

Port of Columbia
Regular Monthly Meeting Minutes
January 8, 2025

Chair Bryan opened the meeting at 5:00pm.

Present: Commissioners Bryan and Spring, Port Attorney Kim Boggs, Port Staff Jennie Dickinson, Jill Essency, Tracy Clark, and 12 members of the public. Commissioner Watts attended via Zoom along with 6 members of the public.

Absent: None.

Pledge of Allegiance was recited.

Public Comment: Seth Murdock thinks that private ownership of the rail is the best idea and not using it as a trail. Rebecca Gibson thinks that a dinner train can't happen with the track in it's current condition and that it is better to sell it to the current operator. Chuck Beleny wants to keep the dams, keep the rail and the operator says this section is the worst. If we sell it to Paul he will bring it up to standards. The Port hasn't done improvements and Paul will. Dave Harvey mentioned the Port received grant money to do the improvements but the operator has withheld doing so. Kevin Rust wants to keep the rail profitable, which means not selling it. Mitch Paine wants the Port to maintain ownership and is best managed by a public entity. The shippers should own the line.

Election of Officers: Spring would like to see a rotation of the Chair position and not hold an election. Dickinson read the RCW 53.12.45 states it should be done by election, but it can still rotate. Spring would like to nominate Watts if he was interested in the position. Watts stated he was interested but his schedule makes him unavailable to attend meetings in person at times. He thinks the Chair should be at the meetings in person. Bryan would be happy to continue as Chair. Dickinson reminded them there needs to be a motion. Spring made a motion to elect Watts as Chair. This motion was not seconded. Motion died. Watts made a motion to maintain the officers as they currently are, seconded by Bryan. Motion passed 2 to 1, with Spring opposed.

Approval of Minutes: Commissioner Spring moved to approve the minutes from the December 18th regular meeting, seconded by Watts. Motion approved.

Finances: Monthly Budget Report & Approve Vouchers – Dickinson reviewed some of the larger vouchers. The vouchers were approved. A letter of representation from Boggs Ortuno law firm for proposed compensation was presented to the commission. Spring acknowledged and accepted the offer, seconded by Bryan. There were no comments or questions on the budget report.

Leases: None.

2025 Policies: Dickinson explained a few changes to the 2025 policies. Most changes were to the Personnel Policy. The state law has changed for salaried employees base pay which caused an increase in salary ranges. Health insurance has increased for our employees, which Dickinson requested an increase to the monthly Port covered portion. The WA Cares Fund act is now in effect so ambiguous language was removed. The Small and Attractive Asset policies have been updated as requested by the Commissioners last year. The Records Retention Policy was very outdated so Dickinson revised it and added a public records section. Dickinson asked the commission if they had additional changes to any of the policies, none were offered. Spring made a motion to adopt Policies 1 – 18 for 2025, Watts seconded. Motion approved. Spring made a motion to adopt Resolution 2025-01, Delegation of Authority, seconded by Watts. Motion approved.

Rock Hill Industrial Park: Dickinson reported the gravel work has been done on the main traffic areas in the park.

Lyons Ferry Marina: Dickinson reported the Annual Management Plan Part 1 has been submitted to the Corps. The RCO funding for the pull throughs could possibly move forward through the legislature with an increase to funding.

Blue Mountain Station: Dickinson is waiting on the contract from CERB before starting architecture and engineering work on the malting facility. Essency is still working with the pasta company on relocating here.

CWW Railroad: Dickinson reported all parties met at the Boles Junction crossing and have a plan to use the \$1.69 million grant that was awarded for improvements. Columbia Rail doesn't want to do the work until September of 2026. The next steps on the rail sale should be holding a special meeting with dedicated time for transparency and

openness and to hear public comment. The Commissioners would like to hold a workshop prior to the special meeting to have time to discuss what has been said and what the Commissioner's thoughts are and what options they have. Experts and the current rail operator should be invited to attend. January 29th would be the ideal date to hold this workshop. Dickinson spoke with the appraisers, and they are able to do consulting work if we need.

Broadband: Dickinson stated we are waiting on the release of retainage to Blue Mtn. Telecom. The warrant has been cut to send to them once it is fully released. We will install fiber lines to the county's building at the county's expense. Petrichor suggests applying for BEAD funding in round one. The requirements are engineered stamped drawings, and a letter of support which Dickinson will ask the county commissioners for. This funding will serve approximately 967 premises at a cost of \$74 million dollars. Also required is a letter of credit from a bank. Spokane County has agreed to be a backer for US Bank to provide letters of credit to our small counties.

Staff Reports on Community and Economic Development: Dickinson reported being interviewed by the RCO and a consultant on the effects on recreation with the removal of the dams. She and the city are working on the sewer agreement use of the railroad right-of-way. Dickinson attended a legislature preview meeting, and a school key communicators meeting. Staff is working on getting larger TVs for the conference room. Essency is holding workshops on cyber security, financial analysis and forecasting. She continues to work with students from Whitman College on a recreation map for our county. She met with and toured Moon Family Farms who have a grain storage facility.

Housing: No report.

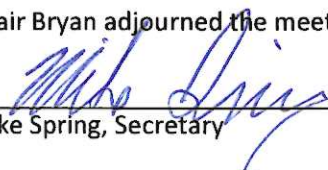
Dayton Development Task Force: No report.

Final Comments: Chair Bryan asked for final public comment, none were made.

Approval of Vouchers: Commissioners approved regular monthly vouchers in the amount of: \$150,898.81.

01/02/2025	13298-13307	Payroll	26,323.50	01/08/2025	13327	Columbia iConnect	156.39
01/08/2025	13308	Department of Labor & Industries	480.24	01/08/2025	13328	Dayton Chamber of Commerce	2,500.00
01/08/2025	13309	Employment Security Department	121.05	01/08/2025	13329	Dayton Mercantile	81.71
01/08/2025	13310	Employment Security Department	322.01	01/08/2025	13330	Dept of Commerce	10,404.54
01/08/2025	13311	Employment Security Department	353.33	01/08/2025	13331	Emerge Technologies	70.00
01/08/2025	13312	WA Dept of Revenue	13,674.17	01/08/2025	13332	Gary R. Anglemeyer & Assoc.	24,000.00
01/08/2025	13313	Jennifer S Dickinson{O}	48.65	01/08/2025	13333	Inland Cellular	72.43
01/08/2025	13314	2Over Publishing	358.30	01/08/2025	13334	Jamestown Networks	198.23
01/08/2025	13315	Apex Plumbing & Excavation	1,190.36	01/08/2025	13335	LEAF	515.44
01/08/2025	13316	Banner Bank - 1585	3,205.27	01/08/2025	13336	MBG Cleaning Services	1,480.00
01/08/2025	13317	Banner Bank - 1593	1,475.05	01/08/2025	13337	One Call Concepts, Inc.	4.68
01/08/2025	13318	Banner Bank - GO Bond - 3946	2,431.59	01/08/2025	13338	Pacific Power	1,982.66
01/08/2025	13319	Banner Bank BMS #2 Bond - 9342	2,440.84	01/08/2025	13339	Precision Garage Doors	92.14
01/08/2025	13320	Barker, Inc.	6,720.80	01/08/2025	13340	Senske	74.96
01/08/2025	13321	Basin Disposal Inc	67.41	01/08/2025	13341	US Linen & Uniform	93.60
01/08/2025	13322	Basin Disposal of Walla Walla	136.15	01/08/2025	13342	Valley Wide Pasco Propane	523.33
01/08/2025	13323	Blue Mtn Irrigation & Landscape	1,082.54	01/08/2025	13343	Waitsburg Commercial Club	50.00
01/08/2025	13324	Brewer's Bookkeeping & Payroll Srvc	400.00	01/08/2025	13344	Blue Mtn. Telecommunication	41,556.12
01/08/2025	13325	Cardmember Service	2,028.72	01/08/2025	13345	Jill Essency	125.29
01/08/2025	13326	City of Dayton	2,057.31	01/08/2025	13346	Strategy Norhtwest, LLC	2,000.00

Chair Bryan adjourned the meeting at 5:46 pm.



 Mike Spring, Secretary