

PORT OF ROYAL SLOPE

4572 Road 13.6 SW; Royal City, WA 99357

BOARD OF COMMISSIONERS

Davey Miller Frank Mianecki Alan Schrom

January 14, 2025

The January 14th, 2025, regular meeting of the Port of Royal Slope Commissioners was called to order at 2:10 p.m. by Chairman Schrom.

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

Others Present: Director Bonnie Valentine, Ray Valle Sr, and Ray Valle Jr. Tyler Frank arrived later.

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

Reorganization of the Board of Commissioners: Commissioner Mianecki made a motion to reorganize the Board of Commissioners as shown below. Commissioner Miller seconded the motion, and it passed.

CHAIRMAN – COMMISSIONER DAVEY MILLER
VICE-CHAIRMAN – COMMISSIONER FRANK MIANECKI
SECRETARY – COMMISSIONER ALAN SCHORM

Comments from Public: No Comments

OLD BUSINESS

- 1. Valle Transportation- Ray Valle Sr & Ray Valle Jr:** Ray Valle Sr and Ray Valle Jr came to ask the Commissioners if they would pay more than original amount of \$5,000.00 to upgrade from an 8-inch C900 pipe to 12-inch C900 stated in the July 10th 2024 meeting minutes. After discussing the difference in length initially estimated to be upgraded and the actual length installed, Commissioner Mianecki made a motion to pay a total of \$8,250.00 for upgrading 120 feet of C900 pipe from 8" to 12". Commissioner Schrom seconded the motion, and it passed.
- 2. Railroad Crossing - Tyler Frank:** The Amended Agreement was discussed. There is a question about Exhibit C. The Port will get that clarified. Tyler Frank agreed to pay for up to \$2,500.00 in legal and filing fees.

Approval of the Minutes: Commissioner Schrom made a motion to approve the minutes of the December 10th, 2025, regular meeting, 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, **January 14, 2026**. The Board does hereby approve those warrants as follows: **General Fund Payroll Warrants: #14169 – 14178** in the amount of **\$6,886.00**; **General Fund End of Year Warrant #14179** in the amount of **\$385.20**; and **General Fund Warrants #14180 – 14195** in the amount of **\$15,141.24** are all approved on **January 14, 2026**. Commissioner MianECKi made a motion to approve the January 14, 2026, 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. Commissioner MianECKi 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, **January 14, 2026**, in the amount of **\$57,628.14** for the General Fund.

COMMISSIONERS REVIEW OF ACCOUNTS: Commissioner Miller reviewed invoices and payments finding discrepancies.

OLD BUSINESS

3. **Gilbert's Truck Repair:** Director Valentine sent Gilbert two text reminders asking for an update on his project. Gilbert returned with a phone call on Tuesday 1/13. He has given all of his information to an engineering firm in Moses Lake in early December and says they told him they are working on it but he hasn't been given a timeline when it will be ready to go to the county or a price for their services. Commissioner MianECKi requested Director Valentine ask for a receipt of purchase or down payment on his building he ordered in July 2025.
4. **Conflict of Interest Statements:** The Conflict-of-Interest Policy was reviewed by each Commissioner and Director Valentine, once reviewed each individual filled out, signed, and dated an Annual Conflict of Interest Statement.
5. **Norwest Water Connection:** Norwest Ingredients is requesting a third water connection for a new warehouse they are building this year. Commissioner Schrom made a motion to approve a third water connection, 2 inches or smaller, for Norwest Ingredients' newest warehouse. Commissioner MianECKi seconded the motion, and it passed.
6. **Air Quality in Overburdened Communities:** Director Valentine has been drafting a response to new ruling about Air Quality in Overburdened Communities since West Grant County, which covers a portion of our port district, has been identified as one of the 16 communities on the list. The main concern is this new ruling controlling pollution shows potential to negatively impact the future of economic development in our district.

NEW BUSINESS

1. **Transload/Acreage:** We need more information on how much space and what amenities they require.

COMMISSIONERS REPORT

1. **Davey Miller:** No Report
2. **Frank MianECKi:** No Report
3. **Alan Schrom:** Alan helped set the new Sharp BP71C31 Printer up. It took several trips to get it set up initially when it was delivered and then setting up scanning and

the laptop. He checked the chlorine level for Bonnie on December 18th. He also did a test with the port surveying equipment. We need to update a tablet for the equipment.

OFFICE REPORT

1. **Miscellaneous:** Director Valentine will work on an SIP application for building access to a transloading pit at Lot 6. It is due next week. There is an Open House for public comments on the Grant County's Comprehensive Plan in Moses Lake on January 22 from 5-7 pm. Commissioner Schrom and Director Valentine are considering attending. The Grant County EDC is planning a board member retreat at Sage Cliff on April 2 & 3. Commissioner Schrom made a motion to approve Director Valentines attendance at the EDC retreat. Commissioner Mianecki seconded the motion, and it passed. The Port received a 90th birthday party invitation for Jim Potts on February 7th. Mr. Potts was very instrumental in helping the Port acquire the railroad. After discussing the survey equipment requiring an updated tablet, Commissioner Mianecki made a motion to purchase a new tablet for \$500.00 or less. Commissioner Schrom seconded the motion, and it passed. Director Valentine will go to Moses Lake to pick up chlorine on Friday 1/16. There was a local farmer who inquired about shipping wheat to Spokane by rail, unfortunately it is not cost effective for him at this time. Director Valentine will be attending the Legislative Day with GCFD#10, she will be leaving the afternoon of January 28 and return on the afternoon of the 29th.

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 5:19 p.m.

The next Regular Meeting on January 28 at 2:00 pm is changed to January 28th at 11:00 am.

Respectfully submitted,



Bonnie Valentine, Director



Dave Miller, Chairman



Frank Mianecki, Vice-Chairman



Alan Schrom, Secretary

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BOARD OF COMMISSIONERS

Davey Miller Frank Mianecki Alan Schrom

January 28, 2025

The January 28th, 2026, regular meeting of the Port of Royal Slope Commissioners was called to order at 11:25 a.m. by Chairman Miller.

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

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

Comments from Public: No Comments

Approval of the Minutes: Commissioner Schrom made a motion to approve the minutes of the January 14th, 2026, regular meeting. Commissioner Mianecki seconded the motion, and it passed.

OLD BUSINESS

- 1. Railroad Crossing - Tyler Frank:** The final Amended Rail Crossing Easement Agreement has been reviewed. Commissioner Schrom made a motion to approve the final agreement and for Commissioner Miller to sign it for the Port. Commissioner Mianecki seconded the motion, and it passed. Once the Agreement has been signed by all parties Director Valentine will take it to Ephrata to get it recorded. Once it is filed she will send a copy and an invoice to Tyler Frank for the legal and filing fees he agreed to reimburse the Port for.
- 2. Gilbert's Truck Repair:** After the last Port meeting on January 14th Director Valentine sent Gilbert a text requesting an invoice showing any payments he has made for his new building. Gilbert did send an email with an invoice showing he has made a significant down payment on his building.
- 3. Air Quality in Overburdened Communities:** Director Valentine provided a final draft of comments for the Department of Ecology regarding Air Quality in Overburdened Communities. The comments were reviewed by the Commissioners, and they agreed Director Valentine should take copies to share with Representative Dent, Representative Ybarra and Senator Warnick when she meets them with GC Fire District #10 tomorrow in Olympia. She will also deliver a copy to the WPPA office.
- 4. Transload/Acreage:** Still waiting for a response.
- 5. SIP Application:** After reviewing the SIP Application for the Transloading and Driveway Project, Commissioner Schrom made a motion to submit the application. Commissioner Mianecki seconded the motion, and it passed.

NEW BUSINESS

1. **FMSIB:** The Freight Mobility Strategic Investment Board's **Six-Year** Strategic Investment Program is open for applications. The deadline is March 6th. We will see if rehab for our rail would be applicable to the program.

COMMISSIONERS REPORT

1. **Davey Miller:** Davey discussed a water hammer issue that seems to happen at Well 1 when water usage is very low and booster pump 1 is running.
2. **Frank Mianeki:** No Report
3. **Alan Schrom:** Alan set up the new tablet to work with the survey equipment. He was on call for wells while Bonnie was at Legislative day with the fire department and he checked chlorine. He also responded to a reservoir level alarm while Bonnie was returning from Moses Lake one evening. Alan also attended the Grant County Open House for their Comp Plan update in Moses Lake.

OFFICE REPORT

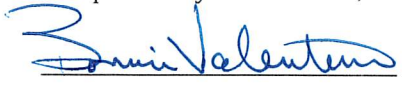
1. **Miscellaneous:** Director Valentine went to the Grant County Open House in Moses Lake regarding the County Comprehensive Plan update. She will start working on a presentation to support the SIP application. The GC EDC Retreat has been confirmed, and Director Valentine will be attending April 2nd & 3rd.

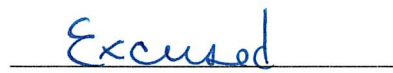
ADJOURN

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 12:40 p.m.

The next Regular Meeting on February 11 at 2:00 pm.

Respectfully submitted,


Bonnie Valentine, Director


Dave Miller, Chairman


Frank Mianeki, Vice-Chairman


Alan Schrom, Secretary