

PORT OF ROYAL SLOPE

4572 Road 13.6 SW; Royal City, WA 99357

BOARD OF COMMISSIONERS

Frank Miannecki

Alan Schrom

Davey Miller

May 8, 2024

The May 8th, 2024, regular meeting of the Port of Royal Slope Commissioners was called to order at 2:20 p.m. by Chairman Miannecki.

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

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: There were none.

Approval of the Minutes: Commissioner Miller made a motion to approve the minutes of the April 10th, 2024, regular meeting. Commissioner Schrom seconded the motion and it passed.

Approval of the Minutes: Commissioner Schrom made a motion to approve the minutes of the April 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 **May 8, 2024**. The Board does hereby approve those May 8th, 2024, warrants as follows: **GF Warrant: #13696** in the amount of **\$100.00**; **GF Payroll Warrants: #13697 - 13704** in the amount of **\$6,737.08**; and **GF Warrants #13705 - 13715** in the amount of **\$15,743.32**.

Commissioner Schrom made a motion to approve the May 8th, 2024, warrants as listed. Commissioner Miller 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, **May 8, 2024**, in the amount of **\$8,672.11** for the General Fund. The Grant County Treasurer's report for April had not been received at this time.

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

NEW BUSINESS

1. **SIP Application Review:** The Commissioners reviewed the application submitted to the SIP. Commissioner Schrom made a motion to approve the submittal. Commissioner Miller seconded the motion and it passed.
2. **Resolution 2024.03 Consent-to-Use Agreement:** Consent-to-Use Agreement from QCBID regarding the installation of the Port's 12-inch water line extension. Commissioner Miller made a motion to approve Resolution 2024.03. Commissioner Schrom seconded the motion and it passed.
3. **Resolution 2024.04 Solicit Bids for RD E SW Water Line:** Commissioner Miller made a motion to approve Resolution 2024.04. Commissioner Schrom seconded the motion and it passed.

OLD BUSINESS

1. **Royal Premix Road Crossing:** Nothing new
2. **FD#10 Water Connection:** Director Valentine has been getting the necessary permits from the appropriate agencies and is waiting for the last one.
3. **CPC Water Connection:** Details about the connection were discussed.
4. **Valle Transportation Water Connection:** Nothing new.
5. **GC PUD Lease of Lot:** We have not yet received payment for the lease and as of last week. A recent email informed Director Valentine the Red Rock Transmission line construction has been put on hold by the GC PUD Commissioners until 2027.
6. **CAT Generator Report:** The report from the annual service on the CAT generator was reviewed. There were no concerns.

COMMISSIONERS' REPORT

1. **Frank Mianeki:** No Report
2. **Alan Schrom:** Alan attended the annual PCC rail meeting via TEAMS. When Alan was in Wenatchee recently, he stopped by an engineering firm to learn more about the services they offer. He checked on the fire pump soft start at Well 1 after a fire pump fail alarm and found it could be the power converter not the soft start with a problem.
3. **Davey Miller:** Davey mowed the lot leased to Grant County PUD.

OFFICE REPORT

1. **2020-2022 Audit:** Nothing new
2. **Part Time Help:** Hiring someone two days per week for 8 weeks to work on a grant project was approved.
3. **Grant County PUD Meetings:** The next regular GC PUD Commissioner meeting is on May 14th.
4. **Miscellaneous:** Director Valentine responded to a fire pump fail alarm at Well 1. After Commissioner Schrom did some checking we think it is the power converter causing problems. Director Valentine has been following up with Gilbert Pineda about his lack of progress on his Equipment Garage and will ask him to come to the next board meeting for an update on his progress.

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 5:20 p.m.

Next Regular Meeting will be on May 22nd, 2024, at 2:00 pm

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

May 22, 2024

The May 22nd, 2024, regular meeting of the Port of Royal Slope Commissioners was called to order at 2:00 p.m. by Chairman Mianecki.

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

Others Present: Director Bonnie Valentine, Gary Hall, Abby Hilmes, Greg Smith, and Gilbert Pineda arrived later.

Approval of Agenda: Commissioner Schrom made a motion to approve the agenda. Commissioner Miller 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 May 8th, 2024, regular meeting. Commissioner Miller seconded the motion and it passed.

NEW BUSINESS

- 1. Open Bids for the Road E SW Water Line Extension:** Hilmes Construction and Smith Excavation were the only two contractors to submit bids on the Road E SW Water Line Extension. Gary Hall, from Hall Engineering was here to open the bids and check that the required documents were included and signed. Neither bid exceeded the 20% limit on mobilization fees. The apparent low bidder was Hilmes Construction. Commissioner Miller made a motion to award the contract to Hilmes Construction with Gary Hall's recommendation. Commissioner Schrom seconded the motion and it passed.
- 2. Gilbert's Equipment Garage-Gilbert Pineda:** Gilbert Pineda came to the meeting to verify he is working with several banks to get financing to build his shop. He is well past the initial 12-month period required to start substantial construction. The Commissioners asked him to get a letter from one or more banks he is working with to show he is moving forward. He was asked to have a letter to the office by May 31st. If he can't show he is making progress the Port may have to seek legal counsel and purchase the property back from him.
- 3. Valley Ag:** RYAL had a meeting with Valley Ag yesterday to see if they are interested in using rail to bring in fertilizer. It sounds like they would like to use the rail but need a transloading site.

OLD BUSINESS

- 1. Royal Premix Road Crossing:** Tony says they are still waiting for their attorney to review the easements. The Commissioners would like to have the documents back by July 1, 2024.

2. **FD#10 Water Connection:** The contract was awarded today. Director Valentine is working on a SIP Presentation to ask for assistance with this project.
3. **CPC Water Connection:** The fees for this connection were discussed.
4. **Valle Transportation Water Connection:** Nothing new.
5. **GC PUD Lease of Lot:** Payment is still in transit. The PUD has now asked to extend the lease from 1 year with a 6-month extension to several years until 2027 or 2028. The Commissioners would like to negotiate an extended timeline with a yearly increase to cover inflation.

COMMISSIONERS' REPORT

1. **Frank Mianecki:** Frank spoke with PUD Commissioner Larry Schaapman concerning the delay building the Red Rock Transmission Line and finishing the Substation.
2. **Alan Schrom:** Alan monitored the replacement of the power converter for the fire pump at Well 1 and made sure that the alarms were connected correctly.
3. **Davey Miller:** Davey checked on the pickup and van recently acquired by the Port.

OFFICE REPORT

1. **2020-2022 Audit:** Nothing new
2. **Annual Financial Report:** The 2023 Annual Financial Report is due next Wednesday. Director Valentine is finalizing it now to have it submitted before the deadline.
3. **Miscellaneous:** Director Valentine has received the chlorine pumps and spare parts for future repairs. Water usage is increasing. She was able to transfer the titles for the recently acquired mobile home office, pickup and van at the Grant County Court House in Ephrata. She is working on the SIP presentation scheduled for June 7th. RYAL has seven rail cars coming in this week. Enduris has been contacted to update the insurance policy for our office.

ADJOURN

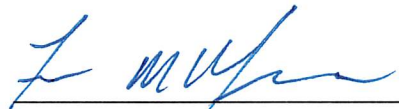
As there was no other business brought before the Board, Commissioner Miller made a motion to adjourn the meeting. Commissioner Schrom seconded the motion and Chairman Mianecki adjourned the meeting at 5:00 p.m.

Next Regular Meeting will be on June 12th, 2024, at 2:00 pm

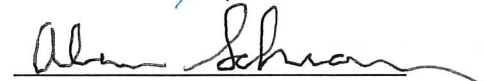
Respectfully submitted,



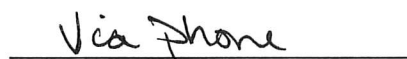
Bonnie Valentine, Director



Frank Mianecki, Chairman



Alan Schrom, Vice-Chairman



Davey Miller, Secretary