

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

BOARD OF COMMISSIONERS

Davey Miller

Frank Mianecki

Alan Schrom

March 8, 2023

The March 8th, 2023, regular meeting of the Port of Royal Slope Commissioners was called to order at 2:12 p.m. by Chairman Miller.

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

Others Present: Director Bonnie Valentine, Tony Jenks, and Brandon Jenks.

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.

Approval of the Minutes: Commissioner Mianecki made a motion to approve the minutes of the February 17th, 2023, regular meeting as written. 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 42.24.090 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, **March 8, 2023**. The Board does hereby approve those warrants as follows: **GF Payroll Warrants: #13421 – 13426** in the amount of **\$5,774.15**; **Warrants #13427-13432** in the amount of **\$2,912.83**; **IDF Warrants #6740 - 6743** in the amount of **\$1,650.39**.

Commissioner Schrom made a motion to approve the March 8, 2023, warrants as listed. Commissioner Mianecki seconded the motion and it passed.

Discussion of Revenues and Revenue Approval: After reviewing the income list, Commissioner Mianecki made a motion to approve the revenues received as presented. Commissioner Schrom seconded the motion and it 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, **March 8, 2023**, in the amount of **\$1,939.64** for the General Fund and **\$30,476.87** for the Industrial Development Fund. The report from the Grant County treasurer for February has not been received at this time.

COMMISSIONERS REVIEW OF ACCOUNTS: Commissioner Miller came in early to review invoices, warrants and accounts. No discrepancies were found.

NEW BUSINESS

1. **Royal Premix Crossings:** Tony and Brandon Jenks attended the meeting to discuss a new road crossing and a wire crossing over the railroad into the old Rocky Bottom Gravel Pit. They plan to move the Royal Premix batch plant to this location. Their conditional use permit has been approved and they are working with the county on an approach permit. Director Valentine has sent them the necessary crossing permits.
2. **Annual Generator Maintenance:** The cost of annual maintenance for the generator was discussed. The Customer Support Agreement was reviewed and guarantees the price for 2024 – 2025. Commissioner Miannecki made a motion for Director Valentine to sign and return the agreement. Commissioner Schrom seconded the motion and it passed.
3. **Red Rock Field:** The Port was sent some marketing materials for the Red Rock Field it is for sale. The Port would need lots of grant money to make the purchase possible.
4. **JD Loader Maintenance:** The loader needs new radiator hoses and thermostats. When replacing hoses etc. on the radiator it was determined the radiator was plugged. Commissioner Miller will check on the radiator to see if it can be repaired or if it needs to be replaced.

OLD BUSINESS

1. **Rail to Lot 10:** The budget for the Rail Spur to Lot 10 were looked at and discussed. We should be receiving a reimbursement from RYAL soon.

COMMISSIONERS REPORT

1. **Davey Miller:** Davey picked up parts for the JD Loader while he was in Othello. He also attended the Annual Fire District #10 Awards Banquet. He said it was well attended.
2. **Frank Miannecki:** Frank came and looked at the railcars of ties for our rail spur and determined that his backhoe would not be able to reach up to the highest bundle to unload the rail cars.
3. **Alan Schrom:** Alan was on the conference call with the Port of Columbia discussing the benefits of Port owned railroads. He has also been deciphering legal descriptions for some of the railroad parcels.

OFFICE REPORT

1. **Railroad Crossing Permits:** The railroad crossing permits for the PUD installing fiber in the canyon are getting close to being completed.
2. **Miscellaneous:** Director Valentine shared some drone footage from RYAL showing areas where runoff onto the railroad is a problem. There have been several well alarms this week. The Fire Department was flushing a line at the east end of the water system and Royal Ridge tested their fire system this morning. Director Valentine turned off the medium flow pump at Well 1 and monitored the fire pump during these events. There was a discussion to hire Ty Miller as a on call person to monitor Well alarms. Commissioner Schrom made a motion to hire Ty Miller for on call coverage since Bill King continues to be unavailable due to health issues.

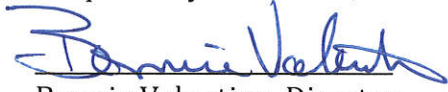
Commissioner Mianecki seconded the motion and it passed. Ty will start training soon.

ADJOURN

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 4:35 p.m.

Next Regular Meeting March 22nd @ 2:00 pm

Respectfully submitted,



Bonnie Valentine, Director



Davey Miller, Chairman



Frank Mianecki, Vice-Chairman



Alan Schrom, Secretary

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

BOARD OF COMMISSIONERS

Davey Miller

Frank Mianecki

Alan Schrom

March 22, 2023

The March 22nd, 2023, regular meeting of the Port of Royal Slope Commissioners was called to order at 2:09 p.m. by Chairman Miller.

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

Others Present: Director Bonnie Valentine, Gil Alvarado, Francis Naglich, and Michele McGraw.

Commissioner Schrom made a motion to excuse Commissioner Mianecki and it passed.

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

Comments from Public: There were none.

OLD BUSINESS

1. **Industrial Park – Gil Alvarado:** Gil is still working on getting the plat for phase one from WPE so we can move forward. We have been informed that if we need to use legal counsel to get our receivables from WPE we will need to find a different attorney.
2. **Annual Generator Maintenance:** The generator at Well 1 was serviced. While doing the routine oil change and maintenance it was recommended to change the radiator coolant and install new radiator hoses next year.
3. **JD Loader Maintenance:** It was most cost effective to repair the radiator at American Radiators. It was less expensive than a new one and won't need to be retrofitted.
4. **Rail to Lot 10:** April 10th is the most recent estimate on ballast availability for the rail spur.
5. **Railroad Maintenance:** We have some drone footage from the rail operator showing where some runoff is coming off of the bench before it runs onto the rail.

Approval of the Minutes: Commissioner Schrom made a motion to approve the minutes of the March 8th, 2023, regular meeting as written, and it passed.

NEW BUSINESS

1. **Ecological Land Services – Shrub Steppe Mitigation:** Francis Naglich and Michele McGraw were here to talk about how shrub-steppe mitigation banks work and their benefits.
2. **Fire Hydrant Valve Riser Repair:** Director Valentine has been in contact with someone at Royal Ridge. They discussed the importance of repairing a fire hydrant

valve riser while they are working on some landscaping along the road in front of their business.

3. **GC EDC Dues & Meeting:** Our dues for GC EDC are due for 2023. The Municipal Service Agreement was reviewed and discussed. The dues remain the same as in 2022. Commissioner Schrom made a motion to approve/sign the agreement and pay the dues and it passed. Commissioner Miller was at a meeting on Monday with a representative for the GC EDC who was conducting interviews gathering information and opinions from members concerning the renewal of their fund-raising campaign. It has been 10 years since it was last updated.

COMMISSIONERS REPORT

1. **Davey Miller:** Davey has been working on the JD Loader getting it serviced. He also attended the meeting with a representative for the GC EDC.
2. **Frank Miannecki:** No Report.
3. **Alan Schrom:** No Report

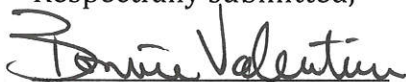
OFFICE REPORT

1. **Mining Permits:** Director Valentine looked into mining permits with the Department of Ecology, and it is not difficult to get storm water permits. We would need to contact DNR for information on the mining permit.
2. **Reminder PDC F1 Due by April 17th:** Commissioners were reminded that the PDC filing due date is fast approaching.
3. **Well Coverage – Bonnie off March 23-27 and 30th:** Ty has been coming in and training at the wells. Ty will be on call and do chorine samples while Bonnie is gone March 23-27th. Bonnie will also be gone on March 30th for an appointment in Spokane.
4. **Miscellaneous:** Director Valentine has been contacted by North Sky Communications. They would like to lease the fenced dump site again for 6-8 months. Commissioner Schrom made a motion to proceed with a contract for the same monthly rate as before with a new payment plan and it passed. The Royal City Golf Course has sent the Port an invoice for advertising it is the same rate as previous years. Commissioner Schrom made a motion to pay the RC Golf Association invoice for advertising and it passed.

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 6:10 p.m.

Next Regular Meeting April 12th @ 2:00 pm

Respectfully submitted,



Bonnie Valentine, Director



Davey Miller, Chairman



Frank Miannecki, Vice-Chairman



Alan Schrom, Secretary