

PORT OF ROYAL SLOPE

4572 Road 13.6 SW; Royal City, WA 99357

BOARD OF COMMISSIONERS

Alan Schrom

Davey Miller

Frank Mianecki

May 11, 2022

The May 11th, 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.

Approval of Agenda: Commissioner Mianecki 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 April 26th, 2022, meeting as written. Commissioner Mianecki 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, **May 11, 2022**. The Board does hereby approve those warrants as follows: **GF Payroll Warrants: #13239 - 13244** in the amount of **\$5,469.43**; **GF Warrants #13245 - 13255** in the amount of **\$8,503.38**; **IDF Warrants #6660 - 6669** in the amount of **\$8,936.46**.

Commissioner Mianecki made a motion to approve the May11, 2022, 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 Mianecki 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, **May 11, 2022**, in the amount of **\$65,463.05** for the General Fund and **\$33,084.76** for the Industrial Development Fund.

OLD BUSINESS

1. GAJ Urban Planning Services LLC – Gil Alvarado: The Commissioners reviewed the contract for GAJ and had a couple of questions regarding additional expenses

and asked the Director to clarify them with Gil Alvarado. Commissioner Miller made a motion to pay the \$1540.00 retainer fee once Director Valentine clarifies all extra fees over the full contracted amount of \$3,080.00 would need Port approval. Commissioner Mianecki seconded the motion and it passed.

2. Meeting for Rail to Lot 10: Commissioner Schrom and Director Valentine met with rail operator Paul Didelius and Gary Hall at Hall Engineering in Kennewick on Friday May 6th to clarify some engineering questions. Some clarifications of responsibilities were also discussed, for example, Paul was asked if he would have his crew remove the small portion of existing rail.

3. Port Gravel Pit: The Commissioners discussed how this pit could benefit the Port most. Wondering if it could someday be beneficial to rail operations.

4. Weeds Lot 4: The weed grazing contract was reviewed. Commissioner Miller made a motion to approve the contract to control weeds on Lot 4. Commissioner Mianecki seconded the motion and it passed.

5. Tyler Frank RR Crossing: There was a discussion on the locations Tyler proposed for a railroad crossing and after looking at some pictures and maps on the computer. Tyler has placed some flags marking the locations and the Commissioners will try to go look at them.

NEW BUSINESS

1. EDP Renewables: EDP Renewables has recently reached out again requesting a railroad crossing for a wireline. They have not been awarded the contract the project at this time.

2. Property Availability: The availability of property adjacent to some Port owned property has been brought to our attention. The Pros and Cons and the cost of trying to procure this property was discussed.

COMMISSIONERS REPORT

1. Alan Schrom: Alan went with Bonnie to Kennewick for a meeting with the Port's rail operator and engineer about the Rail Spur to Lot 10.

2. Davey Miller: Davey came and helped Bonnie with the removal and replacement of several locks and chains on gates in the Port.

3. Frank Mianecki: Nothing to Report.

OFFICE REPORT

1. Ecosystems NW Exhibits: The exhibits showing the location of specific species were reviewed as they were not available when we received the initial Habitat Study/Survey report.

2. Railroad Parcels in Adams County: Director Valentine had received an email from WSDOT stating that there were two more railroad parcels in Adams County that belonged to the Port. After locating the parcels which are in the eastern portion of Adams County, they most likely do not belong to the Port.

3. Miscellaneous: Director Valentine will take the PSA with Gilbert's Equipment and Truck Repair to Stewart Title by the end of the week. Surveyors are busy and hard to schedule. The Grant

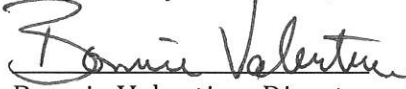
County Gravel Pit will most likely be sold at Public Auction this fall. GC Hazard Mitigation Plan is hosting an Open House via Zoom for Public Outreach on May 17th at 7:00 pm. Bonnie made a trip to Yakima to pick up almost 2 pallets of chlorine the Commissioners agreed to pay for the fuel used to make the round trip.

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 5:04 p.m.


Next Regular Meeting is May 25, 2022, at 2:00.

Respectfully submitted,


Bonnie Valentine, Director


Alan Schrom, Chairman


Davey Miller, Vice-Chairman


Frank Mianecki, Secretary

PORT OF ROYAL SLOPE

4572 Road 13.6 SW; Royal City, WA 99357

BOARD OF COMMISSIONERS

Alan Schrom

Davey Miller

Frank Mianecki

May 25th, 2022

The May 25th, 2022, regular meeting of the Port of Royal Slope Commissioners was called to order at 2:17 p.m. by Chairman Schrom.

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

Others Present: Director Bonnie Valentine, Jonah Bartrand and Anson Bartrand.

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 Miller made a motion to approve the minutes of the May 11th, 2022, meeting as written. Commissioner Mianecki seconded the motion and it passed.

NEW BUSINESS

1. Stepping Stones: Did not show up or call to cancel.

2. Sentinel Shores: Anson and Jonah Bartrand attended the meeting representing Sentinel Shores LLC. They asked the Port for support as they ask the county for a zoning change from Rural Residential 1 to Rural Community on property located between Beverly and Schawana on Highway 243.

3. Office Rent: The Port received an email with a new contract for renting the office we are currently in. The contract has a monthly increase of \$500.00 per month beginning July 2022. Upon review of the contract by the Commissioners asked Bonnie to ask if the 30-day notice to terminate the lease could be increased to 60 days. Commissioner Mianecki made a motion for Director Valentine to sign the new office lease once BRC Holdings agrees to the 60-day notice to terminate the lease. Commissioner Miller seconded the motion and it passed.

4. Annual Financial Statement: The Commissioners reviewed the completed Annual Financial Statement for 2021. Commissioner Miller made a motion for Bonnie to submit the Annual Financial Report as presented. Commissioner Mianecki seconded the motion and it passed.

5. LOT 16 BLA Survey: The Commissioners reviewed the proposal and scope of work for the Lot 16 BLA. Commissioner Miller made a motion for Bonnie to sign, return the contract, and to pay the retainer in June with the regularly scheduled warrants. Commissioner Mianecki seconded the motion and it passed.

OLD BUSINESS

Chairman Schrom Closed the Regular Meeting at 4:03 and Opened an Executive Session for property negotiations.

Chairman Schrom Closed the Executive Session at 4:31 and Reconvened the Regular Meeting.

- 1. Tumbling Blocks:** A conference call was held during the Executive Session.
- 2. Rail to Lot 10 Survey:** We anticipate the Engineers Estimate on the earthwork for the Rail to Lot 10 any time. We are currently waiting for responses to see what it will cost for official surveying and construction staking for the Rail to Lot 10.
- 3. Property Availability:** The Commissioners were asked about a BLA on the south end of the Wiser property to accommodate a road.
- 4. Port Gravel Pit:** We have been checking with a local gravel crusher to try and determine if the rock in the Ports gravel pit would be suitable for the sub-ballast for the Rail to Lot 10 project.
- 5. Redistricting:** Bonnie will see if she can get the necessary information available to do the redistricting in house if it needs to be done. There is a firm that will do the redistricting for approximately \$5,000.00.

COMMISSIONERS REPORT

- 1. Alan Schrom:** Alan had a zoom meeting with an engineering firm about the construction staking for the Rail to Lot 10. He has also been looking at some easements on the WSDOT pit the Port purchased last year.
- 2. Davey Miller:** Davey was in Walla Walla recently and reported that the Abraham Lincoln Car appeared to have arrived safely.
- 3. Frank Miannecki:** Nothing to Report.

OFFICE REPORT

- 1. CERB Meeting June 8th, 1:30 at BBCC:** Bonnie would like to attend the in person CERB meeting at BBCC on June 8th at 1:30. The Commissioners agreed she should go. We will reschedule the Regular Port Meeting from June 8th at 2:00pm to June 9th at 2:00 so she can attend the meeting.
- 2. Executive Directors Meeting July 13-15:** The Annual Executive Directors meeting put on by the WPPA will be in Bellingham July 13-15. They haven't posted the costs yet and it will be during cherry harvest so we will review and discuss if Bonnie will attend as more information is available.
- 3. Tyler Frank RR Crossing:** This is tabled for later. The commissioners have not been to the sight to look at Tyler's proposals for a crossing.
- 4. Miscellaneous:** The computer at Cathy's desk is getting old and outdated. Commissioner Miannecki made a motion to spend up to \$1,000.00 on a new desk top computer. Commissioner Miller seconded the motion and it passed. Bonnie will order the new computer from Costco that Alan recommended. Bonnie will be gone on Friday June 3rd. Commissioner Miller will be around to answer well alarms that weekend. Paul our rail

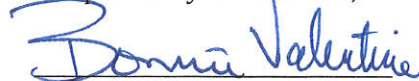
operator had reported that BNSF and CBRW have a meeting today. We are hoping they will come up with a solution to get the track open in Othello to restore rail service to Royal.

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 and Chairman Schrom adjourned the meeting at 5:26 p.m.


Next Regular Meeting is changed from June 8th to June 9th at 2:00.

Respectfully submitted,


Bonnie Valentine, Director


Alan Schrom, Chairman


Davey Miller, Vice-Chairman


Frank Miannecki, Secretary