

AGENDA
PORT OF ROYAL SLOPE COMMISSION MEETING
4572 Road 13.6 SW; Royal City, WA 99357
May 12, 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 APRIL 29TH, 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. Farrah Brown – County Gravel Pit
2. PUD Substation
3. Resolution 2021.04 Authorizing Bonnie as Signer on Warrants

COMMISSIONERS' REPORT

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

OLD BUSINESS

1. WSDOT Gravel Pit
2. Development Agreement/Covenants/Plat
3. Field Trip – Tennessee Whiskey
4. Avista Hold Harmless Agreement

OFFICE REPORT:

1. Rail to Lot 10 – Engineers
2. Office Building
3. WPPA Training
4. Taunton Substation Follow Up
5. Beverly Bridge Zoom Meetings (2nd Thursday Monthly 12:30 – 2:00)
6. Misc.

ADJOURN

Next Regular Meeting May 26th @ 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

May 12, 2021

The May 12th, 2021 regular meeting of the Port of Royal Slope Commissioners was called to order at 2:02 p.m. by Chairman Mianecki.

Commissioners Present: Frank Mianecki, Alan Schrom and Davey Miller.

Others Present: Executive Director Cathy Potter and Director Bonnie Valentine, Farrah Wardenaar, Mike Brown, and Robert Weber joined the meeting later.

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

Comments from Public: There were none.

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

Commissioner Miller made a motion to approve the May 12th, 2021 warrants as listed. Commissioner Schrom seconded the motion and it 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, **May 12, 2021**. The Board does hereby approve those warrants as follows: **GF Warrants Payroll Warrants: #12996-13003** in the amount of **\$11,189.97** and **GF Warrants #13004-13013** in the amount of **\$3,686.91** and **IDF Warrants #6552-6563** in the amount of **\$14,142.05**.

Discussion of Revenues and Revenue Approval: After discussion about the income, Commissioner Schrom made a motion to approve the revenues received as presented. Commissioner Miller 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, **May 12, 2021** in the amount of **\$677.04** for the General Fund and **\$8,614.82** for the Industrial Development Fund.

INTERNAL REVIEW OF ACCOUNTS: Executive Director Potter prepared all the financial information and Director Valentine went through the internal control check list and verified that everything was correct.

NEW BUSINESS

1. **Farrah Wardenaar – County Gravel Pit:** Farrah Wardenaar and Mike Brown came to the meeting expressing interest in a Grant County gravel pit that is adjacent to their farm ground. They were asking if the Port would be agreeable to helping them acquire the gravel pit should the County decide to surplus it. There was some discussion on what land Mike Brown would be willing to sell/trade for the gravel pit.

2. **PUD Substation:** The office was contacted by Grant County PUD asking if the Port would be open to selling them some additional property to enlarge the lot for the Red Rock Substation. They also asked if the Port would grant them a right enter and drill some test holes in the property to the west of their existing lot.

3. **Resolution 2021.04 Authorizing Bonnie as a Signer on Warrants:**
Commissioner Miller made a motion to adopt Resolution 2021.04 authorizing Bonnie Valentine to sign warrants and other financial documents as needed by the Port of Royal Slope. Commissioner Schrom seconded the motion and it passed.

COMMISSIONERS' REPORT

1. **Commissioner Mianeck, Jr:** Frank took time to look at the Grant County gravel pit that the Browns are interested in. He also took a phone call from Jamie Baird who was checking to be sure their water was not creating a problem. Frank also contacted a business to see if they were still interested in coming to our area.

2. **Commissioner Schrom:** Alan contacted Gary Hall to clarify some questions concerning the rail to lot 10. He has also been working on a new rail spur that would take the rail in the Hiawatha Industrial Park south onto Port property and then reconnect to the west with the existing rail.

3. **Commissioner Miller:** Davey plans to attend a Zoom meeting on the Beverly Bridge Project tomorrow at 12:30 at the Port Office.

OLD BUSSINESS

1. **WSDOT Gravel Pit:** It was brought to the Port's attention that the WSDOT gravel pit did not sell. Commissioner Miller made a motion to resubmit our interest in purchasing the WSDOT gravel pit. Commissioner Schrom seconded the motion and it passed.

2. **Development Agreement/Covenants/Plat:** Bonnie has resubmitted the Development Agreement to the GC Planning Department and is waiting for a reply. WPE had submitted the new plat but it was rejected as we need to submit the entire Preliminary not just Phase 1. WPE plans to do have the preliminary plat ready to resubmit in approximately one month.

3. **Field Trip – Tennessee Whiskey:** A trip is planned to see Tennessee Whiskey's product storage at a farm near Moses Lake next Tuesday May 18th.

4. **Avista Hold Harmless Agreement:** Avista has returned a hold harmless agreement to allow them access to remove trees, brush and the debris in the railroad right of way behind the Weaver Trailer Park in preparation for a new transmission line. They will need to schedule the work with our rail operator. Commissioner Miller made a motion for Chairman Mianeck to sign the Hold Harmless Agreement. Commissioner Schrom seconded the motion and it passed.

OFFICE REPORT:

1. Rail to Lot 10 – Engineers: Gary Hall would like to set up a site visit for the Rail to Lot 10 with a railroad engineer and possibly the rail operator on May 20th.

2. Office Building: Nothing new on this project.

3. WPPA Training: Bonnie registered for 3 one hour Zoom training sessions the WPPA is offering on May 19th. The topics covered will be: Changes to the Public Records Act, Open Public Meetings Act, Public Contracting and SEPAs.

4. Taunton Substation Follow Up: Cathy and Bonnie contacted Mr. Heeb to ask if he was interested in selling the Taunton Substation and a 7acre parcel. He respectfully declined to sell any property at this time.

5. Beverly Bridge Zoom Meetings (2nd Thursday Monthly 12:30 – 2:00): Commissioner Miller plans to attend tomorrow's Zoom meeting at the Port Office.


6. Misc.: Cathy and Bonnie received a phone call from Kevin Dorsing at Royal Ridge after notifying customers of a change in water rates. They put together a spreadsheet comparing the Port's water rates with other water systems in the area. Kevin was invited to call or come to one of our meetings if he had any further questions.

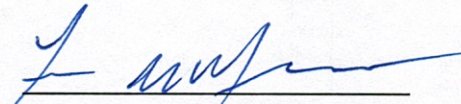
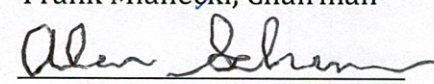
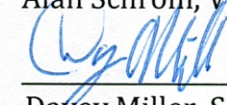
ADJOURN

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 Chairman Miannecki adjourned the meeting at 4:46 p.m.

The next meeting will be held on May 26th at 2:00 p.m.

Respectfully submitted,


Bonnie Valentine, Director


Frank Miannecki, Chairman

Alan Schrom, Vice-Chairman

Davey Miller, Secretary

AGENDA
PORT OF ROYAL SLOPE COMMISSION MEETING
4572 Road 13.6 SW; Royal City, WA 99357
May 26, 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 MAY 12TH, 2021 REGULAR MEETING

OLD BUSINESS

1. PUD Substation – Right to Access
2. WSDOT Gravel Pit
3. Rail to Lot 10
4. Development Agreement/Covenants/Plat

COMMISSIONERS' REPORT

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

OFFICE REPORT:

1. Tennessee Whiskey
2. Office Building
3. WPPA Training
4. Commissioner Miller on Elections
5. Checking for Funding Sources
6. Misc.

ADJOURN

Next Regular Meeting June 9th @ 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

May 26, 2021

The May 26th, 2021, regular meeting of the Port of Royal Slope Commissioners was called to order at 2:03 p.m. by Chairman Mianecki.

Commissioners Present: Frank Mianecki, Alan Schrom and Davey Miller.

Others Present: Executive Director Cathy Potter and Director Bonnie Valentine

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

Comments from Public: There were none.

Approval of Minutes: Commissioner Schrom made a motion to approve the minutes of the May 12th, 2021 regular meeting as written. Commissioner Miller seconded the motion and it passed.

Commissioner Miller made a motion to approve the May 12th, 2021 warrants as listed. Commissioner Schrom seconded the motion and it passed.

OLD BUSINESS

1. PUD Substation – Right to Access: PUD had requested the right to access and do some drilling on the three parcels close to their substation land. They determined that they were on bedrock and may want to purchase additional ground. After discussion, Commissioner Miller made the motion to have Chairman Mianecki sign the access agreement. Commissioner Schrom seconded the motion and it passed.

2. WSDOT Gravel Pit: WSDOT was given the information that they requested to be able to put the Port's name on the Deed to acquire this property. This will be sent to the Attorney General's office then the Port should receive it about the middle of June. Because it may happen between meetings, Commissioner Schrom made a motion to pay up to \$20,000 for the gravel pit and recording expenses. Commissioner Miller seconded the motion and it passed.

3. Rail to Lot 10: Gary had forwarded an email from Tom asking a few questions and sent a drawing showing the rail being looped around Blue Sky going north. It was determined that someone misunderstood the design. Commissioner Schrom will contact him and straighten this out.

4. Development Agreement/Covenants/Plat: There has been no response from Damien or Tyler at the County on the draft development agreement that Bonnie sent to them a month ago. She emailed a couple different times and when she called them, Damien said that they had been putting out other fires and will get to this when they can. If we don't hear something by the next meeting, we will try to schedule a meeting with them.

COMMISSIONERS' REPORT

1. Commissioner MianECKi, Jr: Frank brought his backhoe to the site of the railroad extension in case there was a need to dig exploratory holes.

2. Commissioner Schrom: Alan met with Gary Hall, Tom Wiser, Paul Didelius and Derek Reid at the office and discussed the rail extension. As Tom will be the engineer to do the preliminary design for the rail extension, it was suggested he see the site.

3. Commissioner Miller: Davey participated in a Zoom meeting with State Department of Parks and Recreation personnel along with many other trail enthusiasts. He expressed his concern for safety. There will be a big celebration in September for completion of the Beverly Bridge and the Renslow trestle. Davey emailed Adam Fulton from Parks and Rec. about his concern of animal waste (horses and dogs) that cross the Beverly Bridge and could possibly contaminate the Columbia River along with crossing over the Renslow trestle with the potential of rail and snow washing off their droppings onto uncovered fruit and produce trucks contaminating the food. There are millions of dollars spent each year on food safety compliance issues. Contamination like this can cost the agricultural growers millions of dollars. Davey also had a telephone conference with Senator Warnick. She apologized that she didn't think of this problem and said she would have her team look into this and keep us posted.

OFFICE REPORT:

1. Tennessee Whiskey: They cancelled the field trip and told us they had possibly found a place in Kittitas for their project.

2. Office Building: Nothing new on this project.

3. WPPA Training: Bonnie and Cathy listened to three 1-hour training sessions and reported on them.

4. Commissioner Miller on Elections: Commissioner Miller has signed up to run as Commissioner representing District #3 for the Port of Royal Slope.

5. Checking for Funding sources: Bonnie and Cathy have both been looking for funding. This was discussed and suggestions made.

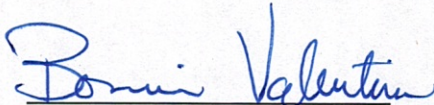
6. Misc.: We may have to re-district our boundaries. Bonnie and Cathy will be attending a Zoom meeting to get some information on this. Bonnie and Alan will be discussing a meeting with Lumen on getting VOIP.

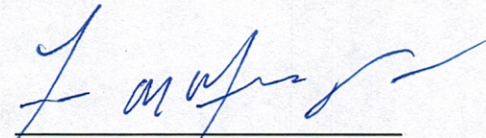
ADJOURN


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 Chairman MianECKi adjourned the meeting at 4:07 p.m.

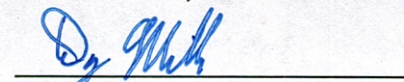
The next meeting will be held on June 9th at 2:00 p.m.

Respectfully submitted,


Bonnie Valentine, Director


Frank Mianeki, Chairman


Alan Schrom, Vice-Chairman


Davey Miller, Secretary