

PORT OF ROYAL SLOPE

4572 Road 13.6 SW; Royal City, WA 99357

BOARD OF COMMISSIONERS

Alan Schrom

Davey Miller

Frank MianECKi

August 10, 2022

The August 10th, 2022, regular meeting of the Port of Royal Slope Commissioners was called to order at 2:15 p.m. by Chairman Schrom.

Commissioners Present: Alan Schrom, Davey Miller.

Others Present: Director Bonnie Valentine, Paul Didelius and John Didelius arrived later.

Commissioner Miller made a motion to excuse Commissioner MianECKi and the motion passed.

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

Comments from Public: There were none.

Approval of Minutes: Commissioner Miller made a motion to approve the minutes of the July 27th, 2022, meeting as written, 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, **August 10, 2022**. The Board does hereby approve those warrants as follows: **GF Payroll Warrants: #13291 - 13296** in the amount of **\$5,352.79**; **GF Warrants #13297 - 13305** in the amount of **\$19,435.52**; **IDF Warrants #6683 - 6690**; in the amount of **\$13,382.69**; and **LTGO** payment for **CERB #2** in the amount of **\$10,158.42**.

Commissioner Miller made a motion to approve the August 10, 2022, warrants as listed and the motion passed.

Discussion of Revenues and Revenue Approval: After reviewing the income list, Commissioner Miller made a motion to approve the revenues received as presented and the motion 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, **August 10, 2022**, in the amount of **\$4,484.66** for the General Fund and **\$6,190.41** for the Industrial Development Fund.

OLD BUSINESS

1. **Rail Service:** The Port of Royal Slope still does not have rail service. Rail operator Paul Didelius was at our meeting to discuss the lack of urgency being displayed by BNSF and Columbia Basin Railroad in dealing with the flooded track in Othello. As of August 1st, there was still lots of standing water and at least one place where water continues to flow across the railroad. This is now 4 months an counting of no rail service. The Port commissioners and the Operator are concerned about the negative economic impact to our rail shippers and the harm to the reputation/reliability of rail service to Royal City.
2. **Rail to Lot 10:** The invitation to bid was in the Columbia Basin Herald on Monday August 8th and will run again on the 15th. There has been a fair amount of interest already in the project. The final bid documents reviewed.
3. **Redrock Substation:** Grant County PUD is still trying to determine how much extra land they want for the Redrock Substation. The Commissioners spent some time reviewing the appraisals done on Lot 4.

NEW BUSINESS

1. **NorthStar Chemicals:** The representative from NorthStar Chemicals called and said he was not coming to the meeting and will get back to us at a later date.
2. **Resolution to Restore Rail Service 2022.08:** Resolution to Restore Rail Service 2022.08 was reviewed, and some minor changes were made. Commissioner Miller made a motion to approve Resolution 2022.08 and mail it to the interested parties and the motion passed.

COMMISSIONERS REPORT

1. **Alan Schrom:** Alan has been working extra checking and double-checking bid documents, details for the rail spur location and alignment.
2. **Davey Miller:** No Report.
3. **Frank Miannecki:** No Report.

OFFICE REPORT

1. **Sentinel Shores:** Sentinel Shores has asked if the Port is still in need of additional property to use for shrub steppe mitigation. The Commissioners would like to ask them more about the potential property.
2. **Western States Equipment:** Ryan from Western States Equipment stopped in last week, while he was in the area, to make sure the valve on the oil drain was indeed closed. He marked the valve so we could easily see if the valve was open or closed.
3. **Miscellaneous:** The weeds were sprayed today in Adams County along the railroad right of way. Bonnie was able to get the new cholorine tank installed and in service at Well 2. There was a discussion about the availability of local fill for the rail spur project.

ADJOURN

As there was no other business brought before the Board, Commissioner Miller made a motion to adjourn the meeting, the motion passed, and Chairman Schrom adjourned the meeting at 5:55 p.m.

Next Regular Meeting is August 24th at 2:00.

Respectfully submitted,



Bonnie Valentine, Director



Alan Schrom, Chairman



Davey Miller, Vice-Chairman



Frank Miannecki, Secretary

PORT OF ROYAL SLOPE

4572 Road 13.6 SW; Royal City, WA 99357

BOARD OF COMMISSIONERS

Alan Schrom

Davey Miller

Frank Mianecki

August 24, 2022

The August 24th, 2022, 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 and Jonah Bartrand.

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

Comments from Public: There were none.

Approval of Minutes: Commissioner Miller made a motion to approve the minutes of the August 10th, 2022, meeting as written, and it passed.

OLD BUSINESS

1. **Sentinel Shores LLC:** Jonah Bartrand from Sentinel Shores came to the meeting to see if the Port needs land for Shrub Steppe Mitigation. He has some possible prospects.
2. **Rail Service:** The RYAL still does not have rail service due to the flooded track in Othello south of Main Street. Director Valentine has sent out letters to the Grant County Commissioners, Senator Warnick, Rep. Tom Dent, Rep. Alex Ybarra, and Senator Schoesler informing them of the lack of service to Royal. Director Valentine has also reached out to Tim Marshall, General Manager at Columbia Basin Railroad.
3. **Rail to Lot 10:** Director Valentine had taken a sample from Callahan's gravel pit to Tri-Cities for compaction testing, the results are in and confirm it would make suitable fill material. There are 9 sets of bid documents sent out or picked up. There was a discussion to determine the best way to handle the purchase of the fill material. Bid opening will be on Thursday September 1st. Commissioner Mianecki made a motion authorizing Director Valentine and or Commissioner Schrom to accept Engineer Gary Hall's recommendation to award the contract, with or without one or both alternatives, for the PRS Railroad Spur Project to the lowest responsive bidder or to reject the bid as necessary. The motion was seconded by Commissioner Miller and the motion passed.

4. **Redrock Substation:** Director Valentine found the highest appraisal had been rounded up for the final value of the property. The average of the two appraisals was refigured using the actual value not the higher rounded up value and sent to Grant County PUD.

NEW BUSINESS

1. **Southern Exposure:** Southern Exposure is interested in purchasing some property. Commissioner Miller made a motion to accept Southern Exposure's site plan. Commissioner Miannecki seconded the motion and it passed.
 - a. **Executive Session: Property Negotiations:**

At 14:00 Chairman Schrom called for a 10-minute Executive Session to discuss Property Negotiations. At 4:10 Chairman Schrom closed the Executive Session, and the regular meeting was reconvened.

COMMISSIONERS REPORT

1. **Alan Schrom:** Alan is composing a letter to BNSF concerning the lack of rail service to Royal.
2. **Davey Miller:** No Report.
3. **Frank Miannecki:** Frank has located some suitable circle pipe that could be used to replace the broken post for the gate at the old dump site.

OFFICE REPORT

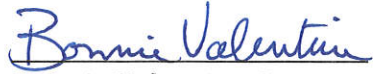
1. **Tyler Frank Crossing:** Director Valentine will work on starting an access permit with Grant County for the Port's gravel pit.
2. **GC All Ports Meeting:** Commissioner Schrom and Director Valentine will plan to attend the Grant County All Ports Meeting in Quincy on August 25th.
3. **Invitation to R.C. Ace Hardware Ribbon Cutting:** The Port Commissioners and Director Valentine have been invited to the ribbon cutting at 10:00 on August 7th for the new Royal City Ace Hardware.
4. **Sanitary Survey Sept 8th:** Director Valentine has been contacted by the DOH Office of Drinking Water. A Sanitary Survey has been scheduled for August 8th at 9:00 a.m.
5. **Miscellaneous:** Director Valentine shared a Washington Grown magazine the Port received featuring a local honey farm. There was a discussion about replacing the broken gate posts at the old dump site.

ADJOURN

As there was no other business brought before the Board, Commissioner Miannecki made a motion to adjourn the meeting. Commissioner Miller seconded the motion, it passed, and Chairman Schrom adjourned the meeting at 5:07 p.m.

Next Regular Meeting is September 14th at 2:00.

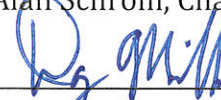
Respectfully submitted,



Bonnie Valentine, Director



Alan Schrom, Chairman



Davey Miller, Vice-Chairman



Frank Mianeki, Secretary