

PORT OF ROYAL SLOPE

4572 Road 13.6 SW; Royal City, WA 99357

BOARD OF COMMISSIONERS

Alan Schrom

Davey Miller

Frank MianECKi

April 13, 2022

The April 13th, 2022, regular meeting of the Port of Royal Slope Commissioners was called to order at 2:05 p.m. by Chairman Schrom.

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

Others Present: Director Bonnie Valentine, Gil Alvarado and Cole Eilers arrived later.

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

Comments from Public: There were none.

Approval of Minutes: Commissioner MianECKi made a motion to approve the minutes of the March 23rd, 2022, meeting as written. 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, **April 13, 2022**. The Board does hereby approve those warrants as follows: **GF Payroll Warrants: #13216-13224** in the amount of **\$5,739.55**; **GF Warrants #13225-13238** in the amount of **\$12,310.70**; **IDF Warrant #6653-6659** in the amount of **\$4,622.24**.

Commissioner Miller made a motion to approve the April 13, 2022, warrants as listed. Commissioner MianECKi 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 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, **April 13, 2022**, in the amount of **\$18,708.14** for the General Fund and **\$5,029.32** for the Industrial Development Fund.

COMMISSIONERS REVIEW OF ACCOUNTS: Tabled.

OLD BUSINESS

1. WDFW Habitat Management Plan – Gil Alvarado: Gil Alvarado came to discuss where we are with our Habitat Management Plan and its effect on developing the ~~are new~~ industrial park. Gil had a lot of good things to say about the progress we have made towards developing our new industrial park. He discussed several ways we could approach the project.

2. Rail in the HIP: An easement for a rail expansion in the HIP is no longer likely.

3. Tumbling Blocks: Property descriptions.

At 4:15 pm Chairman Schrom called for a 15-minute Executive Session to discuss property negotiations. At 4:30 pm Chairman Schrom reconvened the regular meeting.

4. Busted Knuckles: Property Negotiations.

5. Rail to Lot 10: The Port has received preliminary bid and engineering documents for review.

6. GC PUD Redrock Substation and T-Line: The PUD is still determining how much more of Lot 4 is needed for the substation.

7. Weeds Lot 4: GC Fire District #10 was able to burn some weeds on Lot 4. They will try again as time and weather allow. The Commissioners reviewed a weed grazing contract.

NEW BUSINESS

1. Sanitary Survey: We have received a letter from DOH stating we will be receiving a phone call to schedule the Sanitary Survey soon.

2. Piranha: We received an NDA from a party interested in Port property.

COMMISSIONERS REPORT

1. Alan Schrom: Alan was here with Total Energy Management while they did work at Well 1 & Well 2.

2. Davey Miller: Davey got to ride in the engine with the engineer during a track inspection.

3. Frank Miannecki: Frank went on a rail inspection with the rail operator.

OFFICE REPORT

1. Well Repairs and Maintenance: TEM was here on April 12th to replace and calibrate probes for the reservoir at Well 2. They also did some reprogramming on the VFD's for the booster pumps at Well 1 and some other minor programing changes.

2. Surplus Program Renewal: It is time to update and renew the Federal Surplus Program Application. Director Valentine had it filled out ready for the Commissioners to review. After reviewing the application Commissioner Miannecki made a motion for the Commissioners to sign and return the application. Commissioner Miller seconded the motion and it passed.

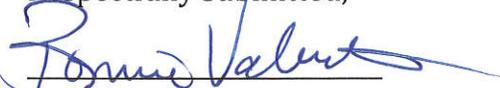
4. Miscellaneous: The annual rental fee for the Royal City Golf Course Sign was discussed. Commissioner Miller made a motion to pay the sign rental invoice as written. Commissioner Miannecki seconded the motion and it passed.

ADJOURN

As there was no other business brought before the Board, Commissioner Mianecki made a motion to adjourn the meeting. Commissioner Miller seconded the motion and Chairman Schrom adjourned the meeting at 7:45 p.m.

Next Regular Meeting is changed from April 27th to April 26th, 2022, at 2:00.

Respectfully submitted,

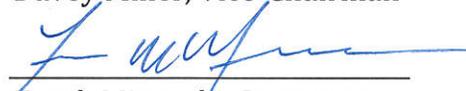

Bonnie Valentine, Director



Alan Schrom, Chairman



Davey Miller, Vice-Chairman



Frank Mianecki, Secretary

PORT OF ROYAL SLOPE

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BOARD OF COMMISSIONERS

Alan Schrom

Davey Miller

Frank MianECKi

April 26, 2022

The April 26th, 2022, regular meeting of the Port of Royal Slope Commissioners was called to order at 2:13 p.m. by Chairman Schrom.

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

Others Present: Director Bonnie Valentine.

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

Comments from Public: There were none.

Chairman Schrom Closed the Regular Meeting at 2:15 and Opened the Public Hearings on the sale of Lots 2 & 3 to Gilbert's Equipment and Truck Repair and the Lease of 5.43 +/- acres to Logix south of Road 13.6. There were no comments.

Chairman Schrom Closed the Public Hearings at 2:25 and Reconvened the Regular Meeting.

Approval of Minutes: Commissioner Miller made a motion to approve the minutes of the April 13th, 2022, meeting as written. Commissioner MianECKi seconded the motion and it passed.

NEW BUSINESS

1. Resolution 2022.04 Authorizing Sale of Lots 2 & 3: After reviewing Resolution 2022.04 Commissioner MianECKi made a motion to approve the sale of Lots 2 & 3 to Gilbert's Equipment and Truck Repair LLC. Commissioner Miller seconded the motion and the motion passed.

2. Resolution 2022.05 Authorizing Lease with option to Purchase: After Reviewing Resolution 2022.05 Commissioner Miller made a motion to approve the Lease with an option to purchase of 5.43 +/- acres to Logix LLC. Commissioner MianECKi seconded the motion and the motion passed.

3. Gil Alvarado-Scope of Work: Gil Alvarado sent a scope of work. After reviewing the Scope of Work the Commissioners requested a contract for services from Gil to review at the next meeting.

4. Railroad Washout in Othello: The Railroad washout in Othello isn't a washout, to be clear there is a low spot in the rail between Main Street and Highway 26. The low spot is collecting water and has covered the track. There has been an embargo on the track halting all train traffic to Royal as of April 13th until it gets fixed.

5. Resolution 2022.6 Approving the Development Plan for Gilbert's Equipment & Truck Repair: Having reviewed the Development Plan for Gilbert's

Equipment & Truck Repair LLC Commissioner Miller made a motion to approve Resolution 2022.6 and Commissioner Mianecki seconded the motion and it passed.

OLD BUSINESS

1. WDFW Habitat Management Plan: Dennis Beich has completed the Habitat Study. This study needed to be completed in order to move forward with a Habitat Management Plan.

2. Rail to Lot 10: Bonnie will schedule a meeting with Paul in Kennewick to go over some of the details in the contract for Rail to Lot 10.

3. Tyler Frank Rail Crossing: It was recently determined that the Port owns a sliver of property Tyler would like to cross before his proposed rail crossing.

4. Pirahna: There is a business interested in purchasing property from the Port. Bonnie & Commissioner Schrom had a conference call discussing what their needs would be.

COMMISSIONERS REPORT

1. Alan Schrom: Alan went to Othello on Monday to look at the rail and took some pictures of all the water on the tracks.

2. Davey Miller: No Report.

3. Frank Mianecki: Frank stopped in Othello on Sunday and took some pictures of the water on the tracks.

OFFICE REPORT

1. Enduris: Bonnie filled out the annual review for the Port's insurance policy with Enduris.

2. Red Rock Substation: Nothing to Report.

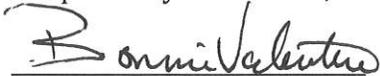
3. Miscellaneous: Bonnie has been looking for documents to see if there is an access easement on record for access to Port Property south of Royal Greens. The Port has received some follow-up reports to fill out for CERB on our last two projects they helped support.

ADJOURN

As there was no other business brought before the Board, Commissioner Miller made a motion to adjourn the meeting. Commissioner Mianecki seconded the motion and Chairman Schrom adjourned the meeting at 4:45 p.m.

Next Regular Meeting is May 11th, 2022, at 2:00.

Respectfully submitted,



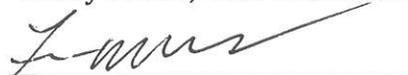
Bonnie Valentine, Director



Alan Schrom, Chairman



Davey Miller, Vice-Chairman



Frank Mianecki, Secretary