PORT OF ROYAL SLOPE

4572 Road 13.6 SW; Royal City, WA 99357

BOARD OF COMMISSIONERS

Frank Mianecki *Alan Schrom* *Davey Miller*

August 14, 2024

The August 14th, 2024, regular meeting of the Port of Royal Slope Commissioners was called to order at 2:05 p.m. by Chairman Mianecki.

Commissioners Present: Frank Mianecki, Alan Schrom and Davey Miller.
Others Present: Director Bonnie Valentine and Robert Weber, Tony and Brandon Jenks arrived later.

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 the Minutes: Commissioner Schrom made a motion to approve the minutes of the July 24th, 2024, regular meeting, Commissioner Miller 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 **August 14, 2024**. The Board does hereby approve those August 14th, 2024, warrants as follows: **GF Payroll Warrants: #13765 – 13772** in the amount of **$6,614.41; GF Warrants #13773 - 13789** in the amount of **$185,329.66;** and **LTGO** payment for **CERB #2** in the amount of **$10,158.42.**

Commissioner Miller made a motion to approve the August 14th, 2024, warrants as listed. Commissioner Schrom seconded the motion, and it passed.

Discussion of Revenues and Revenue Approval: After reviewing the income list, Commissioner Miller 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, **August 14, 2024,** in the amount of **$39,811.33** for the General Fund.

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

OLD BUSINESS

1. **Royal Premix Road Crossing:** Tony and Brandon Jenks came to the office to sign the Easement Agreement and the Rail Crossing Easement Agreement. Director Valentine will take it to Ephrata to be recorded.
2. **FD#10 Water Connection:** Work on the Rd E SW Water Line is almost complete.

a. **Change Order No. 2:** Change Order No. 2 was reviewed. Commissioner Miller made a motion to approve Change Order No. 2 as written. Commissioner Schrom seconded the motion, and it passed.

3. **Valle Transportation Water Connection:** The Fire Hydrant and other lines needed for the fire sprinkler system are installed. The general contractor will be installing the meter and the backflow preventer for the potable water connection soon.
4. **Railroad Transload:** We have an estimate the project could cost approximately $70,000.00 to improve roads and install a basic transloading facility. Director Valentine will check with RYAL on design suggestions.
5. **Resolution Draft 2024.05:** Director Valentine reached out to Representative Tom Dent about resources that could be available.
6. **Gilbert's Truck Repair:** Director Valentine will contact our attorney for advice on what the next step would be.

NEW BUSINESS

1. **Self-Storage:** The Commissioners we asked if they would be favorable to having a self-storage facility on Port property. We need to check and see if it is allowed in light or heavy industrial zones. There is concern about it being run remotely and the lack of job creation.

COMMISSIONERS' REPORT

1. **Frank Mianecki:** Spoke with a potential rail customer.
2. **Alan Schrom:** Alan has continued monitoring the Road E SW Water Line Extension project. He has reconfigured the GEMtek Mini PC the Port purchased.
3. **Davey Miller:** Davey attended a meeting with Director Valentine at the GCFD #10 Headquarters concerning the Sunfresh Hydrant location. He also hauled one twenty-foot Conex container the Port purchased at Surplus in Tumwater.

OFFICE REPORT

1. **Part-time Help:** Hiring someone for part-time help was discussed. How many hours per month/week or hire them by the specific project? Where to post a position was also discussed.
2. **Connection Agreement FD #10:** Commissioner Miller made a motion to approve and sign the connection agreement for the GCFD #10 water connection. Commissioner Schrom seconded the motion, and it passed.
3. **Miscellaneous BV off 8/23 – 8/26:** Ty will take chlorine readings and well call on Friday and Monday while Director Valentine is out of town. Bartelson has sold his Clark Lift that is being stored at our office. It should be moved soon. Commissioner Miller made a motion to purchase a total of 4 Conex's for $500 or less each and have surplus ship two of them for no more than $1,700. Commissioner Schrom seconded the motion, and it passed.

At 4:12 Chairman Mianecki called for a 15-minute Executive Session to discuss – REAL ESTATE - RCW 42.30.11(b)

At 4:27 Chairman Mianecki closed the Executive Session and reconvened the regular meeting.

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 4:36 p.m.

Next Regular Meeting will be on August 28th, 2024, at 2:00 pm

Excused

Frank Mianecki, Chairman

Respectfully submitted,

Bonnie Valentine, Director

Alan Schrom, Vice-Chairman

Davey Miller, Secretary

PORT OF ROYAL SLOPE

4572 Road 13.6 SW; Royal City, WA 99357

BOARD OF COMMISSIONERS

Frank Mianecki *Alan Schrom* *Davey Miller*

August 28, 2024

The August 28th, 2024, regular meeting of the Port of Royal Slope Commissioners was called to order at 2:02 p.m. by Chairman Mianecki.

Commissioners Present: Alan Schrom, Frank Mianecki and Davey Miller via phone.
Others Present: 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 the Minutes from the August 14, 2024, Regular Meeting: Tabled

OLD BUSINESS

1. **Royal Premix Road Crossing:** Tony will return the completed permits and application fees soon. Director Valentine will get ahold of RYAL to make sure they are involved with the crossing construction.
2. **FD#10 Water Connection:** Director Valentine has submitted the first invoice from the Road E Waterline project to Grant County for reimbursement of the SIP 2024-01 grant.
3. **Valle Transportation Water Connection:** The potable water connection is complete and RPBA was tested and it passed. They will be using the metered connection for construction water while completing the building. The Port will not charge the monthly fee for the fire sprinkler meter until the system is installed in the building.
4. **Railroad Transload:** Director Valentine will request a drawing of the proposed pit from RYAL.
5. **Resolution Draft 2024.05:** Tabled
6. **Gilbert's Truck Repair:** Director Valentine will draft a letter to Mr. Gilbert Pineda for review.

NEW BUSINESS

1. **Property Lease:** Director Valentine will get a lease drafted for review. The Port needs to locate the corners of the existing lot to compare with the lease proposal.
2. **GHS Resources – Consulting:** Commissioner Schrom and Director Valentine had a conversation with John Howell at GHS Resources regarding help with a FRAP grant application for ties to rehab the railroad. John sent a contract for approval. Commissioner Schrom made a motion to approve the contract with GHS Resources for up to $1,000.00 to help with the FRAP grant application. Commissioner Miller seconded the motion, and it passed.

3. **Emergency Waterline Repair Road F SW-Royal Ridge:** There was a significant water leak on RD F SW in front of Royal Ridge. It started Monday evening August 26th at approximately 5:24 pm. We were able to get it isolated and start repairs on Tuesday morning. It appears the fire hydrant and the ecology blocks, placed as protection for the hydrant, had been hit and moved a significant amount. Repairs are currently underway. We anticipate the repairs being completed by Thursday afternoon. Director Valentine and Jason will be going to Wenatchee after this meeting to pick up parts needed for the repair. Commissioner Miller made a motion for the Port to pay for fuel for the trip to Wenatchee for parts. Commissioner Schrom seconded the motion, and it passed.

COMMISSIONERS' REPORT

1. **Frank Mianecki:** No Report
2. **Alan Schrom:** Alan responded to the alarm on Monday and turned off valves isolating the leak and talked to John Howell regarding help with the FRAP grant application.
3. **Davey Miller:** No Report

OFFICE REPORT

1. **Miscellaneous:** The well pump motor at Well 2 is continuing to get louder. Director Valentine will have someone come inspect it.

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 2:57 p.m.

Next Regular Meeting will be on September 11th, 2024, at 2:00 pm

Excused

Frank Mianecki, Chairman

Respectfully submitted,

Bonnie Valentine, Director

Alan Schrom, Vice-Chairman

Davey Miller, Secretary