

Port of Columbia
Regular Monthly Meeting Minutes
April 10, 2024

Chair Bryan opened the meeting at 5:00pm. Pledge of Allegiance was recited.

Present: Commissioners Bryan, Watts and Spring, Port Staff Jennie Dickinson, Jill Essency & Tracy Clark, and 15 members of the public. 6 members of the public attended via Zoom. **Absent:** None.

Public Comment: Comment was made by Don Hicks regarding lowering the speed limit near Blue Mountain Station for safety reasons.

Approval of Minutes: Commissioner Watts moved to approve the minutes from the March 13th regular meeting, seconded by Spring. Motion approved.

Finances: Monthly Budget Report & Approve Vouchers – Dickinson stated we are about 33% through the budget year. She explained the quarterly taxes were paid this month with a large amount being paid out for leasehold taxes collected from the ISP's. The vouchers were approved.

Leases: Dickinson presented the commission with a lease renewal for the Bell Farm House. She also presented a new lease for Mountain Man Sourdough, which will occupy Suite B at BMS starting May 1st.

Rock Hill Industrial Park: Dickinson reported that two overhead doors at Dayton Tractor have been replaced. Both spray and landscape contracts are in place for the summer months. Pacific Power lighting incentive project report has been completed. This project will cover 7 of the Port's Industrial Park buildings at a cost of \$61,185 of which the Port will pay \$23,818.94. Watts would like to make sure the businesses are informed when the work is to take place so as not to interfere with day-to-day operations too much. The commissioner's agreed to proceed with the project.

Lyons Ferry Marina: An overview of the marina's history was given by Dickinson as a precursor for approving the RCO grant resolution. Watts met with the concessionaire, prior to this meeting, to get more information on the requirement of 10 RV pull through sites by KOA. More discussion included ROI, timeframe, increase of rent to the concessionaire and what happens if the dams are removed. Commissioner Spring made a motion to authorize approval of Resolution #2024-03, seconded by Watts. Motion approved.

Blue Mountain Station: Phil Neumann of Mainstem Malt and Dickinson will make a presentation to the CERB board, in Olympia, on May 16th for funding the craft malt facility project. Dickinson has applied for grants through Senator Cantwell and Murray's offices for this project as well. Letters of support were garnered from the Dayton Chamber, Mainstem Malt and Warren Farms. Essency has sent surveys to those who might be interested in the grain cluster idea. Next steps to be decided on as more information is gathered. The glass collected at the transfer station is not recycled but actually goes to the landfill. The sign on BMS is being changed from Artisan Food Center to Public Market to draw more shoppers there.

CWW Railroad: Dickinson reported that the appraiser should have his report done in June. There is a group of volunteers who will be painting over the graffiti on the rail bridge in Dayton, the Port will purchase the paint. Dickinson also provided the commissioners with a draft master agreement for the city's facilities that are in the railroad right-of-way. Exhibit A would be existing facilities and the new sewer line work would be added as they construct it.

Dayton Community Broadband: Phase 1 – Dickinson reported Zero dB will be back to install fiber to two homes that were missed on Baileysburg Rd. So far there has been a little over 60% adoption rate for customers on that project.

Touchet Valley Broadband: Phase 2 – Blue Mountain Tele. is finishing the splicing on this project. The last of the vaults are being installed. A letter has been drafted to those in this project area stating they can start to contact the ISP's for service. **Rural Broadband Planning:** This project has been a challenge. CERB funding could be available for important areas that need fiber service and are not as difficult to reach. The Charter drama continues with the pole attachments with TVTV cables causing issues by being left dangling or low.

Community and Economic Development

Staff Reports: Dickinson was asked to participate in an article for the Union Bulletin about BMS. Essency reported there will be a Spring Flea Market to be held May 4th. This will tie in nicely with other local events happening that same day. The social media campaign had an 18% increase in followings. The Port has joined Elevate/United Way in securing a 3-year grant helping students with post-secondary education pathways. Essency also worked with Evergreen BizLink to list the Port on their website as a resource for small businesses. It was also reported that the SBDC out of Walla Walla is serving 35 Dayton businesses.

Housing: Common Roots was asking about port land and Dickinson asked that they come to the July port meeting to make a presentation on their goals.

Final Comments: Chair Bryan asked for final public comment. Commissioner Watts would like to have the conference room a bit cooler for future meetings. Melissa requested a report on Task Force developments be added to the agenda. Commissioner Spring will report on the Task Force and wanted to give a shout-out to Bluewood for their season. Commissioner Bryan attended a Forest Service meeting that was held in Dayton. The USFS is looking to add more wilderness land in the Umatilla National Forest which would affect Dayton. He would like the Port to be apprised of the situation.

Approval of Vouchers: Commissioners approved regular monthly vouchers in the amount of: \$178,968.73.

04/01/2024	12830-12839	Payroll	24,611.59	04/10/2024	12861	City of Dayton	2,145.94
04/04/2024	12840	Jill Essency (O)	249.24	04/10/2024	12862	Columbia County Public Works	350.00
04/10/2024	12841	Incidental Fund	78.33	04/10/2024	12863	Columbia iConnect	156.39
04/10/2024	12842	Jennifer S Dickinson(O)	112.97	04/10/2024	12864	Crown Paper & Janitorial Supply	176.80
04/10/2024	12843	Dept of Revenue	12,765.19	04/10/2024	12865	Dayton Electric	325.00
04/10/2024	12844	Employment Security Department	295.58	04/10/2024	12866	Dept of Retirement Systems	25.00
04/10/2024	12845	Employment Security Dept.	324.33	04/10/2024	12867	Emerge Technologies	70.00
04/10/2024	12846	Employment Security Dept.	150.99	04/10/2024	12868	Inland Cellular	72.57
04/10/2024	12847	Dept of Labor & Industries	449.26	04/10/2024	12869	Jamestown Networks	198.23
04/10/2024	12848	Arrowleaf Consulting	5,400.00	04/10/2024	12870	LEAF	357.21
04/10/2024	12849	Artmil, Inc.	900.00	04/10/2024	12871	MBG Cleaning Services	1,480.00
04/10/2024	12850	Banner Bank - 1585	3,205.27	04/10/2024	12872	Pacific Power	1,429.86
04/10/2024	12851	Banner Bank - 1593	1,475.05	04/10/2024	12873	Power & Tel	17,487.88
04/10/2024	12852	Banner Bank - GO Bond - 3946	2,431.59	04/10/2024	12874	Precision Garage Doors	9,223.75
04/10/2024	12853	Banner Bank BMS #2 Bond - 9342	2,440.84	04/10/2024	12875	Quality Signs	3,685.60
04/10/2024	12854	Basin Disposal Inc	68.43	04/10/2024	12876	Senske	74.96
04/10/2024	12855	Basin Disposal of Walla Walla	136.09	04/10/2024	12877	Strategy Northwest, LLC	1,000.00
04/10/2024	12856	Blue Mtn. Telecommunication	34,329.25	04/10/2024	12878	TRV Publications	1,045.00
04/10/2024	12857	Boggs Ortuno PLLC	750.00	04/10/2024	12879	US Linen & Uniform	119.02
04/10/2024	12858	Brewer's Bookkeeping & Payroll Svs	400.00	04/10/2024	12880	WA State Dept. of Transport.	3,352.94
04/10/2024	12859	Cardmember Service	3,765.59	04/10/2024	12881	Blue Mtn. Telecommunication	41,796.47
04/10/2024	12860	City Lumber	56.52				

Chair Bryan adjourned the meeting at 6:28 pm.



 Mike Spring, Secretary