

Port of Columbia
Regular Monthly Meeting Minutes
December 18, 2024

Chair Bryan opened the meeting at 5:01pm.

Present: Commissioners Bryan, Watts and Spring, Port Attorney Kim Boggs, Port Staff Jennie Dickinson, Jill Essency and Tracy Clark, Charles Banks and Keith Bruno of R.L. Banks& Assoc., Gary Anglemyer of Gary Anglemyer & Assoc., 15 members of the public. 12 members of the public attended via Zoom. **Absent:** None.

Pledge of Allegiance was recited.

Public Comment: Pat Barker shared that he is against selling the railroad. Check Ketterman asked the commission what is motivating the sale and what is the guarantee that it remains an operating rail if it is sold. Gerry Kaiser asked the commission again to make a motion to direct the Executive Director to research state and federal grant opportunities for rail improvements. Chris Shires shared that Seneca wants to keep the rail open for their business use. David McKinley read the Port's Mission Statement and is against selling the rail and says ports have more grant options than the public.

Commissioner's response to Public Comments: Bryan stated the commission was approached by the rail operator with interest in purchasing the rail with the concept of preserving it. A motion need not be made, the Executive Director is able to do that under her day-to-day duties. Watts stated he is looking for more comments from the public on the direction to take. He is concerned about the future of transportation. Spring stated he wants an operating rail. He feels the operator is not doing the best maintenance on the rail. Other ports are operating their own rails. Would like to see a guarantee to remain an active rail line.

Approval of Minutes: Commissioner Spring moved to approve the minutes from the November 12th regular meeting, seconded by Watts. Motion approved.

Finances: Monthly Budget Report & Approve Vouchers – Dickinson explained this is not the final budget report of the year since there are days left. There were no comments or questions on the budget report. Dickinson reviewed some of the unusual vouchers. The vouchers were approved.

Leases: Rae Studio is continuing to lease space at the Co-Working Building. This is a one-year lease with no increase in rent, since it was increased last year.

2025 Meeting Schedule: Watts stated he will not be able to attend the January meeting in person. He will remote in. Commissioner Watts moved to approve the 2025 Meeting Schedule as presented, seconded by Spring. Motion approved.

CWW Railroad: Dickinson reported a \$1.69 million grant has been awarded to improve the crossing at Boles Junction. The rail appraisal presentation was given by Charles Banks and Keith Bruno of R.L. Banks representing the track side of the appraisal and by Gary Anglemyer representing the real estate side. Dickinson wanted to stress that the rail is in good enough shape that it is currently being operated. There were many questions following the presentation from the Commissioners, Port Staff and the public offered to the presenters and Paul Didelius, the rail operator. The appraisal showed the net liquidation value with the track removed at \$5.3 million and \$7.8 million with the track and the corridor value without the track coming in at \$11.2 million or \$13.7 million with the track.

Blue Mountain Station: A letter was presented to the Commissioners for their signatures pledging the Port to pay \$600,000 of CERB funds to purchase a Kaspar Schulz malting system that is integral to the construction of the malting building. This is along with Mainstem Malt's USDA grant to fully fund this piece of equipment. The Port will hold the title to the equipment. The commissioners signed the letter without questions or comments. Essency has a lead on a used grain cleaning machine. Waiting to hear more details.

Rock Hill Industrial Park: Dickinson reported the grading and repair has started on the main traffic areas in the park. The sewer pump at Dayton Tractor needed repair. The Christmas trays for the tenants are ready to be delivered.

Lyons Ferry Marina: Dickinson continues to work on the Annual Management Plan. Dickinson is in discussions with the concessionaires to possibly complete the RV pull throughs themselves. It would cost them less if they did it as opposed to the Port.

Broadband: Dickinson reminded the commission that the retainage was paid to Zero db last month. The ISP's continue to add customers. Dickinson and Petrichor continue to work on a rural plan for BEAD funding. Additional policies might need to be added to our documents. The County has requested dark fiber be added to connect their new building to their existing facilities through our inter-local agreement. Zero db will handle this request.

Staff Reports on Community and Economic Development: Dickinson reported the Federal Audit has been completed. There were no deficiencies and both Federal and Financial audits were clean. Essency reported the Port hosted the annual CEDS meeting with a record number of people attending. She provided a handout with the project voting results - #1 Dayton Pool, #2 Affordable Housing/Workforce Housing/Mixed Use/Apartments and #3 Touchet Valley Trail/Walking Paths/Biking Paths. The Port assisted with Guy's Night Out.

Housing: No report.

Dayton Development Task Force: Spring reported that the CEDS meeting took the place of the Task Force meeting.

Final Comments: Chair Bryan asked for final public comment. Dave Harvey found on the county's GIS site that Watts may have a conflict of interest with the sale of the rail, since he owns property that butts up to it. He should consider abstaining from the vote. Watts thought it would need to be addressed legally and that is part of the process. Melissa Byran would like to see larger TV screens in the conference room, for easier viewing.

Approval of Vouchers: Commissioners approved regular monthly vouchers in the amount of: \$85,653.83.

12/2/2024	13254-13263	Payroll	26,525.36	12/18/2024	13281	Dayton Mercantile	149.19
12/18/2024	13264	Jennifer S Dickinson(O)	75.33	12/18/2024	13282	Emerge Technologies	70.00
12/18/2024	13265	2Over Publishing	357.40	12/18/2024	13283	Inland Cellular	72.43
12/18/2024	13266	Anderson Perry, Inc.	4,130.00	12/18/2024	13284	Jamestown Networks	198.23
12/18/2024	13267	Banner Bank - 1585	3,205.27	12/18/2024	13285	LEAF	447.18
12/18/2024	13268	Banner Bank - 1593	1,475.05	12/18/2024	13286	MBG Cleaning Services	1,480.00
12/18/2024	13269	Banner Bank - GO Bond - 3946	2,431.59	12/18/2024	13287	One Call Concepts, Inc.	2.34
12/18/2024	13270	Banner Bank BMS #2 Bond - 9342	2,440.84	12/18/2024	13288	Pacific Power	1,389.22
12/18/2024	13271	Basin Disposal Inc	67.41	12/18/2024	13289	Petrichor Broadband, LLC	2,790.00
12/18/2024	13272	Basin Disposal of Walla Walla	136.15	12/18/2024	13290	Red Band Cellars (v)	129.84
12/18/2024	13273	Blue Mountain Irrigation	1,452.56	12/18/2024	13291	RL Bank & Associates, Inc.	22,618.75
12/18/2024	13274	Boggs Ortuno PLLC	750.00	12/18/2024	13292	Senske	2,400.89
12/18/2024	13275	Brewer's Bookkeeping & Payroll Srvc	400.00	12/18/2024	13293	State Auditor's Office	2,948.92
12/18/2024	13276	Cardmember Service	870.76	12/18/2024	13294	Strategy Northwest, LLC	2,000.00
12/18/2024	13277	City Lumber	29.26	12/18/2024	13295	The Q Wood-Fired Grill	1,245.99
12/18/2024	13278	City of Dayton	2,057.31	12/18/2024	13296	US Linen & Uniform	166.62
12/18/2024	13279	Columbia iConnect	156.39	12/18/2024	13297	Valley Wide Pasco Propane	433.55
12/18/2024	13280	Dayton Chamber of Commerce	550.00				

Chair Bryan adjourned the meeting at 7:07 pm.



 Mike Spring, Secretary