

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

BOARD OF COMMISSIONERS

Alan Schrom

Davey Miller

Frank Mianeck

February 8, 2022

The February 8th, 2022, regular meeting of the Port of Royal Slope Commissioners was called to order at 2:16 p.m. by Chairman Schrom.

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

Others Present: Director Bonnie Valentine. Tony Jenks and Tyler Frank arrived later.

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

Comments from Public: There were none.

Approval of Minutes: Commissioner Mianeck made a motion to approve the minutes of the January 26th, 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 42.240.90 and reimbursement claims as required by RCW 42.240.80 have been recorded in a listing and made available to the Board as of this date, **February 8, 2022**. The Board does hereby approve those warrants as follows: **GF Payroll Warrants: #13182-13187** in the amount of **\$5,469.43**; **GF Warrants #13188-13197** in the amount of **\$19,295.36**; **IDF Warrant #6638-6642** in the amount of **\$1,750.17**; and the **LTGO** payments for **CERB #1** in the amount of **\$36,305.82** and **CERB #3** in the amount of **\$26,733.80**.

Also approved was the transfer of \$100,000.00 from the General Fund to the Industrial Development Fund on January 12th, 2022

Commissioner Mianeck made a motion to approve the February 8, 2022, warrants as listed. Commissioner Miller seconded the motion and it passed.

Discussion of Revenues and Revenue Approval: After reviewing the income list, Commissioner Mianeck made a motion to approve the revenues received as presented. Commissioner Miller seconded the motion 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, **February 8, 2022**, in the amount of **\$2,687.51** for the General Fund and **\$132,082.71** for the Industrial Development Fund. The Grant County Treasurer's statement for January had not been received by time of the meeting.

NEW BUSINESS

1. Rock Bottom Gravel Pit Railroad Crossing: Tony Jenks was at the meeting to ask the Commissioners if they will approve a rail crossing onto the property known as the Rock Bottom Gravel Pit. He is interested in purchasing the property and Grant County is not interested in sharing their current access. Tony is having a surveyor check on the boundaries to determine whose property the current crossing is on.

2. GC EDC Election of Directors 2022 Ballot: The Commissioners reviewed the Proxy voting ballot for the 2022 Grant County EDC Directors. Commissioner Miller made a motion to fill out the ballot and return it to the EDC prior to the due date. Commissioner Mianeki seconded the motion and it passed.

3. 2021 Rail Reporting: The Port has received the official report from RYAL for 2021 showing a total of 111 rail cars for the year!

OLD BUSINESS

1. Fish & Wildlife Habitat Report: There was some discussion regarding the mitigation requirements for the Habitat Management Plan being required by the WDFW and how we might be able to salvage the new industrial park. The Commissioners asked Bonnie to inform our attorney of our situation and ask if he is aware of any other ports dealing with WDFW and their mitigation requirements.

2. Rail to Lot 10: The engineer working on the rail spur to lot 10 sent Alan some data to see if it would transfer into his surveying program to collect some more elevation data at the specified coordinates. This will help get a more accurate cut and fill plan for the project.

3. Farm Railroad Crossing: Dan Garrett was here on Monday to construct a new farm crossing on the railroad. Bonnie took pictures today prior to the meeting to show the Commissioners. They were all surprised to see it is a gravel crossing with no planks. It is difficult to imagine it protecting the rail from heavy equipment and farm equipment crossing it. The Commissioners asked Bonnie to reach out to Paul and ask why there are no planks in the crossing to help protect the rail.

4. Tyler Frank Request for Railroad Crossing: Tyler Frank: Tyler Frank came to the meeting to discuss some more possibilities for a rail crossing to provide access to his property.

COMMISSIONERS REPORT

1. Alan Schrom: Alan has continued to work with the engineer gathering data to get a complete cut and fill plan for the rail to lot 10.

2. Davey Miller: Davey and Jeremy replaced a check valve and repaired some plumbing for the chlorine system at Well 1.

3. Frank Mianeki: Frank attended a workshop with the Grant County Planning Department and the Port's Biologist to try and figure out the requirements for the Habitat Management Plan for the new industrial park.

OFFICE REPORT

1. Letter to Congressmen – Ideas: The Commissioners would like to see if Zak might be able help find out what our congressmen are aware of regarding the protection of Shrub Steppe Habitat and its effects on our intent to develop a new industrial park.

2. Well #3 Funding: Bonnie was informed that we will not be eligible for any SIP money until our projects can be included in the Grant County Comp Plan. She has sent the Port's Capital Improvements List from our own 2021 Comp Plan to Brant Mayo at the GC EDC to be included in the County's Comp Plan this June/July when they update it. Our inclusion will make us eligible to apply for SIP in October 2022. Bonnie will continue to search for funding sources for the match we need for the project.

3. Miscellaneous: Bonnie has been searching for some extra gaskets to have on hand at Well 1. The Port of Mattawa has requested a letter of support for a project. We will request some clarification before we send a letter.

ADJOURN

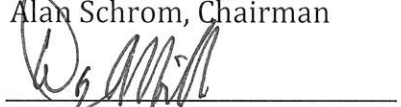
As there was no other business brought before the Board, Commissioner Miller made a motion to adjourn the meeting. Commissioner Miannecki seconded the motion and Chairman Schrom adjourned the meeting at 6:15 p.m.

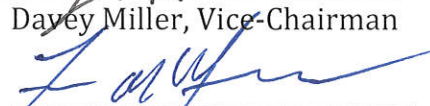
Next Regular Meeting is February 23, 2022, at 2:00.

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 Mianeki

February 23, 2022

The February 23rd, 2022, regular meeting of the Port of Royal Slope Commissioners was called to order at 2:08 p.m. by Chairman Schrom.

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

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

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

Comments from Public: There were none.

Approval of Minutes: Commissioner Miller made a motion to approve the minutes of the February 8th, 2022, meeting as written. Commissioner Mianeki seconded the motion and it passed.

NEW BUSINESS

1. New Business Interest – Tumbling Blocks: Tumbling Blocks came to the Port looking for some property for their business. There was a discussion about how much property they are searching for and what amenities are required. They will need power, water, a basic septic system and do not anticipate needing wastewater. Bonnie will contact Tumbling blocks to schedule a tour of one of his current facilities next week.

2. New Business Interest – Busted Knuckles: Busted Knuckles has been to the Port on several occasions expressing an interest in purchasing property to locate his business. He has been working on getting his financing in order. This was his first time he spoke with the Commissioners and shared his plans with them.

OLD BUSINESS

1. Rail to Lot 10: We continue to make progress collecting data for the engineer to create a more accurate cut and fill plan for bid documents. We recently dug holes and measured the depth of dirt to rock to have a better idea how much rock to anticipate in the cut areas.

2. Tyler Frank Request for Railroad Crossing: Bonnie has been in contact with the Grant County Assessor's Office attempting to determine the ownership of a small

triangle of property Tyler would like an easement on for a crossing to have access to his property.

3. GC PUD Redrock Substation and Transmission Line: The Port received a request with an offer from the Grant County PUD to purchase additional property for the Redrock Substation. This request/offer was the result of conversations from a meeting in November 2021. After discussing the offer from the PUD, Commissioner Mianecki made a motion to accept the request from the PUD to purchase an additional 1.13 acres for the Substation. Commissioner Miller seconded the motion and it passed.

The Port has also received three separate requests for easements from Grant County PUD for the Redrock Transmission Line that will run along Road 13.6 SW and Road E SW.

Commissioner Miller made a motion to authorize Commissioner Schrom to sign the three easements from Grant County PUD for the Redrock Transmission Line. Commissioner Mianecki seconded the motion and it passed.

COMMISSIONERS REPORT

1. Alan Schrom: Alan continues to collect the necessary data for the cut and fill plan for the Rail to Lot 10.

2. Davey Miller: Davey helped dig holes to determine the soil to rock depth along the rail spur.

3. Frank Mianecki: Frank provided a backhoe used to determine soil depth.

OFFICE REPORT

1. Leasehold Tax: Bonnie contacted the Port's attorney and the Department of Revenue to verify the collection of leasehold tax on railcar fees from our rail operator. The consensus was leasehold tax should be collected on the entire amount collected for a lease.

2. County Gravel Pits: Bonnie had been contacted by several people from the county regarding two separate gravel pits with several different concerns and issues. The concerns and possible issues were discussed. Bonnie will see if she can acquire legal descriptions of several parcels.

4. WDFW Habitat Management Plan: Bonnie contacted the Port attorney at the Commissioners request regarding the Habitat Management Plan required for WDFW. He responded he has seen several similar issues with other clients and each situation is unique. He will review the requirements and get back to us with any recommendations he may have.

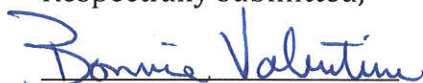
3. Miscellaneous: Bonnie received additional information, from Lars at the Port of Mattawa in reference his request for a letter of support for their community center. This information was shared with the Commissioners and Bonnie will work on a letter for the Port of Mattawa.

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 6:15 p.m.

Next Regular Meeting is March 9, 2022, at 2:00.

Respectfully submitted,



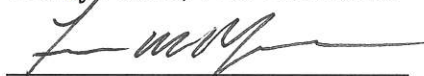
Bonnie Valentine, Director



Alan Schrom, Chairman



Davey Miller, Vice-Chairman



Frank MianECKi, Secretary