in less interest paid.

Bond Payments

By law (53.36.010) the Port's treasurer is the Mason County Treasurer who handles all invoices on behalf of the Port as administered by the Port Auditor.

Industrial Development District (IDD) Compliance Review Policy

To ensure every expenditure of Industrial Development District (IDD) funds is lawful, capital in nature, aligned with the Port's Comprehensive Scheme of Harbor Improvements, and well documented for public transparency and audit, the Port District requires that each IDD-funded project receive two legal reviews: (a) a Scope (Concept) Opinion before any IDD budget authorization; and (b) a Final Compliance Opinion before bid award or contract execution. **(See IDD Compliance Review Policy Pages 89-92)**

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NOTE: This resolution must be submitted to the Mason County Assessor by Nov 30 of each year.

RESOLUTION NO. 20YY- ##

**A RESOLUTION OF THE PORT COMMISSION OF THE PORT OF GRAPEVIEW,
MASON COUNTY, WASHINGTON, DECLARING ITS INTENTION TO LEVY THE
Third/fourth, etc. YEAR OF THE PORT OF GRAPEVIEW DEVELOPMENT DISTRICT'S
FIRST MULTIYEAR LEVY PERIOD.**

WHEREAS, pursuant to Resolution No. 2018-03, adopted on November 20, 2018, the Port of Grapeview, Mason County, Washington (the "Port") established an industrial development district designated as the Port of Grapeview Development District (the "PDD") and identified certain marginal lands within the Port; and

WHEREAS, the Port has adopted and approved a Comprehensive Scheme of Harbor Improvements, which may be amended, modified, and restated in the future (the "Comprehensive Scheme"); and

WHEREAS, the Port intends to provide for the redevelopment of marginal lands in the PDD in the accordance with the powers granted to the Port under RCW Ch. 53.25; and

WHEREAS, RCW 53.36.160 permits multiyear levy periods of up to twenty years, commencing with the date of the initial levy; and

WHEREAS, pursuant to Resolution No. 2018-04, adopted on November 20, 2018, the Port approved a first multiyear period pursuant to the provisions of RCW 53.36.160; and

WHEREAS, the Port established 2019 as the base year by submitting the first year of the PDD multiyear levy period,

**NOW, THEREFORE, BE IT RESOLVED BY THE PORT COMMISSION OF THE PORT OF GRAPEVIEW,
MASON COUNTY, WASHINGTON, as follows:**

Section 1. The Port currently intends to (a) include in the Port's 20YY budget those projects to be funded by the PDD (the "PDD Projects") and plan for PDD revenues, (b) amend the Comprehensive Scheme as may be necessary to encompass the PDD Projects, and (c) submit the PDD Levy Amount (as defined below) to County Treasurer of Mason County (the "County") in 20YY for collection in 20YY.

As part of the Port's regular budgeting and submission process in 20YY, the Port intends to submit the PDD Levy at a levy rate of \$0.##

Section 2. This resolution shall take effect immediately upon its adoption.

ADOPTED AND APPROVED at an open public meeting of the Commission of the Port of Grapeview, Mason County, Washington held this DD day of MM, 20YY.

POR OF GRAPEVIEW, MASON COUNTY, WASHINGTON

By
Commissioner, District 1

By
Commissioner, District 2

By
Commissioner, District 3

Port seal added here.

Port of Grapeview
POLICY & PROCEDURE MANUAL

CERTIFICATE

I, the undersigned, Secretary of the Port Commission (the "Commission") of the Port of Grapeview, Mason County, Washington (the "Port"), DO HEREBY CERTIFY:

1. That the attached resolution numbered 20YY-# (the "Resolution"), is a true and correct copy of a resolution of the Port, as finally adopted at a regular meeting of the Commission held on the DD day of MM, 20YY and duly recorded in my office.
2. That said meeting was duly convened and held in all respects in accordance with law, and to the extent required by law, due and proper notice of such meeting was given; that a quorum of the Commission was present throughout the meeting and a legally sufficient number of members of the Commission voted in the proper manner for the adoption of said Resolution; that all other requirements and proceedings incident to the proper adoption of said Resolution have been duly fulfilled, carried out and otherwise observed, and that I am authorized to execute this certificate.

IN WITNESS WHEREOF, I have hereunto set my hand this DD th day of MM, 20YY.

Secretary, Port Commission

/s/

Port seal added here.

Port of Grapeview
POLICY & PROCEDURE MANUAL

PCI COMPLIANCE POLICY

Purpose: The credit card security policy is designed to address security of card holder data related to credit card payments taken by the Port of Grapeview. This policy is reviewed annually and updated as necessary to ensure compliance with Payment Card Industry (PCI) standards.

Policy Statement: This policy applies to all employees and/or volunteers of the Port of Grapeview who have access to or could impact security of payment card data. Each employee and/or volunteer with access should read, understand, and always ensure compliance with this policy to ensure the protection of cardholder data. Each employee and/or volunteer with access must acknowledge in writing that they have read and understood the policy.

In order to comply with Payment Card Industry Data Security Standards (PCI-DSS) as well as good business practices related to the handling of our customers' credit card information:

Data Handling

- Such data will be treated as confidential.
- Data that is not necessary in order to conduct business will *not* be retained in any format (e.g., paper or electronic).
- We will not accept, request, or retain such data via e-mail or other electronic means.
- We will not store any card-validation code (i.e., the three- or four-digit code) used to validate a card-not-present transaction, personal identification number (PIN) or encrypted PIN block.
- Account numbers will be masked when displayed (i.e., no more than the first six and last four digits of the credit card numbers).
- Physical access to records will be restricted to the admin staff with a "business-need-to-know". Means such as locked file cabinets and restricted file rooms as well as restricted distribution of such records will be used.
- We will retain such data for in accordance with State Records Retention schedules and, after this period, we will shred the data using a cross-cut shredder or otherwise dispose of this information in a PCI-DSS approved manner.

System Configuration

We will ensure, through working with the port administrator and others as needed, that:

- Anti-virus software will be implemented, updated, and run at regular intervals.
- Vendor patches and compliance updates will be installed on a timely basis.
- Access will be granted to systems only on a "business-need-to-know" basis.
- If external vendors need remote access to service our third-party software, their access will be granted only for the time needed to do the necessary task(s) and then immediately disabled.

Processing Refunds

- We will make our refund policy available to all customers.
- NO CASH OR CHECK REFUNDS are permitted on a credit card purchase. This also includes NO CASH BACK at the time of the original sale.

Port of Grapeview
POLICY & PROCEDURE MANUAL

PERSONAL, PROFESSIONAL AND PURCHASED SERVICES POLICY

1. Purpose & Scope

This policy governs procurement of (a) utilities, materials, equipment, supplies, and purchased services; (b) public works; and (c) professional services, including architectural and engineering (A&E). Where conflicts exist, state and federal law control.

This Policy establishes guidelines and clarifies the procedures for purchasing supplies and materials, public works construction, and contracting for services by the Port of Grapeview. The procedures set forth in subsequent sections of this document are designed to assure the citizens, the Port Commissioners and Port administrative staff that the Port of Grapeview receives maximum value for each dollar expended and assure fiscal responsibility in the procurement process.

2. References

- **RCW 53.08.120 — Port district public works contracting; direct contracting $\leq \$40,000$; bidding above; exemptions by RCW 39.04.280.**
- **RCW 39.04.155 — Small Works Roster ($\leq \$350,000$).**
- **RCW 39.80 — Qualifications-Based Selection (QBS) for A&E; applies regardless of dollar amount (except emergency provisions under RCW 39.80.060).**
- **RCW 39.12 — Prevailing Wage (public works); see L&I awarding agency guidance.**
- **BARS Manual 3.1.3 — Internal Control.**
- **RCW 42.23 — Code of Ethics / Conflicts of Interest.**

Note on amounts: Dollar thresholds are stated exclusive of sales tax (unless otherwise stated) and reflect current statute; if adjusted by law, the then-current statutory amounts apply without amending this policy.

3. Public Works (construction, alteration, repair, improvement — RCW 39.04.010)

3.1 Thresholds & Methods

- **$\leq \$40,000$** — The Port may construct by contract without calling for bids (direct award) or by using the Small Works Roster. (RCW 53.08.120)
- **$> \$40,000$ to $\leq \$350,000$** — Use Small Works Roster procedures (RCW 39.04.155). Direct contracting from roster may be used where authorized by law/policy; competition is recommended below the direct-contracting ceiling; competitive small works procedures are required for $\$150,000$ – $\$350,000$.
- **$> \$350,000$** — Use formal competitive bidding (or authorized alternative delivery if applicable by statute).

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3.2 Required Controls (apply to all public works)

- **Prevailing wage (RCW 39.12);** contractor responsibility criteria; retainage and bonds as applicable.
- **Emergency** and other bid-waiver scenarios must meet RCW 39.04.280; documentation shall be filed stating the nature of the work and justification.
- **No bid splitting.** A public works project is a complete project; do not divide to avoid thresholds.

4. Purchased Goods, Materials, Equipment, and Purchased (Non-A&E) Services

The Port establishes the following internal bid/quote thresholds scaled for a small district. These apply when not a public work and when no separate statute requires a specific method.

- **≤ \$5,000** — Direct purchase by designated Commissioner or Managing Official; one price is sufficient (documented).
- **>\$5,000 to ≤ \$15,000** — Informal competition: obtain at least two documented written quotes (email acceptable).
- **>\$15,000 to ≤ \$30,000** — Informal competition: obtain at least three written quotes.
- **>\$30,000** — Formal solicitation (RFQ/RFP/IFB) by designated Commissioner or Managing Official; advertise or solicit from an approved vendor list to ensure open and fair competition.

Note: These purchasing thresholds do not apply to public works (see Section 3) or to A&E (Section 5). Cooperative purchasing and existing state/other agency contracts may be used where permitted by law and in the Port's best interest.

5. Professional Services

5.1 Architectural & Engineering (A&E) Services (RCW 39.80)

- **A&E services must be procured using qualifications-based selection (QBS)** — select the most qualified firm first, then negotiate a fair and reasonable price. Price may not be used to shortlist or rank prior to selection. Maintain a consultant roster or conduct a public RFQ.
- **Emergencies:** RCW 39.80.060 provides a limited emergency exception to normal QBS; document the emergency and scope.
- **The prior “preauthorized dollar limit” for A&E awards** is replaced by this process requirement. Monetary caps remain as authorization controls (Section 6), not selection criteria.

5.2 Other Professional/Personal Services (Non-A&E)

- **Use best-value selection.** Apply the thresholds in Section 4 for obtaining quotes/competition.

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6. Delegated Signature & Spending Authority

- **The designated Commissioner or Managing Official** may execute contracts for goods, purchased services, and professional/personal services **up to \$10,000 per contract if budgeted**.
- **\$10,001 – \$25,000 — Designated Commissioner or Managing Official** may execute after Commission prior approval (or consent/ratification if previously authorized in the adopted budget and agenda bill specifies vendor and NTE amount).
- **Over \$25,000** — Commission approval required prior to award.

The Managing Official's cumulative awards under this section shall not exceed \$25,000 per fiscal year without additional Commission authorization.

7. Ethics, Conflicts, and Unauthorized Purchases

- **RCW 42.23 applies.** No personal purchases or self-dealing. Violations may result in personal liability and discipline.
- **Gifts and gratuities that could influence procurement decisions must be declined.**

Port of Grapeview
POLICY & PROCEDURE MANUAL

DISPOSAL OF SURPLUS PROPERTY POLICY & PROCEDURES

1. PURPOSE OF THE POLICY

Provide clear, lawful procedures for disposing of Port-owned property that is no longer needed for Port purposes while safeguarding public funds and obtaining fair value for the public.

2. REFERENCES

- **RCW 53.08.090** – Sale of port district property (managing official authority; annually CPI-adjusted value limit)
- **RCW 39.33.020** – Intergovernmental disposition of property; public hearing requirement when estimated value exceeds \$50,000
- **RCW 39.33.015** – Public benefit transfers of real property for affordable housing and related facilities (below-FMV/no-cost transfers; covenants required)
- **Washington Constitution, Article VIII, §7** – Prohibition on gifts of public funds
- **RCW 42.23** – Code of ethics for municipal officers (conflicts of interest)

Note: Where this policy references a dollar threshold for the Managing Official's sale authority, it shall mean the then-current value limit established under RCW 53.08.090(1)–(2), as annually adjusted, rather than any fixed number. For reference, the Washington Dept. of Revenue has published the 2025 limit as \$22,830 per item; staff should verify the current posting each January.

3. DEFINITIONS

- **Surplus** – Port property (real or personal) that the Commission (or Managing Official when authorized) has determined is no longer needed for Port purposes.
- **Fair Market Value (FMV)** – The price a willing buyer would pay a willing seller in an arm's-length transaction, considering the property's condition, utility, and market.
- **Salvage Value** – The expected value from scrap, parts, or resale in current condition.
- **Disposal Costs** – Costs reasonably necessary to dispose of an item (e.g., hauling, environmental handling, fees).

4. POLICY

- A. Commission Authorization** — Above Managing Official Limit (currently \$22,830 for calendar year 2025). When property is estimated to exceed the RCW 53.08.090 managing-official value limit, the Commission must declare the property no longer needed for Port purposes by resolution before sale or other disposition. If the property is part of an adopted comprehensive plan of improvements, the plan must first be modified following required public notice and hearing.
- B. Managing Official Authorization** — At or Below Managing Official Limit (currently \$22,830 for calendar year 2025). For surplus property at or below the then-current managing-official limit, the Managing Official may dispose of the property consistent with this policy after issuing a written Certification of Surplus stating the item is no longer needed for Port purposes.
- C. FMV Determination (Required).** Before any disposal, the Port shall establish FMV using methods proportionate to the item's value (e.g., market comps from public listing platforms, trade quotations, auction history, or appraisal for higher-value items). FMV workpapers shall be retained with the surplus file.
- D. Preferred Methods** — Obtain Value. Surplus items should be sold by methods reasonably calculated to achieve the highest return (e.g., public auction, competitive sealed bids, or transparent online listing). Marketing efforts shall be documented in the file.

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E. Donation / Disposal of Items with No FMV or Negative Net Value (Personal Property).

Donation or disposal below FMV is permitted only if:

1. The Port documents that the item has no reasonable market value (e.g., no offers despite reasonable exposure, beyond economical repair); or
2. Disposal costs exceed salvage value, yielding a negative net value to the Port; or
3. Another specific statute authorizes below-FMV transfer with required conditions.

When one of the criteria above is met, the Managing Official may donate, recycle, scrap, or otherwise dispose of the item in the Port's best interest. Donation to a nonprofit does not by itself create an exception to Article VIII, §7. The file must include photos/condition notes, FMV/salvage documentation, any failed listings or quotes, and the signed determination.

F. Public Benefit Transfers — Real Property (Affordable Housing Pathway). For real property only, the Port may utilize RCW 39.33.015 to transfer surplus real property below FMV or at no cost for affordable housing and related facilities when all statutory conditions are met, including: adoption of local implementing rules, Commission findings of surplus and public benefit, and recorded use covenants and remedies in case of non-use.

G. Public Hearing — High-Value Dispositions. Before disposing of surplus property (real or personal) with an estimated value exceeding \$50,000, the Port shall hold a public hearing with required notice under RCW 39.33.020. This requirement is in addition to any Commission surplus resolution.

H. Gift of Public Funds — Required Findings for Any Below-FMV Disposal. The Port shall not transfer property for less than FMV unless authorized by law and supported by written findings that demonstrate compliance with Article VIII, §7. Findings shall cite the applicable authority (e.g., Section E criteria, Section F pathway) and include the FMV analysis, marketing efforts, and any disposal-cost vs. salvage analysis.

I. Conflicts of Interest. Consistent with RCW 42.23, Commissioners, the Managing Official, and any person who influenced or participated in the surplus determination or sale method are prohibited from purchasing Port surplus property. Sales shall be conducted to avoid even the appearance of self-dealing.

5. PROCEDURES

1. **Initiation.** Staff submits a Surplus Request with description, photos, condition, serial/asset numbers, and an estimated value.
2. **FMV Workup.** Staff compiles FMV documentation proportionate to value (comps, quotes, appraisal if required). For items believed to have no FMV, staff documents failed marketing attempts or quotes evidencing negative net value.
3. **Authorization.**
 - **Above managing official limit:** Board resolution declaring not needed for Port purposes; schedule public hearing if >\$50,000.
 - **At/below limit:** Managing Official issues Certification of Surplus.
4. **Method of Disposal.** Use auction, bid, broker, or transparent online listing. If Section E applies, Managing Official documents donation/recycle/scrap determination.
5. **Award/Disposition.** Highest responsive offer consistent with method; execute bill of sale or transfer docs; collect proceeds; or record covenants (Section F) if applicable.
6. **File Retention.** Maintain full record: request, photos, FMV workpapers, surplus authorization, notices/hearing materials (if any), method and results, proceeds, and Article VIII, §7 findings (if below FMV).

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6. Forms

- Certification of Surplus [**Appendix A**] (Managing Official)
- Article VIII, §7 Findings Sheet [**Appendix B**] (use when disposing below FMV)
- Affordable Housing Public Benefit Transfer Checklist [**Appendix C**] (real property only)

Appendix A — Certification of Surplus (Managing Official)

Asset(s): _____ **Qty:** _____ **Asset/Serial #:** _____

Condition: Working Needs Repair Beyond Repair Other: _____

FMV Method(s): Online comps Quotes Auction history Appraisal Other _____

Estimated FMV: \$_____ **Disposal Costs:** \$_____ **Salvage Value:** \$_____

Authorization Basis:

At/below RCW 53.08.090 limit Commission Resolution (date/No.): _____

Disposal Method: Auction Sealed bid Online listing Broker Donation (Sec. 4.E)

Recycle/Scrap

If Donation/Recycle/Scrap selected, attach Section 4.E Determination showing (i) no FMV or (ii) disposal costs > salvage value; or cite other statutory basis.

I certify that the above information is true and correct to the best of my knowledge and I hereby certify that the property is no longer needed for Port purposes

Managing Official

Date

Appendix B — Article VIII, §7 Findings (Use for any below-FMV transfer)

1. **Authority:** Section 4.E (no FMV / negative net value) Section 4.F (RCW 39.33.015)
 Other statute _____

2. **FMV Summary:** _____

3. **Marketing/Exposure:** _____

4. **Disposal vs. Salvage Analysis (if applicable):** _____

5. **Public Purpose Served / Conditions:** _____

6. **Conclusion:** Transfer complies with Art. VIII, §7; file includes supporting documentation.

Commission President

Date

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Appendix C — Affordable Housing Public Benefit Transfer (Real Property Only)

Checklist of mandatory elements under RCW 39.33.015 (adopt local rules; findings; recorded covenants; remedies; compliance monitoring).

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MEETING CODE OF CONDUCT

To ensure productive and respectful meetings in shared public facilities, please adhere to the following guidelines:

1. Respectful Communication

- Listen actively without interrupting.
- Address ideas and issues, not individuals.
- Avoid inflammatory or offensive language.

2. Time Management

- Stick to the agenda to ensure all topics are covered.
- Be concise when speaking to allow everyone a chance to participate.

3. Conflict Resolution

- Disagreements are natural but should be resolved calmly and constructively.
- Seek common ground and focus on solutions.

4. Inclusivity

- Ensure all participants feel welcome and valued.
- Encourage diverse perspectives and equitable participation.

5. Facility Care

- Leave the space as you found it or better.
- Dispose of trash properly and handle materials responsibly.

6. Compliance with Rules

- Follow all posted facility rules and guidelines.
- Abide by any time restrictions for facility use.

By following the above shared space and meeting code of conduct, we can create a safe, respectful, and enjoyable environment for all attendees and guests.

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BOAT LAUNCH FACILITY CODE OF CONDUCT

Public boat launch facilities are shared spaces requiring cooperation for smooth operation. Please observe the following rules:

1. Preparation Before Launch

- Prepare your boat (e.g., loading gear, checking equipment) in the staging area, not on the ramp.
- Ensure all straps and tie-downs are removed before approaching the ramp.

2. Efficient Use of the Ramp

- Use both lanes—the boat ramp has two lanes to accommodate multiple users.
- Launch and retrieve your boat as quickly as possible to minimize delays.
- Avoid blocking the ramp unnecessarily.

3. Courtesy to Others

- Yield to others if the ramp is crowded and take turns.
- Offer assistance to fellow boaters when safe and appropriate.

4. Safety First

- Keep children and pets clear of the ramp area.
- Ensure proper use of personal flotation devices.

5. Environmental Stewardship

- Avoid spilling fuel, oil, or waste into the water.
- Remove any aquatic plants or debris from your boat and trailer before leaving.
- Pack out all garbage to help keep the area clean and protect wildlife.
- Ensure that the restroom facilities are kept clean and presentable for the next user.

6. Parking and Traffic Flow

- Park vehicles and trailers in designated areas only.
- Follow posted signs and traffic patterns to ensure smooth operations.

By following the above shared space and boat launch facilities code of conduct, we can create a safe, respectful, and enjoyable environment for all users.

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OVERNIGHT PARKING POLICY

Purpose

This policy establishes guidelines for the use of the Port of Grapeview (port district) parking lot for overnight parking by individuals engaging in overnight boating activities. The intent is to ensure that parking spaces are available to boaters and that the lot is not used for camping or unauthorized vehicle storage.

Scope

This policy applies to all individuals seeking to park their vehicles overnight in the port district parking lots.

Policy Details

1. Designated Overnight Parking Area

- Overnight parking is only permitted in the Auto/Boat Trailer parking lot located across Grapeview Loop Road.
- The restroom parking lot is strictly for loading and unloading only. No overnight parking is allowed in this area.
- **Please Note:** The private marina parking lot is not available for parking under any circumstances.

2. Eligibility for Overnight Parking

- Overnight parking is exclusively for boaters who are planning overnight trips on their boats departing from the port. Individuals need to present proof of an active boating trip by completing an online application.
- Upon approval of the online application, a permit will be issued by the port district. Vehicles must display the valid permit.

3. Prohibited Vehicles and Activities

- **No Camping:** The parking lot is not to be used for camping or setting up tents, trailers, or any type of temporary living quarters.
- **No RVs:** Recreational vehicles (RVs), campers, trailers, and motorhomes are strictly prohibited from parking overnight.
- **No Storage:** Vehicles or boats left for the purpose of storage, or not connected to an active boating trip, will be subject to towing at the owner's expense.

4. Duration of Parking

- Overnight parking is allowed for a maximum of 72 hours in the designated Auto/Boat Trailer parking lot. Extensions may be requested but are subject to availability and port approval.
- Vehicles exceeding the permitted stay without prior authorization may be subject to fines or towing.

5. Parking Fees

- The port reserves the right to charge parking fees for overnight parking. Fee rates will be posted online on the port district's website.

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6. Garbage and Waste Disposal

- Overnight parking users are responsible for removing and properly disposing of all garbage and waste generated during their stay.
- Dumping of trash or any hazardous materials in the parking lot is strictly prohibited and may result in fines or loss of parking privileges.

7. Security and Liability

- **No Security Provided:** The parking lot is not monitored or secured by the port district. Vehicle owners are responsible for the safety and security of their property.
- The port district is not responsible for any loss or damage to vehicles or personal belongings left in the parking lot.

8. Enforcement

- The port district reserves the right to enforce this policy and remove any vehicles that violate the terms outlined. Violations may result in fines, towing, or loss of parking privileges.

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Industrial Development District (IDD) Compliance Review Policy

Purpose

To ensure every expenditure of Industrial Development District (IDD) funds is lawful, capital in nature, aligned with the Port's Comprehensive Scheme of Harbor Improvements ("Comprehensive Scheme"), and well documented for public transparency and audit.

Scope

This policy applies to all planning, design, permitting, construction, and acquisition activities funded in whole or in part with IDD dollars, regardless of project size.

Definitions

- **IDD Funds:** Revenues levied and spent under the Port's Industrial Development District authority.
- **Comprehensive Scheme:** The Port's adopted plan listing capital improvements and projects.
- **Legal Compliance Opinion:** A brief written opinion (email or memo) from an attorney experienced in Port/IDD matters addressing the project's eligibility for IDD funding.
- **Scope (Concept) Opinion:** A preliminary legal opinion based on a short scope summary and checklist, obtained before any IDD budget authorization.
- **Final Compliance Opinion:** A legal opinion based on bid/contract materials and final scope, obtained before award/contract execution.

Policy Details

1. Policy Statement

- **Mandatory legal review for every IDD project.** Each IDD-funded project must receive two legal reviews: (a) a Scope (Concept) Opinion before any IDD budget authorization; and (b) a Final Compliance Opinion before bid award or contract execution.
- **Checklist documentation required.** Each stage must use the standard checklists in Appendix A (Scope/Concept) and Appendix B (Final).
- **Capital only.** IDD funds are restricted to capital industrial development and permit-required environmental compliance/mitigation. Routine operations and maintenance, program equipment, and unrelated amenities must be funded outside the IDD.
- **Proportionality.** If a project benefits non-IDD uses, only the proportional IDD share may be charged to IDD funds.
- **Recordkeeping.** All checklists and legal opinions must be kept in the project file and included in the board meeting packet when action is taken.

2. Roles & Responsibilities

- **Commission President (or Designee)** – IDD Compliance Lead
 - Ensures this policy is followed; signs checklists; engages outside legal counsel as needed.
- **Part-Time Administrator**
 - Prepares and routes checklists; compiles attachments; maintains project files and acts as board liaison.
- **Outside Legal Counsel (as-needed engagement)**
 - Provides Scope (Concept) and Final Compliance Opinions; may recommend conditions or exclusions.

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3. Procedure

Step 1 — Initiation (Scope/Concept)

1. Admin completes **Appendix A: Scope (Concept) Checklist** with a one-paragraph scope and basic references (Comprehensive Scheme page, if listed).
2. Chair reviews and signs the checklist.
3. Commission President (or Designee) sends Appendix A + scope paragraph to outside counsel; obtains a **Scope (Concept) Opinion** (email or memo).
4. If Concept OK, staff may place a budget authorization item on a board agenda. If Not OK, revise scope or fund with non-IDD sources.

Step 2 — Pre-Award (Final)

1. Prior to bid award/contract execution, Admin completes **Appendix B: Final Compliance Checklist** with: scope sheet from bid/contract, funding split, Comprehensive Scheme page(s) or adopted amendment, and permit/status summary.
2. Commission President sends Appendix B + attachments to counsel; obtains a **Final Compliance Opinion**.
3. Any **conditions/exclusions** are incorporated into the board action and contract documents.
4. Board may then award the contract or execute agreements.

Scope Changes: If the project scope **materially changes** after a Scope (Concept) Opinion, the Commission President will obtain a short **Scope Addendum** from counsel before proceeding.

4. Documentation Standards

Each IDD project file must contain, at minimum:

- Appendix A checklist + Scope (Concept) Opinion,
- Board action authorizing IDD budget (if applicable),
- Appendix B checklist + Final Compliance Opinion,
- Comprehensive Scheme page(s) or Scheme amendment,
- Funding split/allocations and any cost-share agreements,
- Relevant permit status summaries (if applicable).

5. Procurement of Legal Services

The Commission President (or designee) may engage outside counsel on a per-project basis, consistent with Port purchasing rules. Unless otherwise authorized by the Board, each opinion should be scoped to a reasonable not-to-exceed amount (\$2,000 per opinion).

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Appendix A — Scope (Concept) Checklist

Project name: _____ **Parcels/IDD:** _____

One-paragraph capital scope (what is being built/permited): _____

Purpose / Nexus (check all that apply): Access/Roads Utilities (water/power/comms)

Stormwater/Pollution Control Site Prep/Grading/Pads Lighting/Security Permit-Required

Mitigation/Compliance Other: _____

Location: On IDD property Adjacent & necessary to use Port/IDD facilities

Comprehensive Scheme: Listed (title/section/page: _____) Not yet listed → Amend before award

Rough funding plan: IDD: \$ _____ Other/Grants: \$ _____ (source: _____)

Explicit non-IDD items (to be funded elsewhere): O&M, program equipment, furnishings, unrelated amenities, etc.

Known risk flags (if any): Shoreline/Critical Areas/In-Water Off-site/Third-party

Property Action (easement/LLA/BSP/deed) Mitigation Bank Credits

Prepared by: _____ **Date:** _____/_____/_____

Commission President/Designee Review: _____ **Date:** _____/_____/_____

Counsel — Scope (Concept) Opinion (suggested format)

I reviewed the Exhibit A checklist and scope for **[Project]**. Applying IDD criteria (industrial purpose, capital vs. O&M, location/nexus to IDD property, and Comprehensive Scheme consistency), my opinion is: **Concept OK** (eligible in concept) **Not OK in concept. Conditions (if any):** (1) ensure Scheme listing/amendment before award; (2) limit IDD to backbone capital/permit-required items; (3) obtain Final Compliance Opinion prior to award; (4) if scope changes materially, obtain a brief Scope Addendum. — [Attorney], [Firm], [Date]

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Appendix B — IDD Final Compliance Checklist (use for final legal opinion before award/contract)

Project name: _____ **Agenda Date:** ____/____/____

Bid/Contract scope summary (attach scope sheet): _____

Funding (final): : IDD: \$_____ Other/Grants: \$_____ (source: _____)

Comprehensive Scheme: Page(s) attached Amendment adopted on ____/____/____

Environmental & Permits (attach brief status): SEPA Shoreline/CAO HPA/JARPA USACE/ESA N/A

Property docs (if any): Easements LLA/BSP Deed conditions N/A

Cost allocation (if non-IDD beneficiaries): Attached N/A

Explicit exclusions from IDD funds: _____

Prepared by: _____ **Date:** ____/____/____

Commission President/Designee Review: _____ **Date:** ____/____/____

Attach this checklist with the bid/contract package, Scheme page(s), and any permit/status summaries (if applicable) to counsel to obtain the Final Compliance Opinion.

Counsel — Final Compliance Opinion (suggested format)

I reviewed the Exhibit B checklist and bid/contract materials for **[Project]** (including Scheme pages and permitting summary). Applying IDD standards (industrial purpose, capital vs. O&M, location/nexus, Scheme consistency, and proportional allocation), my opinion is: **Compliant as scoped** **Compliant with conditions** **Not compliant**. Conditions (if any): [brief]. — [Attorney], [Firm], [Date]

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Port Commissioner Onboarding & Orientation Guide

Welcome, overview, legal basics, how we work, and your first 90 days

1. Welcome & Purpose

This briefing orients you to the Port of Grapeview's mission, responsibilities, and day-to-day practices. It highlights what you must do in the first 90 days and what resources you'll use throughout your service.

The mission of the Port of Grapeview is to foster economic development by leveraging its unique capabilities and assets. The Port District's shoreline serves as a cornerstone for advancing aquaculture, promoting recreational boating, and enhancing opportunities for community engagement. As a dedicated environmental steward, the Port of Grapeview is committed to preserving and protecting natural resources while driving sustainable growth.

2. Your Role at a Glance

- **Governing body:** Three-member Port Commission sets policy, budget, and strategic direction; the Managing Official (Port Admin) executes day-to-day operations under Commission policy.
- **Fiduciary duty:** Act in the Port's best interest, with care, loyalty, and compliance with law.
- **Board culture:** Be prepared, respectful, and transparent; support decisions once made.
- **Key recurring work:** Budget Adoption, Comprehensive Scheme of Harbor Improvements (CSHI), Capital planning, Surplus Disposal, Procurement Approvals, Contract Awards, Public Engagement, and Oversight (including maintenance) of Facilities and Programs.

3. Managing Official

RCW 53 allows for a Managing Official and a Port Auditor (the Port's Treasurer is the County Treasurer as specified by **RCW**). Amanda Montgomery fills both positions as well as Port Administrator. Her duties are in **Resolution 2024-01**. She is also the Recording Secretary at Commissioner meetings.

4. Legal & Compliance Essentials (Washington)

This section is a checklist of training(s), filings, and core laws you'll encounter.

Within 90 days (Open Government Trainings Act):

- Open Public Meetings Act (OPMA) training — complete & retain certificate
- Public Records Act (PRA) training — complete & retain certificate

Annual filings & ethics:

- Public Disclosure Commission (**PDC**) F-1
- Ethics/Conflicts of Interest — **Chapter 42.23 RCW**
- Gifts & prohibited interests — follow Port policy and **RCW**

Records & communications:

- Public Records Act (**Chapter 42.56 RCW**): Port email use, retention, and searches
- Use Port accounts for Port business; avoid mixing personal devices/accounts
- Records retention schedule — keep meeting notes, texts, and emails discoverable

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Meetings:

- OPMA basics: notice, quorum, agendas, executive sessions, minutes, public comment
- Serial meetings & email quorum pitfalls — **do not deliberate outside public meetings**

Finance & audit:

- SAO (State Auditor's Office) BARS Manual basics & audit cycle (every two years)
- Budget law: adoption, amendments, and public hearings

5. Public Records and Retention

All Port of Grapeview documents, emails, text messages, and other correspondence related to Port business are considered public records under the **Washington State Public Records Act (RCW 42.56)**. **COMMISSIONERS MUST NEVER DELETE, DISCARD, OR ALTER ANY RECORD THAT PERTAINS TO PORT BUSINESS, REGARDLESS OF FORMAT OR DEVICE USED.** Every document or communication created, received, or maintained in the course of Port duties is subject to public disclosure and records retention laws. Commissioners are expected to preserve all Port-related records and allow the Port Administrator to manage retention and archiving in compliance with state requirements.

6. Commissioner Communications and the Open Public Meetings Act

Because the Port of Grapeview is governed by a **three-member commission**, any conversation between two commissioners about Port business constitutes a **majority** and may be considered a **meeting** under Washington's **Open Public Meetings Act (RCW 42.30)**. To ensure compliance, **COMMISSIONERS MUST NOT DISCUSS PORT BUSINESS WITH ONE ANOTHER OUTSIDE OF AN OPEN PUBLIC MEETING.** This includes phone calls, emails, texts, or informal gatherings where Port matters might be discussed.

All communications between commissioners outside of meetings should occur **through the Port Administrator**, who serves as the single point of coordination for information sharing. This protects transparency, ensures public access to decision-making, and prevents even the appearance of conducting Port business outside of public view.

7. Policy & Procedure Manual

The Port maintains a Policy & Procedures Manual as our "how-we-work" guide. It captures what we've learned to date and is updated as policies mature. You'll find it on the Port's website under *Documents*. When a question comes up, start here—it points you to the governing rule, best-practice guidance, and the Port's adopted procedure.

What's inside (and how it's organized):

- **Bylaws** – Start here if the topic touches Commission structure, meetings, officers, or voting. (*The Bylaws are posted online.*)
- **RCW (Revised Code of Washington)** – The underlying statutory authority relevant to the topic.
- **MRSC Guidance** – Plain-English summaries and checklists from the Municipal Research and Services Center (a Washington-created resource staffed by attorneys and CPAs). It's an excellent reference for newly elected officials; links are provided in the Manual.

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- **Port Policies & Procedures** – The Port's adopted rules and step-by-step processes for recurring tasks (procurement, surplus, records, public comment, etc.).
- **Reference & History** – Key emails, forms, prior resolutions, and notes that explain why a policy looks the way it does.

Using the Manual:

Look up the topic, review the **RCW/MRSC** sections for context, then follow the Port's procedure. If something is missing or unclear, flag it for an update at the next meeting so the Manual stays current.

8. What the Comprehensive Scheme Is (and why it matters).

The Port of Grapeview's Comprehensive Scheme of Harbor Improvements (**CSHI**) is a living, public plan that sets goals, prioritizes capital projects, and guides fiscal decisions. By law, a port commission must adopt a comprehensive scheme after a public hearing before creating improvements, and no spending on harbor improvements may occur until the scheme is adopted. (**RCW 53.20.010**)

Updates and amendments.

The Commission may amend the CSHI as conditions change. Amendments are adopted by Commission resolution following the required public hearing and notice.

Link to IDD projects.

For Industrial Development District (IDD) work, state law adds a specific constraint: ***no expenditure for improvement of property in an IDD (beyond plan-prep costs) may be made until that improvement is included in the comprehensive scheme (or an amendment to it).***

9. Funding Sources and Spending

Revenue

The Port's annual income is based on a tax levy of two cents (.0218042) per thousand dollars of assessed value, which equates to operating income of **\$29,476.47 in 2025**. The amount is barely adequate to sustain the expenses such as annual repair of the boat ramp, parking lot, insurance, property taxes, PUD, restroom maintenance, Port-a-Potty rental & cleanout, etc. The Port of Grapeview has the lowest assessed value per thousand of the 75 Washington ports. The port is second lowest in annual income.

In 2013 the Port attempted what is called a Levy Lid Lift of 10 cents/\$1000 to replace the boat ramp, which the voters defeated. In 2020 the Port attempted another Levy Lid Lift, asking for only *One Penny* (1-Cent/\$1000) which again was defeated, illustrating one of the biggest challenges our port faces.

To assist in revenue collection, the port installed a payment kiosk for boat and kayak launches, and auto/trailer parking. Revenue from this source (about **\$13,000 annually**) is used to help maintain the ramp, float, turnaround, restrooms and parking lot.

Industrial Development District (IDD) Levy Funds

a. What the IDD is.

Created by the Washington Legislature in 1957, the Industrial Development District (IDD) option allows ports to levy a dedicated property tax for industrial development purposes. In 1973, the Legislature set the IDD levy rate at \$0.45 per \$1,000 of assessed value. In 1987, ports were authorized to establish up to two IDD "periods." In 2015, the maximum collection period for an IDD levy was extended from 6 years to 20 years (see **RCW 53.36.160**).

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In 2018 the Port of Grapeview established their ***first IDD*** period by **Resolutions (2018-03, 2018-04, & 2018-05)**.

- It allows \$2.70/\$1000 to be available for 20 years.
- It can be throttled annually from 0 to a max of \$0.45/S1000.
- It is based on the value of all assessor parcels in the Port of Grapeview (approx. 3700). The ESTIMATED value for 2022 is \$1.2 billion (in 2013 it was \$638 million – a doubling in 10 years).
- Therefore, each penny of IDD tax is worth \$12K in 2022.
- IDD money can only be spent on capital improvements, not maintenance.
- There are only two IDDS available for ETERNITY. The Port of Grapeview is in its first.
- If you don't use the money, you lose it. The Port's expires in 2038. It is worth well over two million dollars.
- Dividing \$2.70 by 20 the average annual tax would be \$13.5/\$1000 (or \$162K income). For a \$100K home - that's \$13.50 annually; for a \$500K home \$67.50 and for a \$1M home -\$135.00).
- There are a lot of things that the Port could do with that money for Grapeview.
- ***Currently, the Port is levying \$0.08/\$1000 to pay off the Kitsap Bank loan which was established to pay the 25% match of two Recreation and Conservation Grants.***

b. How the Port uses the IDD.

The Port relies on IDD revenues to support capital acquisitions and improvements—including grant matches for eligible projects—and other activities authorized under *chapter 53.25 RCW*.

c. Allowable vs. non-allowable uses.

- IDD funds may be used for (examples): acquiring land; site preparation (e.g., dredging, grading, fill, bulkheads); utilities, roads, and access serving industrial sites; terminals and related facilities; and other capital improvements consistent with the Port's comprehensive plan and the powers in *chapter 53.25 RCW*.
- IDD funds may not be used for: general operating expenses (e.g., routine administration, insurance, salaries, utilities not tied to a capital project), day-to-day maintenance, or purposes outside *chapter 53.25 RCW*.
- **Note:** Spending must align with the Port's adopted comprehensive scheme of harbor and industrial improvements (**CSHI**). If an IDD levy ever produces more than is needed, state law restricts use of that excess (e.g., to retire eligible general obligation debt).

Expenditures & Annual Budget Process

Each fall, the Port of Grapeview adopts a budget to guide spending for the following year. This budget functions as our roadmap—setting priorities and identifying the activities to be completed. The process begins in August with preparation of a preliminary budget. After a public hearing, where residents can comment and suggest changes, the final budget is adopted by Commission resolution.

The Port spends from two budgets: the Operating Budget and the Capital Construction Budget.

- **Operating Budget.** The Commission and Port Auditor strive to ensure annual operating revenues cover annual operating expenses.
- **Capital Construction Budget.** Capital dollars fund long-lived assets and improvements consistent with the Port's adopted plans.

Protecting the Port's physical assets reduces future costs. The Port maintains a detailed maintenance schedule and includes sufficient maintenance funding in each annual budget to preserve infrastructure and minimize lifecycle repair and replacement costs.

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10. Procurement & Contracting Quick Guide

This summarizes current Commission policy. When in doubt, ask to see the full policy.

Public Works (construction/alteration/repair):

- **≤ \$40,000** — direct contracting allowed; document quotes when practical
- \$40,000 to **≤ \$350,000** — Small Works Roster procedures
- **\$350,000** — formal competitive bidding
- Prevailing wage, responsible bidder criteria, retainage/bonds, no bid-splitting

A&E (Architectural & Engineering) Services:

- Qualifications-Based Selection (QBS) under Chapter 39.80 RCW (select on qualifications; negotiate price after). Emergency exceptions require documentation.

Purchased goods & non-A&E services (Port-set thresholds):

- **≤ \$5,000** — 1 documented price
- \$5,000—**≤ \$15,000** — at least 2 written quotes
- \$15,000—**≤ \$30,000** — at least 3 written quotes
- **\$30,000** — formal solicitation (RFQ/RFP/IFB)

Signature/authorization limits:

- Managing Official up to **\$10,000** if budgeted
- **\$10,001—\$25,000** — Commission approval (or consent/ratification if pre-authorized in the adopted budget)
- **> \$25,000** — Commission approval prior to award

11. Regular Meeting Outline & How We Work

Meeting Procedure: Robert's Rules of Order

The Port of Grapeview Commission conducts its meetings in accordance with Robert's Rules of Order, a nationally recognized framework for fair and orderly deliberation. These procedures ensure that all commissioners have an equal opportunity to speak, that motions are made and acted upon in a structured manner, and that decisions are reached transparently. The President presides over each meeting, recognizing speakers, maintaining order, and guiding the Commission through the agenda. Motions are made, seconded, discussed, and voted upon before becoming official actions. While the Port follows Robert's Rules in principle, the intent is to maintain efficiency and respect rather than rigid formality, ensuring meetings are both productive and open to public participation.

Regular meetings: [*3rd Tuesday of each month (7:00PM) Grapeview Community Center or Mason Benson Center*]; **Special meetings:** with proper notice.

Agenda flow:

- 1) Call to order, Pledge, Roll Call
- 2) First Public comment (time limits)
- 3) Agenda, Minutes, Vouchers (approvals by motion)
- 4) Reports (Managing Official/Commissioners)
- 5) Old/New business (action items clearly labeled)

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- 6) Second Public comment (time limits)
- 7) Executive session (if needed; cite **RCW**)
- 8) Adjournment

- **Meeting Materials:** Documents should be sent no later than Monday prior to the meeting.
- **Motions & Minutes:** Use clear, specific motion language. Ensure roll-call on contracts and budget items. Minutes record actions, not verbatim debate.
- **Public Engagement:** Keep remarks professional; direct complaints to appropriate follow-up channel; avoid debate from the dais.

12. Budget, Finance & Audit Basics

- **Budget calendar:** Drafts must be posted on the port's website by September 15th; public hearing in November; adoption after the public hearing during the November regular meeting; and then filed with the County.
 - ❖ **RCW 53.35.045 Alternate date for filing final budget.** *Notwithstanding any provision of law to the contrary, the board of commissioners of a port district may file with the clerk of the county legislative authority a certified copy of the port district final budget, provided for in RCW 53.35.040, on the first Monday in December. The board of port commissioners may also set other dates relating to the budget process, including but not limited to the dates set in RCW 53.35.010 and 53.35.020 to conform to the alternate date for final budget filing. [1974 ex.s. c 19 § 1.]*
- **Funds & accounts:** Operating, Capital Construction, IDD, Grants, Kitsap Bank
- **Controls:** Board-approved warrant process; voucher reviews
- **Grants:** Match requirements, reporting deadlines, environmental/permitting pre-checks
- **Capital planning:** Five-year plan — project lists, rough order of magnitude (ROM) costs, phasing, and funding sources
- **Commissioner Reviews:** As a fiduciary, a port commissioner is entrusted with the responsibility to act in the best interest of the port district and its constituents. This includes a duty to diligently review financial documents—such as budgets, audits, expenditures, and revenue reports—to ensure transparency, accountability, and sound fiscal management. Commissioners must exercise due care, ask informed questions, and verify that financial decisions align with the port's strategic goals and legal obligations.
- **Financial Audit:** Every two years, the Washington State Auditor's Office (SAO) conducts a comprehensive audit of the port's finances, policies, and procedures. This independent review assesses the port's compliance with applicable laws, evaluates internal controls, and ensures public funds are managed responsibly. The audit process promotes transparency, accountability, and continuous improvement, helping the port maintain trust with its constituents and uphold its fiduciary obligations.

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13. Motions and Resolutions

Effective governance of the Port of Grapeview requires clear and orderly decision-making. The Commission uses motions and resolutions—two related but distinct actions—to conduct business, authorize decisions, and document official actions.

a. Motions

A motion is a verbal action made during a public meeting. It requires a second, a vote, and is recorded in the minutes.

Motions are used when:

- The action is routine or operational
- The action does not create a long-term commitment
- No statute specifically requires a resolution
- You are giving direction to staff or approving an administrative item

A motion is:

- Made verbally during a meeting
- Must be seconded by another commissioner
- Adopted by a majority vote
- Recorded in the meeting minutes
- Generally used for routine or procedural business

b. Resolutions

A resolution is a formal written action of the Commission. It is introduced, discussed, voted on, numbered, and kept permanently.

Resolutions are used when:

- State law requires it (budget, tax levies, comp scheme changes, vacancies)
- The action establishes Port policy
- The Port is making a significant financial commitment
- Long-term documentation is needed
- You want an action to be part of the Port's permanent governing record

A resolution Is:

- A written document
- Must be introduced in a public meeting
- Requires a motion, second, and majority vote to adopt
- Is assigned a resolution number
- Is posted on the Port's website and retained permanently
- Establishes official policy, intent, or a legally required action

Quick Rule of Thumb

- **Motion** = Routine business.
- **Resolution** = Policy, finance, or legally significant action.

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14. Communications & Media

- Use Port email for Port business
- Social media: avoid commenting on Port matters outside adopted policy
- Media inquiries: Port Commission President serves as spokesperson unless otherwise delegated

15. Safety & Risk Management

- **Insurance (Enduris)**
 - *Enduris* is the Port's public-entity risk pool—a member-owned, nonprofit program where Washington local governments (like ports, fire districts, libraries, etc.) pool their risks instead of buying all coverage from a commercial insurer.
 - Members pay annual contributions; *Enduris* uses those funds (plus reinsurance) to handle claims and lawsuits, repair/replace covered property, and provide risk-management help (training, site visits, contract language guidance).
 - It's essentially our insurance partner, but owned and governed by its members, with a mission to keep long-term costs stable and promote safer operations.
- **Emergency and Incident Reporting Procedures**
 - Report any incident immediately to the Port Administrator, who will notify the Commission President and other Commissioner.
 - If there is an immediate threat to life, safety, fire, medical need, or an active crime, **call 911 first**, then notify the Port Administrator. Based on the situation, the Port Administrator (or designee) will contact the appropriate responders:
 - local law enforcement for crimes or security issues,
 - the fire department/EMS for fire or medical emergencies,
 - and—if there is a spill, sheen, hazardous release, or shoreline impact—the relevant environmental authorities (county emergency management and health, Washington Dept. of Ecology, and if warranted federal agencies).
 - Preserve the scene if safe to do so, take basic photos, and document who/what/when/where.
 - Do not make any public statements, direct media inquiries to the Commission President.

16. Compensation

Port of Grapeview Commissioners are compensated in accordance with [RCW 53.12.260](#), which authorizes a per-diem rate for attending meetings and performing official duties. As of 2025, commissioners may receive \$161 per day of service, with compensation limited to two per-diem days per month under Port policy. This compensation reflects the time, preparation, and responsibility involved in attending regular meetings, special meetings, workshops, and other official Port business. Special meetings and workshops qualify for an additional per diem unless the commission voluntarily waives it. Conversely, if a commissioner misses a regular meeting, the corresponding per diem is not earned.

The Port Administrator is a part-time position and is compensated on an hourly basis, as approved by the Commission. The Administrator is responsible for day-to-day administrative support, financial management support, recordkeeping & documentation, communication, policy implementation, project coordination, and advisory support to the Board.

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17. First 90 Days — Checklist

- Swear oath of office
- Port Admin will Set up Port email
- Review Documents on Port Website (Comprehensive Scheme of Harbor Improvements, Policy and Procedures Manual, Port Bylaws, Previous Meeting Agendas, Meeting Minutes, Resolutions)
- Review PRA/OPMA policies; begin required training (online)
- Review priorities and current projects with Port Administrator
- Resources
 - i. ***Getting Started: MRSC Resources for Port Districts*** <https://mrsc.org/explore-topics/economic-development/ports/getting-started-ports>
 - ii. ***Washington Public Ports Association*** <https://washingtonports.org/>
 - iii. ***New Commissioner Guide*** <https://www.washingtonports.org/wp-content/uploads/2025/02/commissionerresourceguidemarch2010.pdf>
 - iv. ***Open Government Training web page of the Office of the Attorney General*** <https://www.atg.wa.gov/open-government-training>