

PORT OF ROYAL SLOPE

4572 Road 13.6 SW; Royal City, WA 99357

BOARD OF COMMISSIONERS

Davey Miller

Frank Mianeki

Alan Schrom

August 9, 2023

The August 9th, 2023, regular meeting of the Port of Royal Slope Commissioners was called to order at 2:10 p.m. by Chairman Miller.

Commissioners Present: Davey Miller and Alan Schrom.

Others Present: Director Bonnie Valentine and Robert Weber.

Commissioner Schrom made a motion to excuse Commissioner Mianeki and the motion passed.

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

Approval of the Minutes: Commissioner Schrom made a motion to approve the minutes of the July 26th, 2023, regular meeting and it passed.

Comments from Public: Robert Weber shared that Lifeline Ambulance is now servicing Grant County in place of AMR. He had been to a Royal City Council Meeting and mentioned Royal City had been asked to annex property located on the south side of town.

OLD BUSINESS

- 1. Renewables Battery Storage:** Director Valentine had a conversation with Renewables about the property of interest. They will have their engineers take a closer look at the terrain and get back to us if they are still interested.

Discussion of Warrants and Warrant Approval: Warrants audited and certified by the auditing officer as required by RCW 42.24.090 and reimbursement claims as required by RCW 42.24.080 have been recorded in a listing and made available to the Board as of this date, **August 9, 2023**. The Board does hereby approve those warrants as follows: **GF Payroll Warrants: #13508 – 13514** in the amount of **\$6,301.89**; **Warrants #13515-13523** in the amount of **\$12,754.55**; **IDF Warrants #6775 - 6783** in the amount of **\$17,586.27**; and **LTGO** payment on **CERB #2** in the amount of **\$10,158.42**.

Commissioner Schrom made a motion to approve the August 9, 2023, warrants as listed with amendments to Warrant #'s 6778 is VOID and 6783 in the amount of \$9,596.00 to reflect a credit from Enduris and the motion passed.

Discussion of Revenues and Revenue Approval: After reviewing the income list, Commissioner Schrom made a motion to approve the revenues received as presented 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 9, 2023**, in the amount of **\$0** for the General Fund and **\$10,207.41** for the Industrial Development Fund.

COMMISSIONERS REVIEW OF ACCOUNTS: Commissioner Miller reviewed the check register, invoices, and warrants finding no discrepancies or irregularities.

NEW BUSINESS

1. **EDC Capital Campaign Materials:** As members of the Grant County EDC, we received information on the Capital Campaign Study. Their representative Doug Croft will be visiting at our next meeting.
2. **Review Grazing Lease:** Tabled
3. **Crossing Request:** We will check into the request for a variance for an existing fiber crossing for Grant County PUD. Commissioner Schrom made a motion to approve a wireline variance with a hold harmless agreement to be drafted and the motion passed.
4. **Well HMI's:** The HMI (Human Machine Interface) at Well #1 was not working properly. Ryan at TEM was contacted and helped trouble shoot the issue. He emailed recommendations and prices to update the HMI. Commissioner Shrom made a motion to replace the failed HMI at Well #1 and to upgrade the HMI at Well #2. This will cost approximately \$8,000.00 for parts, programming, and installation and the motion passed.

COMMISSIONERS REPORT

1. **Davey Miller:** Davey worked on the JD Loader so the RYAL crew could use it to load extra hardware not used on the rail spur.
2. **Frank Miannecki:** No Report.
3. **Alan Schrom:** Alan responded to Bonnie's inquiries about some soft buttons not working on the HMI at Well #1. TEM was called to help diagnose the problem and recommended a solution.

OFFICE REPORT

1. **Director Valentine Vacation September 8-11:** Director Valentine would like to take a long weekend in September. It will be somewhat dependent on well call coverage and water usage at the time.
2. **Miscellaneous:** WPE has responded to our June 14th letter, they are reviewing our project and will get back to us by the end of August 2023 regarding our request. Director Valentine made a flyer for RYAL showing available lots on the new rail spur. She shared an article from the Columbia Basin Herald featuring the Port of Moses Lake and some of the new businesses in their industrial park. Commissioner Schrom had a suggestion for a temporary office.

As there was no other business brought before the Board, Commissioner Schrom made a motion to adjourn the meeting, and Chairman Miller adjourned the meeting at 3:50 p.m.

Next Regular Meeting will be moved from Wednesday August 22nd to Monday August 28th @ 2:00 pm

Respectfully submitted,

Bonnie Valentine
Bonnie Valentine, Director

Dg Miller

Davey Miller, Chairman

Excused

Frank Miannecki, Vice-Chairman

Alan Schrom

Alan Schrom, Secretary

PORT OF ROYAL SLOPE
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BOARD OF COMMISSIONERS

Davey Miller

Frank Mianecki

Alan Schrom

August 28, 2023

The August 28th, 2023, regular meeting of the Port of Royal Slope Commissioners was called to order at 2:03 p.m. by Chairman Miller.

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

Others Present: Director Bonnie Valentine, Doug Croft, Robert Weber, and Tyler Frank arrived later.

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

Comments from Public: There were none.

NEW BUSINESS

- 1. GC EDC Financial Campaign – Doug Croft:** Doug Croft was present to discuss the results of the GC EDC Financial Campaign and to request an increase in the Port's annual dues. Commissioner Mianecki made a motion to approve paying \$1,750.00, a \$250.00 increase, for the Port's annual dues. Commissioner Schrom seconded the motion and it passed.
- 2. WSDOT Pit- Tyler Frank:** Tyler Frank was here to ask the Commissioners if they were interested in selling the WSODT Pit. The Commissioners are currently not interested in selling the pit. The Port is trying to work with the USBR to resolve access issues for several landowners in the area.
- 3. Royal Premix Road Crossing:** The Commissioners reviewed documents requesting an easement for a railroad crossing onto Royal Premix property. They have several questions before an agreement is reached.
- 4. Construction Water:** The Construction Water Contracts were reviewed. Director Valentine will update for review.
- 5. Grazing Lease Review:** The Commissioners reviewed the Grazing Lease which is up for renewal in January 2024. The Commissioners agree to renew with the current rates and give Crab Creek Cattle Co the option to extend the lease for 5 years. Commissioner Schrom made a motion to extend the current grazing lease to Crab Creek Cattle Co for 5 years. Commissioner Mianecki seconded the motion and it passed.
- 6. CAT Gen Set Block Heater:** Director Valentine had a low coolant temperature alarm on the CAT Generator at Well 1 on August 21st. Western States CAT was called to trouble shoot the alarm. Director Valentine ordered a new thermostat to

have on hand as the technician thought the block heater was fine but couldn't verify the thermostat was working.

Approval of the Minutes: Commissioner Schrom made a motion to approve the minutes of the August 9th, 2023, regular meeting and it passed.

OLD BUSINESS

1. **Well HMI's:** TEM has received the new HMI's. They have completed programming them and will be here to install them tomorrow August 29th.

COMMISSIONERS REPORT

1. **Davey Miller:** No Report.
2. **Frank Mianecki:** No Report.
3. **Alan Schrom:** Alan investigated a radio communications fail alarm at Well #2.

OFFICE REPORT

1. **Temporary Office:** Director Valentine followed up on some options and associated costs of some temporary office solutions. She will follow up on a lead for a temporary office to purchase.
2. **Miscellaneous:** Director Valentine has not heard back from WPE, she will send a reminder as it is the end of August. Director Valentine shared a picture of where the Port would extend a water line to serve the new office and the future industrial park. She has reached out to the USBR for an appointment several times and is still waiting for a response.

As there was no other business brought before the Board, Commissioner Schrom made a motion to adjourn the meeting. Commissioner Mianecki seconded the motion and Chairman Miller adjourned the meeting at 5:30 p.m.

Next Regular Meeting will be Wednesday September 13th @ 2:00 pm

Respectfully submitted,



Bonnie Valentine, Director



Davey Miller, Chairman



Frank Mianecki, Vice-Chairman



Alan Schrom, Secretary