

PORT OF ROYAL SLOPE

4572 Road 13.6 SW; Royal City, WA 99357

BOARD OF COMMISSIONERS

Alan Schrom

Davey Miller

Frank Mianecki

October 12, 2022

The October 12th, 2022, regular meeting of the Port of Royal Slope Commissioners was called to order at 2:00 p.m. by Chairman Schrom.

Commissioners Present: Alan Schrom, Davey Miller.

Others Present: Director Bonnie Valentine, Brant Mayo, and Stewart Hilmes arrived later.

Commissioner Miller made a motion to excuse Commissioner Mianecki, and it passed.

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

Comments from Public: There were none.

NEW BUSINESS

5. **Brant Mayo – Grant County EDSC:** Brant gave an update of events the EDC hopes to bring back since being cancelled due to the pandemic such as the annual banquet. The EDC also plans to increase the All-Ports meeting from annually to biannually. New businesses continue to consider locating in Grant County.
6. **IDF Budget:** The IDF Budget was discussed after looking specifically at the well budget. There were changes made. The changes will be on the preliminary budget for review at our next meeting.
7. **GF Budget:** The General Fund incomes and expenses were discussed, and changes were made as discussed. The changes will be on the preliminary budget for review at the next meeting.
8. **Comprehensive Plan:** Tabled until next meeting.

OLD BUSINESS

5. **Rail Spur to Lot 1:** Stewart Hilmes came to the meeting to give the Commissioners an update on the construction. There are some concerns about the imported fill.

The regular meeting was recessed at 3:40pm to visit the rail spur construction site.

The regular meeting was reconvened at 5:05.

2. **Telemetry Report on Railroad:** The telemetry car report was discussed. There were no serious problems indicated on the report. It did state they found lots of narrow-gauge rail and some pull-a-parts. The pull-a-parts will be repaired immediately.
3. **Preliminary Port Commissioner Redistricting:** The redistricting map was updated with some changes. It does a great job of making the population in each district as equal as possible.
4. **Redrock Substation:** The PUD is still moving forward with the project.

Approval of Minutes: Commissioner Miller made a motion to approve the minutes of the September 14th, 2022, 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, **October 12, 2022**. The Board does hereby approve those warrants as follows: **GF Payroll Warrants: #13323 - 13331** in the amount of **\$5,327.28**; **GF Warrants #13332 - 13343** in the amount of **\$9,585.53**; **IDF Warrants #6699 - 6705** in the amount of **\$2,187.85**.

Commissioner Miller made a motion to approve the October 12, 2022, warrants as presented 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 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, **October 12, 2022**, in the amount of **\$3,411.47** for the General Fund and **\$9,769.60** for the Industrial Development Fund.

COMMISSIONERS REVIEW OF ACCOUNTS: Commissioner Miller reviewed the warrants written against the entries in the checkbook and lists presented to be approved. Commissioner Miller found no discrepancies.

COMMISSIONERS REPORT

1. **Alan Schrom:** Alan updated the redistricting map for the Port's three districts. He has also been monitoring the earthwork on the Rail Spur to Lot 10 construction.
2. **Davey Miller:** Davey has checked on the progress of the Rail Spur to Lot 10.
3. **Frank Mianecki:** Called Director Valentine prior to the meeting for updates including the Rail Spur to Lot 10.

OFFICE REPORT

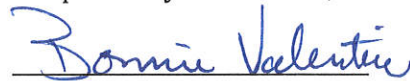
1. **Sanitary Survey Repairs:** Director Valentine replaced the screen on the air-vac device at Well #1 in the pump room. The screen on the vent at the top of the reservoir at Well #1 will be inspected and repaired soon.
2. **CBDL Membership and Annual Conference:** The Port has received an invitation to the annual CBDL Conference on November 17th and the invoice for the annual dues of \$325.00. The dues will be paid in January 2023.
3. **Support for Connell Rail Interchange:** The Port has received requests from several different parties for a letter of support for the Connell Rail Interchange. Director Valentine personalized the form letter with Port information, Commissioner Schrom reviewed it while it and the letter was submitted.
4. **Miscellaneous:** It is time for the 4th Quarter SIP applications to be submitted. The Port's projects have been submitted to Grant County to be included on their Comprehensive Plan and we should now be eligible for SIP funds again. Commissioner Miller made a motion to resubmit the SIP application for Well #3 matching funds and the motion passed. Director Valentine has been working on a leak and plugged lines on the chlorine tanks at Well #1. The leak has been fixed and she will order parts to replace the fittings that are plugging. Director Valentine plans on going to the Small Ports Seminar in Leavenworth on October 20th for one day. There was some discussion about hiring part-time help and if the position would be someone to take care of the wells or help in the office or maybe both.

ADJOURN

As there was no other business brought before the Board, Commissioner Miller made a motion to adjourn the meeting and it passed, and Chairman Schrom adjourned the meeting at 8:40 p.m.

Next Regular Meeting is October 26th at 2:00.

Respectfully submitted,



Bonnie Valentine, Director



Alan Schrom, Chairman



Davey Miller, Vice-Chairman



Frank Mianeki, Secretary

PORT OF ROYAL SLOPE

4572 Road 13.6 SW; Royal City, WA 99357

BOARD OF COMMISSIONERS

Alan Schrom

Davey Miller

Frank Mianecki

October 26, 2022

The October 26th, 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 arrived at approximately 2:40.

Others Present: Director Bonnie Valentine, Robert Weber, and Stewart Hilmes arrived later.

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

Comments from Public: Robert Weber, Commissioner Grant County Fire District #10, gave an update for GCFD #10. On October 1st, GCFD #10 hired a new training officer Les Sunstrom and they will be purchasing some new and used vehicles in the near future.

Commissioner Schrom closed the regular meeting at 2:25 and opened the public hearing for public comment on selling Lot 4 to Grant County Public Utility District No. 2. There were no comments.

At 2:35 Commissioner Schrom closed the public hearing on selling Lot 4 and reconvened the regular meeting

Approval of Minutes: Commissioner Miller made a motion to approve the minutes of the October 12th, 2022, regular meeting and it passed.

NEW BUSINESS

- 1. Resolution 2022.09 Selling Lot 4 to PUD District No. 2:** The Commissioners reviewed the contract selling Lot 4 consisting of approximately 4.81 acres to the GC PUD No. 2 for the RedRock Substation. Commissioner Miller made a motion to adopt Resolution 2022.09 selling Lot 4 to Grant County Public Utility District No. 2 and giving Director Valentine authorization to complete the sale. Commissioner Mianecki seconded the motion and it passed.
- 2. Railroad Wireline Crossing – PUD:** Grant County Public Utility District No. 2 has applied for a railroad wireline crossing and a work in the right of way permit for new transmission lines to support the Redrock Substation. Commissioner Miller

made a motion to waive the associated permit fees in support of the RedRock substation. Commissioner Mianecki seconded the motion and it passed.

3. **Review of Water Rates:** Current water rates were compared with the operation and maintenance costs for the water system. Commissioner Mianecki made a motion to raise the current water rates January 1, 2023. Commissioner Miller seconded the motion and it passed.

OLD BUSINESS

1. **Othello Railroad:** Director Valentine was in Othello on October 19th and stopped to look at the railroad south of Main Street. The track looked drier than it has in months. While she was there a BNSF employee approached to see if they could be of assistance. He proceeded to show her the newly installed grate that drains running water away from the railroad. Director Valentine expressed how glad the Port of Royal is to have rail service after five months of being closed. The BNSF employee said they plan to raise the rail 6-8 inches to keep it dry and in service.
2. **Rail Spur to Lot 10:** Stewart Hilmes was here to discuss the progress on the Rail Spur to Lot 10. They have been able to get the cuts to grade without having to blast the rock. They will have to wait for the culvert pipes to be made and delivered due to the availability of the material they will be constructed from.
 - a. **Invoice:** The Port received an invoice for some initial topography work done for the Rail Spur to Lot 10 by ICON NW. Commissioner Miller made a motion to pay the invoice. Commissioner Mianecki seconded the motion and it passed.
3. **Review Port Commissioner Redistricting:** The map defining the Port's three districts has been updated. The necessary adjustments were made to each district making the population as equal as possible in each district. The maps are available on the Port website. Commissioner Mianecki made a motion to approve the map as presented. Commissioner Miller seconded the motion and it passed.
4. **Review Budgets:** The Commissioners reviewed the GF & IDF budgets with the changes requested last meeting. Commissioner Miller made a motion to increase Director Valentine's wages \$1.50 per hour as of January 2023. Commissioner Mianecki seconded the motion and it passed. The budgets will be on file at the Port office for anyone interested.
5. **Review Comprehensive Plan:** The Comprehensive Plan was reviewed and will be updated.

COMMISSIONERS REPORT

1. **Alan Schrom:** Alan came to the office to fix a printer issue. He has been checking in on the progress of the Rail Spur Project and checking the cut over the waterline on the north end of the project. Alan met on site with a Geotech engineer and Gary Hall to inspect and compare fill material for the Rail Spur project.
2. **Davey Miller:** Davey visited the Rail Spur project to observe a compaction test.
3. **Frank Mianecki:** No Report.

OFFICE REPORT

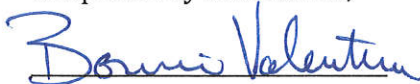
1. **SIP Presentation Nov 4th:** Director Valentine has received a request to present our Well #3 project to the Grant County EDC on November 4th.
2. **Lead & Copper Samples:** Steve Hulsman from DOH ODW called to inform Director Valentine that our June Lead and Copper samples were going to need to be repeated. The testing lab was having calibration issues and the results were not accurate. Director Valentine is waiting on instructions from the ODW as to when to repeat the samples and if she needs to use a different lab for testing.
3. **Miscellaneous:** The required Sanitary Survey repairs were completed, and pictures were submitted to DOH ODW. We received confirmation from Mr. Russell Mau that he received an approved of the repairs and explanation. Director Valentine went to the WPPA Small Ports Seminar in Leavenworth on October 20th. There were lots of good topics covered and some ideas brought back. Because she didn't attend the session on Friday Executive Director Pat Millard from Warden brought Director Valentine a copy of the WA Public Ports Association's Port Governance and Management Guide.

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 7:45 p.m.

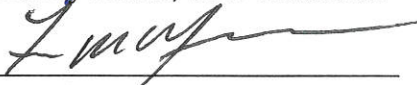
Next Regular Meeting is November 9th at 2:00.

Respectfully submitted,


Bonnie Valentine, Director


Alan Schrom, Chairman


Davey Miller, Vice-Chairman


Frank Miannecki, Secretary