

Port of Columbia
Regular Monthly Meeting Minutes
October 8, 2025

Commissioner Watts opened the meeting at 5:00pm.

Present: Commissioners Watts and Spring, Port Attorney Kim Boggs, Port Staff Jennie Dickinson, Shane Laib, and six members of the public. Commissioner Bryan and 5 members of the public attended via Zoom. **Absent:** None.

Pledge of Allegiance was recited.

Public Comment: Skip Mead addressed the commission and shared his dismay that there was still conversation on the potential sale of the railroad. He reiterated his desire that the commissioners put the issue to rest as the constituency and stakeholders do not want the line sold.

Approval of Minutes: Spring moved to approve the minutes of the September 10th meeting, seconded by Bryan. Motion approved.

Finances: Monthly Budget Report & Approve Vouchers – Dickinson reviewed the monthly budget report as it pertained to vouchers and expenses. There will be monies coming from the county to help cover some of the Sesquicentennial expenses. The back pay to the commissioners is all caught up.

2026 Draft Budget Discussion: Dickinson presented the draft budget. On the revenue side, cash on hand will have a better position, thus getting the reserve to \$250k. The GSA lease revenue with the potential for the last 5-year option is included. Dickinson gave an explanation on the craft malt project income vs expenses. On the expense side, there will be increases in advertising, janitorial, office equipment and economic development. There was carryover discussion on the PNWA dues. With regards to the Capital Facilities Plan, Dickinson is looking into the possibility that CERB may have grant dollars available to help with the monies needed to complete the HVAC at Building #2 at Blue Mountain Station. The listed railroad improvements (Dayton to Wallula) have been cut in half due to the fact the Port only owns the tracks to Walla Walla. Next steps regarding the budget include advertising and holding a public hearing at the November 12th meeting.

Leases: No new leases.

Rock Hill Industrial Park: Nothing new to report.

Lyons Ferry Marina: Dickinson reported that the concessionaire will put in \$200k, the Port has budgeted \$100k and the rest from CERB would complete the match requirement. We are now waiting on Anderson Perry for design and a cultural resources plan which is a requirement. She also indicated that the current concessionaire will stay until a new buyer can be found.

Blue Mountain Station: Dickinson shared the 100% drawings with the group. She reported that lease negotiations continue. With the completion of the drawings, a stop work order has been placed until final lease negotiations are completed. This will give Mainstem Malt the opportunity to use the drawings to help fundraise.

CWW Railroad: Dickinson reported that she had a productive meeting with CWW staff Stuart and Derek. Paul Didelius has made some fairly complex suggestions for the new lease, which Dickinson reviewed. She is still working her way through the document. Presently, the lease has moved to a month-to-month scenario and both parties will honor the lease and shipping will continue. CWW is close to a deal with UP at Wallula, which is good. Dickinson expressed the idea of working with a consultant to help with the new lease. All commissioners felt it was a good move as long as there was a budget to cover the expenses and to help get the Port through the process and avoid any mistakes or sidelines. There was also discussion of CWW working with other people/interest groups on adding in a tourism train aspect as there have been a few inquiries and seeing what it would take to make it happen. Additionally, another short line operator has expressed interest in operating the line.

The next steps will be to seek a consultant for assistance.

Broadband: Dickinson stated that she is still waiting on the CERB contract. She will be attending the Starbuck City Council meeting on 10/9 to make a presentation. They have found some non-profit help to assist them with the permitting process. There was nothing new regarding BEAD.

Staff Reports on Community and Economic Development: Dickinson reported that Project RiverSpark continues to move forward. They have been asked to present at the CEDS meeting in December if the project is ready. Wind and solar projects continue to move forward. This investment will help local businesses and the tax base. She also reported that the Sesquicentennial was wonderful, well attended and that everyone loved it. Laib reported on the Fall Family Festival, the Sesquicentennial, and the Community Forum. Upcoming events include the Rainer Beer Film Festival at the Liberty, a digital resources fair at WWCC, Touchet Valley Community Showcase, and DHS Spirit Week. Additionally, there will be an APEX Accelerator event at the Port Office for local businesses focused on government contracting. He also gave an update on the pool initiative and Project Clean Slate.

Housing: Laib reported that he had been working to connect the new owner of the Knoblock Apartments with Dept of Commerce and some available grant funds that could help him rehabilitate several of the units.

Dayton Development Task Force: Spring commented on the recent Community Forum held at the Scotsman. He also gave an update on signage that is being worked on for the Lewis & Clark Campsite on the Patit and other items discussed at last month's Task Force meeting.

Final Comments: Phil Neuman thanked the Port for the support and resources invested in the process of getting the craft malt facility up and going. Looking to work with the Port to potentially find more grant funding. He also stated that even though his legal counsel has advised him to not move forward with the current lease, his priority is to make this project work. Chuck Ketterman cited the public comments in the beginning of the meeting and stated it was time to put the railroad issue to rest. He stated that the current operator should be happy with the deal that he currently has. He also stated that it would be good to pass a motion to end the sale discussion. Watts stated that he didn't think a motion was necessary and Bryan stated that a motion for inaction wasn't needed.

Approval of Vouchers: Commissioners approved regular monthly vouchers in the amount of: \$87,644.50.

10/1/2025	13751-13760	Payroll	29,455.91	10/08/2025	13782	City Lumber	174.41
10/08/2025	13761	Incidental Fund	50.00	10/08/2025	13783	City of Dayton	3,483.44
10/08/2025	13762	Jennifer S Dickinson(O)	580.04	10/08/2025	13784	Columbia iConnect	156.39
10/08/2025	13763	Tracy Clark	41.23	10/08/2025	13785	Crown Paper & Janitorial Supply, Inc	252.92
10/08/2025	13764	Dept of Revenue	12,457.00	10/08/2025	13786	Dayton Chamber of Commerce	2,500.00
10/08/2025	13765	Employment Security Dept.	170.02	10/08/2025	13787	Dingle's of Dayton	682.59
10/08/2025	13766	Dept of Labor & Industries	499.68	10/08/2025	13788	Double T Construction	1,094.84
10/08/2025	13767	Employment Security Department	414.33	10/08/2025	13789	Emerge Technologies	71.12
10/08/2025	13768	Employment Security Dept.	365.23	10/08/2025	13790	Inland Cellular	66.81
10/08/2025	13769	2Over Publishing	777.15	10/08/2025	13791	Jamestown Networks	198.23
10/08/2025	13770	Applied Brewing & Malting/Robert Liedl	550.00	10/08/2025	13792	Lane Printing & Design	174.68
10/08/2025	13771	Banner Bank - 1585	1,354.30	10/08/2025	13793	LEAF	267.75
10/08/2025	13772	Banner Bank - 1593	1,475.05	10/08/2025	13794	MBG Cleaning Services	1,480.00
10/08/2025	13773	Banner Bank - GO Bond - 3946	2,431.59	10/08/2025	13795	One Call Concepts, Inc.	2.78
10/08/2025	13774	Banner Bank BMS #2 Bond - 9342	2,440.84	10/08/2025	13796	Pacific Power	1,384.98
10/08/2025	13775	Basin Disposal Inc	69.18	10/08/2025	13797	Petrichor Broadband, LLC	2,415.00
10/08/2025	13776	Basin Disposal of Walla Walla	139.06	10/08/2025	13798	Senske	79.46
10/08/2025	13777	Blue Mountain Irrigation & Landscape	3,097.63	10/08/2025	13799	The Q Wood-Fired Grill	9,201.17
10/08/2025	13778	Blue Mountain Septic	280.00	10/08/2025	13800	US Linen & Uniform	106.04
10/08/2025	13779	Boe Designs	340.00	10/08/2025	13801	Valley Wide Pasco Propane	200.89
10/08/2025	13780	Brewer's Bookkeeping & Payroll Services	400.00	10/08/2025	13802	Waitsburg Times	243.00
10/08/2025	13781	Cardmember Service	5,817.63	10/08/2025	13803	Walla Walla Union Bulletin	202.13

Commissioner Watts adjourned the meeting at 6:01 pm.


Mike Spring, Secretary