

Port of Columbia
Regular Monthly Meeting Minutes
June 11, 2025 - held at Lyons Ferry Marina

Chair Bryan opened the meeting at 5:00pm.

Present: Commissioners Bryan, Spring and Watts, Port Attorney Kim Boggs, Lyons Ferry concessionaire Joanne Knouf, Port Staff Jennie Dickinson, Shane Laib, and Tracy Clark, along with 5 members of the public. 2 members of the public attended via Zoom. **Absent:** None.

Pledge of Allegiance was recited.

Public Comment: Chuck Ketterman asked Commissioner Watts why the sense of urgency and pressure on the staff for producing the railroad findings report? He feels the public should be told if things have changed. Watts replied he just wants to keep moving forward. There is no hidden agenda. He just wants to maintain momentum.

Approval of Minutes: Spring moved to approve the minutes of the May 14th meeting, seconded by Watts. Motion approved.

Finances: Monthly Budget Report & Approve Vouchers – Dickinson explained some of the larger and more unusual bills. The vouchers were approved. The budget report was presented to the commission. Dickinson stated we are 50% through the year. There were no comments or questions.

Annual Report: Dickinson presented the accountant's annual report. Page 4 contains the cash balance, which Jennie predicted within \$7 of the final number. Dickinson explained that unused vacation is considered a liability. The maximum payout of vacation is 4 weeks. We exceeded the audit threshold for federal funds received, so we will be audited again next year.

Leases: Three leases were presented – Mast Year Cider with a one-year renewal, Rey's Roast, under new ownership, with a one-year lease and Kyle's Demolition, a new business going into the TEMA building, with a two-year lease. The leases were approved by the commissioners.

Rock Hill Industrial Park: Dickinson reported the company tasked with spraying weeds for us got a late start to the season but have now completed the spraying. Jordan Henderson has built his own art studio and has moved out of Suite E of the Co-Working Building.

Lyons Ferry Marina: Dickinson and the concessionaire continue to work on replacing the current "C" moorage with the newer moorage. They are finding it difficult due to the fact that the proposed moorages are not a perfect fit and they are not the newer, environmentally friendly style the Corps prefers. Wally and Joanne have hired new staff for the season. They have 3 parties interested in purchasing the marina. Two are local and one from outside the area but still located in Washington. They still plan to stay on for one month for training when the marina sells. Now that school is out business should pick up. They plan to offer buffet style breakfasts and dinners this summer.

Blue Mountain Station: Dickinson shared proposed architectural drawings for the Craft Malt Facility. One roof option would use solar panels to help offset power. Working on traffic patterns to make use of the rail spur and truck flow. Dickinson submitted a request to Senator Cantwell's office for a congressional directed spending request, where we made the first cut. Working with Stepwell on a grant application for money to help develop the bigger grain cluster for marketing. Dickinson is working on applying for the Strategic Reserve Fund from the state to help bring the pasta company to Dayton.

CWW Railroad: Dickinson received a call from Cantwell's office asking about what kind of funds our rail line could use. She updated the commissioners on the work that has been done so far on the fact-finding list.

Broadband: Dickinson reported we met the threshold for the Starbuck & E911 broadband funding for CERB and have been invited to make a presentation to the board. The state has recalled the BEAD funding application process and is asking for a re-do. This brings us back to the cheapest bidder and no requirement for high-speed fiber.

Staff Reports on Community and Economic Development: Dickinson reported project River Spark, the renewable energy project, is marching forward. No firm commitment but they are doing environmental studies on the parcel. She has been elected president of the RTPO for another two years. ADO funding to rural communities has been slashed by 30%. Dickinson is hoping for a re-adjustment. AWW is this weekend. Laib is continuing to work with two new businesses hoping to open in Dayton. He attended the WPPA conference along with Dickinson, and Spring. Historic Dayton Days was successful and hopefully it will continue to grow. Laib and committee launched the sesquicentennial, 150th anniversary, of Columbia County with a float in the Dayton Days parade. The Business Boosters series has wrapped up. He is still working on a vacant buildings list.

Housing: Dickinson reported that Common Roots has purchased land in Waitsburg.


Dayton Development Task Force: Spring gave a brief update on the last Task Force meeting. Spring met with the Seaport Alliance director at the conference asking for help with gaining access to Wallula for shipping grain from Dayton on our rail line.

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

Approval of Vouchers: Commissioners approved regular monthly vouchers in the amount of: \$134,618.83.

06/02/2025	13541-13549	Payroll	28,054.74	06/11/2025	13567	Dayton Historical Depot	250.00
06/11/2025	13550	Jennifer S Dickinson(O)	322.26	06/11/2025	13568	Dayton Mercantile	65.79
06/11/2025	13551	Incidental Fund	550.00	06/11/2025	13569	Emerge Technologies	70.00
06/11/2025	13552	Banner Bank - 1585	1,354.30	06/11/2025	13570	Inland Cellular	66.69
06/11/2025	13553	Banner Bank - 1593	1,475.05	06/11/2025	13571	Jamestown Networks	198.23
06/11/2025	13554	Banner Bank - GO Bond - 3946	2,431.59	06/11/2025	13572	LEAF	441.92
06/11/2025	13555	Banner Bank BMS #2 Bond - 9342	2,440.84	06/11/2025	13573	MBG Cleaning Services	1,480.00
06/11/2025	13556	Basin Disposal Inc	69.18	06/11/2025	13574	One Call Concepts, Inc.	5.85
06/11/2025	13557	Basin Disposal of Walla Walla	139.06	06/11/2025	13575	Pacific Power	1,263.89
06/11/2025	13558	Blue Mountain Irrigation & Landscape	2,494.84	06/11/2025	13576	Patton & Assoc.	3,335.00
06/11/2025	13559	Brewer's Bookkeeping & Payroll Svcs	400.00	06/11/2025	13577	Senske	79.46
06/11/2025	13560	Cardmember Service	3,968.58	06/11/2025	13578	Stepwell Strategies, LLC	2,750.00
06/11/2025	13561	City Lumber	30.31	06/11/2025	13579	Tall Town Design	1,000.00
06/11/2025	13562	City of Dayton	2,750.05	06/11/2025	13580	Urban Patterns, LLC	53,268.65
06/11/2025	13563	CJ Bookkeeping	500.00	06/11/2025	13581	US Linen & Uniform	94.14
06/11/2025	13564	Columbia iConnect	156.39	06/11/2025	13582	Valley Wide Pasco Propane	534.44
06/11/2025	13565	Crown Paper & Janitorial Supply, Inc	527.58	06/11/2025	13583	Waitsburg FFA	160.00
06/11/2025	13566	CWW LLC	20,000.00	06/11/2025	13584	Washington Public Ports Assoc.	1,890.00

Chair Bryan adjourned the meeting at 6:04 pm.


 Mike Spring, Secretary