

AGENDA
PORT OF ROYAL SLOPE COMMISSION MEETING
4572 Road 13.6 SW; Royal City, WA 99357
August 11, 2021
2:00 P.M.

CALL TO ORDER – CHAIRMAN MIANECKI
ROLL CALL

APPROVAL OF AGENDA

COMMENTS FROM PUBLIC (on agenda or non-agenda items) – (LIMITED TO 3 MINUTES)

APPROVAL OF THE MINUTES FROM THE July 29, 2021, REGULAR MEETING

DISCUSSION OF WARRANTS AND WARRANT APPROVAL

- Payroll Warrants
- General Warrants
- IDF Warrants
- LTGO Transfers/Payments

DISCUSSION OF REVENUES & REVENUE APPROVAL

INTERNAL REVIEW OF ACCOUNTS

NEW BUSINESS

1. New Business

OLD BUSINESS

1. Rail to Lot 10 Update:
2. AVISTA Project:

COMMISSIONERS' REPORT

1. Frank Mianeki, Jr.
2. Alan Schrom
3. Davey Miller

OFFICE REPORT:

1. North Sky Communications Short Term Lease
2. WA Cares Long-Term Care Program .58%
3. Beverly Bridge Update
4. Office Building
5. Misc.

ADJOURN

Next Regular Meeting August 25, 2021 @ 2:00 pm

PORT OF ROYAL SLOPE
4572 Road 13.6 SW; Royal City, WA 99357

BOARD OF COMMISSIONERS

Frank Mianecki

Alan Schrom

Davey Miller

August 11th, 2021

The August 11th, 2021, regular meeting of the Port of Royal Slope Commissioners was called to order at 2:04 p.m. by Chairman Mianecki.

Commissioners Present: Frank Mianecki, Alan Schrom & Davey Miller

Others Present: Executive Director Cathy Potter and Director Bonnie Valentine.

Approval of Agenda: Commissioner Schrom made a motion to approve the agenda. Commissioner Miller seconded the motion and the motion passed.

Comments from Public: There were none.

Approval of Minutes: Commissioner Miller made a motion to approve the minutes of the July 29, 2021, meeting as written. Commissioner Schrom seconded the motion and it passed.

Discussion of Warrants and Warrant Approval: Warrants were discussed. Commissioner Miller made a motion to approve the August 11, 2021, warrants as listed. Commissioner Schrom seconded the motion and the motion passed.

Discussion of Warrants and Warrant Approval: Warrants audited and certified by the auditing officer as required by RCW 42.240.90 and reimbursement claims as required by RCW 42.240.80 have been recorded in a listing and made available to the Board as of this date, **August 11, 2021**. The Board does hereby approve those warrants as follows: **GF Payroll Warrants: #13057-13064** in the amount of **\$10,778.75**; **GF Warrants #13065-13075** in the amount of **\$5,594.80**; **IDF Warrants #6580-6589** in the amount of **\$7,127.21** along with the **CERB 2** payment of **\$10,158.42**.

Discussion of Revenues and Revenue Approval: After discussion about the income, Commissioner Miller made a motion to approve the revenues received as presented. Commissioner Schrom seconded the motion and the motion passed. Revenues audited and certified by the auditing officer have been recorded in a listing made available and reviewed by the Board as of this date, **August 11, 2021**, in the amount of **\$0** for the General Fund and **\$6,105.36** for the Industrial Development Fund. The Grant County Treasurers' report for July has not yet been received.

INTERNAL REVIEW OF ACCOUNTS: Director Valentine prepared all the financial information and Executive Director Potter went through the internal control check list and found no discrepancies.

NEW BUSINESS

1. New Business: We were contacted by a business that would use a large amount of power. We will check with PUD and get more information from the business.

OLD BUSINESS

1. Rail to Lot 10 Update: Gary Hall sent a preliminary drawing to review. There were a couple of changes to be made. Commissioner Schrom will contact Gary. Cathy has the SEPA ready to go except for a site plan which Gary will send to us.

2. AVISTA Project: We will be getting the Wireline agreement next week. Avista has cut down some trees and will be installing poles soon.

COMMISSIONERS' REPORT

1. Commissioner Miannecki, Jr: Frank dropped off a long piece of angle iron to use for signs at the end of Road F SW. He and Davey plan to drill holes in ecology blocks and install the cameras and signs next Tuesday.

2. Commissioner Schrom: Alan came up for a conference call with the railroad Operator, Paul Didelius and assistant Derek Gregg to discuss management of the cut and fill portion of the railroad grant. Alan and Bonnie flagged the curve to the east on the project. He also went out later and got the elevations on the flags and emailed them to Gary. Alan did some preliminary design work on the Cole Eilers' property of where the rail needs to curve south to the Port property. Alan also surveyed where the PUD plans to put the poles for the new transmission line making sure that the poles would not be in the middle of the proposed rail extension.

3. Commissioner Miller: Davey had nothing to report but plans to help put the signs on the ecology blocks this next Tuesday.

OFFICE REPORT:

1. North Sky Communications Short Term Lease: Bonnie met with Dustin on site and gave him the lock/key. Their first month lease payment was received.

2. WA Cares Long-Term Care Program: The information that we received said that starting January 1, 2022, anyone receiving a W2 will have to pay into this program unless you have proof of a Long-Term Care Insurance Policy.

3. Beverly Bridge Update: Due to the death of a worker falling off the bridge and because it has been extremely hot which promotes fire danger, the celebration will be postponed. Bonnie plans to listen to the monthly meeting.

4. Office Building: We are trying to get information on whether Big Bend or Skill Source would be interested in having a classroom in the basement of our planned office.

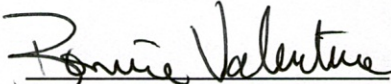
5. Miscellaneous: Bonnie and Cathy toured the City's well facility to see how they do a chlorine injection from pellets. It was discussed that this would be a much better process for the Port. We will try to get some information on costs to change everything over.

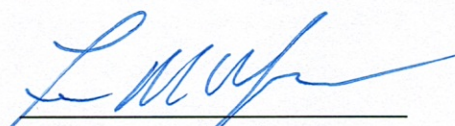
ADJOURN

As there was no other business brought before the Board, Commissioner Miller made a motion to adjourn the meeting. Commissioner Schrom seconded the motion and Commissioner Miannecki adjourned the meeting at 4:15 pm.

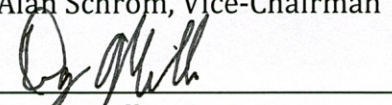
The next meeting is scheduled for August 25th at 2:00 p.m.

Respectfully submitted,


Bonnie Valentine, Director


Frank Mianeki, Chairman


Alan Schrom, Vice-Chairman


Davey Miller, Secretary

AGENDA
PORT OF ROYAL SLOPE COMMISSION MEETING
4572 Road 13.6 SW; Royal City, WA 99357
August 25, 2021
2:00 P.M.

CALL TO ORDER – CHAIRMAN MIANECKI
ROLL CALL

APPROVAL OF AGENDA

COMMENTS FROM PUBLIC (on agenda or non-agenda items) – (LIMITED TO 3 MINUTES)

APPROVAL OF THE MINUTES FROM THE August 11, 2021, REGULAR MEETING

OLD BUSINESS

1. Rail to Lot 10 Update
2. AVISTA Project
3. WSDOT Gravel Pit
4. WPE
5. Funding Information for Water System

COMMISSIONERS' REPORT

1. Frank Miannecki, Jr.
2. Alan Schrom
3. Davey Miller

OFFICE REPORT:

2. Pictures of Road F SW Cleanup
3. Legislative Update
4. Site Selection Magazine
5. Beverly Bridge Update
6. Office Building
7. CenturyLink
8. Support for Snake River Dams
9. Enduris
10. Misc.

ADJOURN

Next Regular Meeting September 8, 2021 @ 2:00 pm

PORT OF ROYAL SLOPE

4572 Road 13.6 SW; Royal City, WA 99357

BOARD OF COMMISSIONERS

Frank Mianecki

Alan Schrom

Davey Miller

August 25th, 2021

The August 25th, 2021, regular meeting of the Port of Royal Slope Commissioners was called to order at 2:06 p.m. by Chairman Mianecki.

Commissioners Present: Frank Mianecki, Alan Schrom & Davey Miller

Others Present: Director Bonnie Valentine

Approval of Agenda: Commissioner Miller made a motion to approve the agenda. Commissioner Schrom seconded the motion and the motion passed.

Comments from Public: There were none.

Approval of Minutes: Commissioner Schrom made a motion to approve the minutes of the August 11th, 2021, meeting as written. Commissioner Miller seconded the motion and it passed.

OLD BUSINESS

1. Rail to Lot 10 Update: Commissioner Schrom has spent considerable time getting several sets of elevation data combined so we can get an accurate cut and fill plan for the Rail Spur to Lot 10. Cathy has taken the SEPA to the County and we are working on the permits.

2. AVISTA Project: Avista has returned the Wireline Agreement. They have begun drilling holes for the transmission poles on the south side of the rail this week.

3. WSDOT Gravel Pit: We have received the Deed for the WSDOT Gravel Pit.

4. WPE: We have received notice from WPE and the GC Planning Department that our preliminary plat has been determined "Technically Complete". The application will now be sent to all of the applicable agencies for their review. A Notice of Application will be published in the Columbia Basin Herald and posted at the property. A public hearing is tentatively set for October 13th, 2021, at 12:00 at the Grant County Courthouse.

5. Funding Information for the Water System: Bonnie has talked to Gary Hall about getting an "Engineers Estimate" for the funding application she is working on. He estimated it will be \$2,500-\$3,500 for an official "Engineer's Estimate". Commissioner Miller made a motion to spend \$2,500-\$3,500 for an "Engineer's Estimate" for the funding application for the Water System. Commissioner Schrom seconded the motion and it passed.

COMMISSIONERS' REPORT

1. Commissioner Miannecki, Jr: Frank brought in two ecology blocks and finished installing the signs and cameras on them Tuesday morning August 17th for the end of Road F SW. We are hoping this will help to curtail the littering in this area.

2. Commissioner Schrom: Alan is continuing to work with Gary Hall to get several sets of elevation data combined to get an accurate cut and fill plan for the Rail Spur to Lot 10. Alan also asked if anyone was interested in a webinar discussing hydronic heating and cooling.

3. Commissioner Miller: Davey came to Well 1 on Friday August 13th to tighten the packing on the well pump at Well #1. It still leaks he thinks it needs new packing. He also took time to put the ecology blocks, with the signs and cameras, in place at the end of Road F SW on Tuesday afternoon August 17th.

OFFICE REPORT:

1. Pictures of Road F SW Cleanup: Cathy and Bonnie spent several hours picking up the litter at the end of Road F SW. We are optimistic that with the cameras and signs being up when it is clean, it will stay clean. GCPW swept the cul-de-sac on Monday, and it looks great! Bonnie shared before cleanup and after cleanup pictures.

2. Legislative Update: The Commissioners discussed issues we may want to bring to our legislature's attention during the next session.

3. Site Selection Magazine: Advertising in the Site Selection Magazine was discussed. It was decided not to spend the money to advertise at this time.

4. Beverly Bridge Update: Nothing new at this time.

5. Office Building: It was mentioned that hydronic heating could be an efficient way to heat and cool the new office. Commissioner Miller made a motion to spend \$30 on a webinar to learn more about hydroponic heating and cooling, and the motion passed. Commissioner Schrom abstained from voting.

6. CenturyLink: Our internet/email address with CenturyLink was discussed. It was decided we no longer need the portofroyal@centurytel.net email address and we can cancel that service. Bonnie will see if we can move the 346-2317 phone number to our cell phone, if that is possible, we will cancel the CenturyLink service.

7. Support for the Snake River Dams: The Port received an email through the PNWA asking for the Port's support to keep the lower Snake River Dams. The Commissioners read the letter to be sent to several newspapers. Commissioner Miller made a motion to respond in support of keeping the lower Snake River Dams. Commissioner Schrom seconded the motion and it passed.

8. Enduris: The invoice for Enduris was discussed. The premium for 2021 is higher than it was in 2020. This is partially due to having two full time employees.

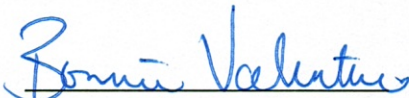
9. Miscellaneous: The Port received a Stakeholder Invitation from the UTC for the State Highway-Rail Grade Crossing Action Plan. Commissioner Schrom said he was willing to participate in these meetings. Cathy received an update from the Royal Solar Project letting us know they are continuing to move forward.

ADJOURN

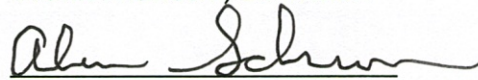
As there was no other business brought before the Board, Commissioner Schrom made a motion to adjourn the meeting. Commissioner Miller seconded the motion and Commissioner Mianeki adjourned the meeting at 4:55 pm.

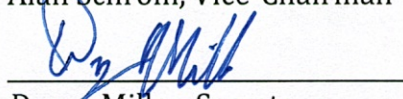
The next meeting is scheduled for September 8th at 2:00 p.m.

Respectfully submitted,


Bonnie Valentine, Director


Frank Mianeki, Chairman


Alan Schrom, Vice-Chairman


Davey Miller, Secretary