PORT OF ROYAL SLOPE

4572 Road 13.6 SW; Royal City, WA 99357

BOARD OF COMMISSIONERS

Frank Mianecki *Alan Schrom* *Davey Miller*

March 13, 2024

The March 13th, 2024, 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, Davey Miller, and Alan Schrom.
Others Present: Director Bonnie Valentine and Robert Weber.

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

Comments from Public: Robert Weber reported the new ambulance will be picked up March 27th.

EXECUTIVE SESSION – REAL ESTATE RCW 42.30.11(b)
Commissioner Mianecki called for a 45-minute Executive Session to discuss Real Estate at 2:14 p.m. At 3:02 p.m. Commissioner Mianecki reconvened the regular meeting.

NEW BUSINESS

1. **Real Estate:** Commissioner Miller made a motion to pay the price agreed upon during the Executive Session for the discussed property. Commissioner Schrom seconded the motion and it passed.
2. **Resolution 2024.02:** Commissioner Miller made a motion to approve Resolution 2024.02 giving Director Valentine the necessary powers to complete the purchase of the specified property. Commissioner Schrom seconded the motion and it passed.
3. **Annual Service for the CAT Generator:** Director Valentine had quotes for servicing the generator engine, replacing the coolant and batteries as recommended. Commissioner Schrom made a motion to approve spending approximately $6,000.00 to get the before mentioned services completed on the generator. Commissioner Miller seconded the motion and it passed.

Approval of the Minutes: Commissioner Schrom made a motion to approve the minutes of the February 13th, 2024, regular meeting. Commissioner Miller seconded the motion and it passed.

Approval of the Minutes: Commissioner Miller made a motion to approve the minutes of the February 28th, 2024, regular meeting. 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 13, 2024**. The Board does hereby approve those March 13th, 2024, warrants as follows: **GF Payroll Warrants: #13642 – 13649** in the amount of **$7,330.52** and **Warrants #13650 - 13664** in the amount of **$17,388.39.**

Commissioner Miller made a motion to approve the March 13th, 2024, warrants as listed. Commissioner Schrom seconded the motion and it 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 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 13, 2024,** in the amount of **$35,535.49** for the General Fund.

COMMISSIONERS REVIEW OF ACCOUNTS: Tabled

OLD BUSINESS

1. **Royal Premix Road Crossing:** Director Valentine called Tony Jenks, documents should be here anytime, he gave them to Brandon Jenks to deliver.
2. **FD#10 Water Connection-Survey:** GC FD #10 ran water in the sink hole while QCBID put a camera in the pipe, and they found a leak. Grant County Survey provided a contract to do a survey to determine where the Red Rock Coulee Waste Way is located so we can determine if we can put our 12" water main on the east side of it for the Fire Departments water connection. Commissioner Miller made a motion to approve the contract for the survey for approximately $6,000.00. Commissioner Schrom seconded the motion and it passed.
3. **CPC Water Connection:** Hoping to have plans back from Hall Engineering anytime.
4. **Valle Transportation Water Connection:** Ray Valle was in and discussed a bid received from his contractor for the fire suppression system. It is more than he anticipated.
5. **Zero DB Fiber Crossing Thacker Rd:** Nothing new
6. **Food Bank:** Director Valentine reached out to get an idea of how much a building would cost to fit the food bank's needs. The rough estimate is about $400,000. We wonder if the food bank could get a grant to help with a new facility.

COMMISSIONERS' REPORT

1. **Frank Mianecki:** No Report
2. **Alan Schrom:** Alan has been helping to narrow down the alarms at Well 1 & Well 2. He has also been working on the waterline alignment for the FD #10 connection.
3. **Davey Miller:** Davey looked at the west gates at the dump site to see if we could remount the current gates to ecology blocks similar to the east gates.

OFFICE REPORT

1. **West Gates at Dump Site:** Commissioner Miller made a motion to approve spending approximately $350.00 on 4 ecology blocks and hardware to replace the posts on the west gate at the dump site. Commissioner Schrom seconded the motion and it passed.
2. **Director Valentine Out of the Office March 26th and 27th:** Ty Miller will cover the weekday well call while Director Valentine is out of town.
3. **Miscellaneous:** Director Valentine discussed the cleanup of the 4 feet of mud/runoff from the bench onto the railroad and the cost to RYAL for the cleanup. An invoice from the Royal City Golf Course for advertising on the sign was reviewed. Director Valentine will continue reaching out to Gilbert Pineda to track his progress. He doesn't respond to emails; she will continue to call him. Dan Booth is scheduled to be here Wednesday March 20th to test the Fire Pump soft start at Well 1 and the Well Pump soft start at Well 2 in an attempt to narrow down the alarms we have been getting.

ADJOURN

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 5:24 p.m.

Next Regular Meeting will be on March 28th, 2024, at 10:00 am

Respectfully submitted,

Bonnie Valentine, Director

Frank Mianecki, Chairman

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*

March 28, 2024

The March 28th, 2024, regular meeting of the Port of Royal Slope Commissioners was called to order at 10:01 a.m. by Chairman Mianecki.

Commissioners Present: Frank Mianecki, Alan Schrom, and Davey Miller.
Others Present: Director Bonnie Valentine.

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

Comments from Public: There were none.

Approval of the Minutes: Commissioner Schrom made a motion to approve the minutes of the March 13th, 2024, regular meeting. Commissioner Miller seconded the motion and it passed.

NEW BUSINESS

1. **SAO Interagency Area Sharing Agreement:** The agreement was reviewed. Commissioner Schrom made a motion to approve the agreement. Commissioner Miller seconded the motion and it passed.
2. **GC PUD Lease of Lot:** The lease was reviewed and approved. Commissioner Miller made a motion to approve the lease of approximately 3 acres, waive the security deposit and send it to GC PUD for their approval. Commissioner Schrom seconded the motion and it passed.

OLD BUSINESS

1. **Royal Premix Road Crossing:** Nothing new.
2. **FD#10 Water Connection-Survey:** The survey should be completed soon.
3. **CPC Water Connection:** The plans for the CPC connection have been received and reviewed.
4. **Valle Transportation Water Connection:** Nothing new.
5. **Zero DB Fiber Crossing Thacker Rd:** Nothing new.

COMMISSIONERS' REPORT

1. **Frank Mianecki:** No Report
2. **Alan Schrom:** Alan was at the soft start test at well 1 on the fire pump. He also attended the FMSIB meeting online to see if a railroad rehab project would fit in the program.

3. **Davey Miller:** Davey was at the soft start testing for the well pump soft start at well 2.

OFFICE REPORT

1. **2020-2022 Audit:** Director Valentine has sent more information to the auditor.
2. **Miscellaneous:** Director Valentine was contacted by Chris Herman regarding projects for the Six-Year Freight Mobility Strategic Investment Program (FMSIB). It does not sound like railroad rehab will fit in this program. However, Chris did think a railroad rehab project would be a fit for the WSDOT program that will be coming out later this year. The soft start testing went well. We didn't find a reason for so many alarms. Generator service is scheduled for next week.

ADJOURN

As there was no other business brought before the Board, Commissioner Miller made a motion to adjourn the meeting and Chairman Mianecki adjourned the meeting at 12:50 p.m.

Next Regular Meeting will be on April 10th, 2024, at 2:00 pm

Respectfully submitted,

Bonnie Valentine, Director

Frank Mianecki, Chairman

Alan Schrom, Vice-Chairman

Davey Miller, Secretary