

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

BOARD OF COMMISSIONERS

Frank Mianecki

Alan Schrom

Davey Miller

November 13, 2024

The November 13th, 2024, regular meeting of the Port of Royal Slope Commissioners was called to order at 2:07 p.m. by Chairman Mianecki.

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

Others Present: Director Bonnie Valentine and Robert Weber.

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

At 2:08 p.m. Chairman Mianecki closed the regular meeting and opened the Public Hearing on the 2025 General Fund Budget. There were no comments.

At 2:16 p.m. Chairman Mianecki closed the Public Hearing on the 2025 General Fund and opened the Public Hearing on the 2024 Comprehensive Plan. There were no comments.

At 2:22 p.m. Chairman Mianecki closed the Public Hearing on the 2024 Comprehensive Plan. There were no comments.

At 2:22 p.m. Chairman Mianecki reconvened the Regular Meeting.

Comments from Public: There were none.

Approval of the Minutes: Commissioner Miller made a motion to approve the minutes of the October 22nd, 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 **November 13, 2024**. The Board does hereby approve those November 13th, 2024, warrants as follows: **GF Payroll Warrants: #13841 – 13847** in the amount of **\$6,544.57**; **GF Warrants #13848 - 13861** in the amount of **\$25,020.47**; and an annual **Agent Fee** for LTGO payments to **the Grant County Treasurer** in the amount of **\$350.00**.

Commissioner Schrom made a motion to approve the November 13th, 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, **November 13, 2024**, in the amount of **\$10,896.66** for the General Fund. The Grant County Treasurer's Report for October had not been received at this time.

COMMISSIONERS REVIEW OF ACCOUNTS: Commissioner Miller reviewed invoices and warrants. He asked several questions and found no discrepancies.

NEW BUSINESS

1. **Adopt 2025 Budget Resolutions 2024.05 & 2024.06:** Commissioner Schrom made a motion to adopt Resolutions 2024.05 and 2024.06 adopting the 2025 Budgets. Commissioner Miller seconded the motion, and it passed.
2. **Adopt Resolution 2024.07 Comprehensive Plan 2024:** Commissioner Miller made a motion to adopt Resolution 2024.07 adopting the 2024 Comprehensive Plan. Commissioner Schrom seconded the motion, and it passed.
3. **Annual Conflict of Interest Statements:** All three Commissioners and Director Valentine read and reviewed the Port's Conflict of Interest Policy. They each signed their Annual Conflict of Interest Statement.
4. **Two Peas:** Two Peas has contacted the Port asking about power availability. Director Valentine will contact GC PUD to find out.

OLD BUSINESS

1. **Review SOQ's for Engineering Services:** SOQ's are not due until November 26th.
2. **Royal Premix Road Crossing:** The crossing has been asphalted.
3. **Railroad Transload:** The Port will get some gravel moved this week.
4. **Storage Lease:** The customer is looking for a specific forklift and then will be ready to start a lease.
5. **Gilbert's Truck Repair:** Commissioner MianECKi will reach out to Mr. Pineda for an update on his plans.
6. **Property Lease:** Nothing new to report.

COMMISSIONERS' REPORT

1. **Frank MianECKi:** No Report
2. **Alan Schrom:** Alan responded to a well alarm due to a power outage. The generator at Well 1 was running like it should. The power outage lasted approximately one hour. He also met with AKANA Engineering when they visited the Port.
3. **Davey Miller:** Davey hauled the John Deere 6430 and a container to the Port.

OFFICE REPORT

1. **Letter of Support:** Director Valentine will finish up a general letter of support for RYAL.
2. **Miscellaneous:** The Port's water service area was reviewed and allowing or not allowing private wells was discussed. On Friday November 8th Blue Sky did some blasting for a new onion shed. The site is approximately 100 yards from Well 1

and closer to a fire hydrant and water mains. Director Valentine was in the area when this took place and is happy to report so far things are operating as they should. Director Valentine attended a zoom conference on cyber security and will attend one with MRSC covering Small Works direct contracting next week. The railroad crossing on Road 13.6 SW has been completed and is much improved. Commissioner Schrom made a motion to buy fuel for hauling the John Deere 6430 and the Conex and the motion passed.

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 5:05 p.m.

Next Regular Meeting is changed from November 27th to November 26th, 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 Miannecki

Alan Schrom

Davey Miller

November 26, 2024

The November 26th, 2024, regular meeting of the Port of Royal Slope Commissioners was called to order at 2:13 p.m. by Vice Chairman Schrom.

Commissioners Present: Alan Schrom and Davey Miller.

Others Present: Director Bonnie Valentine and Gilbert Pineda arrived later.

Commissioner Miller made a motion to excuse Commissioner Miannecki and it passed.

Approval of Agenda: Commissioner Miller made a motion to approve the agenda with the addition of Royal Slope Solar, and it passed.

Comments from Public: There were none.

Approval of the Minutes: Commissioner Miller made a motion to approve the minutes of the November 13th, 2024, Regular Meeting and it passed.

OLD BUSINESS

- 8. Review SOQs for Engineering Services:** The Port has received 5 SOQs by the deadline.
- 9. Railroad Transload:** The area has been graveled and leveled.
- 10. Storage Lease:** Nothing new.
- 11. Gilbert's Truck Repair:** Gilbert Pineda came to the meeting to discuss his delay in developing his property. It has been approximately 30 months since he purchased the property and has made no significant progress developing the property. The Commissioners gave Mr. Pineda a letter stating the Port's intent to purchase the property back per RCW 53.25.160 due to no significant devotion of the property to his intended use as a repair shop.
- 12. Property Lease:** Nothing new.
- 13. Two Peas:** Director Valentine has left messages with the PUD and has not received any follow up.

NEW BUSINESS

- 1. FRAP Project List for 2025-2027:** The list of projects receiving grants from FRAP for 2025-2027 was reviewed. The Port's project was not selected.
- 2. Resolution 2024.08 Regarding Private Wells:** The potential for private wells in the Port's water service area was discussed. Commissioner Miller made a motion to adopt Resolution 2024.08 regarding private wells in the Port's water service area and it passed.

3. **Resolution 2024.09 Purchase of Property:** Tabled
4. **Royal Slope Solar Project:** The group in charge of the Royal Slope Solar Project has requested a letter from the Port supporting their project. Commissioner Miller made a motion to send a letter supporting the Royal Slope Solar Project and it passed.

COMMISSIONERS' REPORT

1. **Frank Mianecki:** No Report
2. **Alan Schrom:** Alan met with representatives from JUB who would like to submit an SOQ and spent time proofreading documents.
3. **Davey Miller:** Davey hauled 6 ecology blocks and some gravel for the transloading area.

OFFICE REPORT

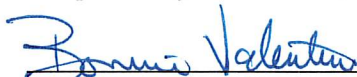
1. **Letter of Support:** Director Valentine provided a final draft of the letter of support for RYAL. Commissioner Miller made a motion to approve and sign the letter of support for RYAL and it passed.
2. **Miscellaneous:** A Grant County Conditional Use Permit was reviewed and comments noted. The official comment form will be returned to the Grant County Planning Department in Ephrata with the Port's comments/concerns. The Grant County EDC has several events coming up. Information about the WA Short Line Railroad Modernization act was shared. Grant County PUD has decided to resume work on the Red Rock Substation and T-Line here in the Port. Heaters at Well 1 were cleaned and are in working order.

ADJOURN

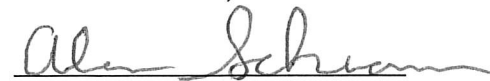
As there was no other business brought before the Board, Commissioner Miller made a motion to adjourn the meeting and Vice Chairman Schrom adjourned the meeting at 5:40 p.m.

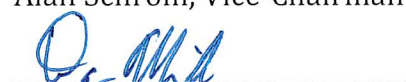
Next Regular Meeting is December 11th, 2024, at 2:00 pm

Respectfully submitted,


Bonnie Valentine, Director

Excused
Frank Mianecki, Chairman


Alan Schrom, Vice-Chairman


Davey Miller, Secretary