

Port of Columbia
Regular Monthly Meeting Minutes
February 11, 2026

Chair Spring opened the meeting at 5:00pm.

Present: Commissioners Spring, Watts, and Scott Hudson, Port Attorney Kim Boggs, Port Staff Jennie Dickinson, and Tracy Clark. There were no members of the public present. 2 members of the public attended via Zoom.

Absent: Shane Laib

Pledge of Allegiance was recited.

Public Comment: None were made.

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

Finances: Monthly Budget Report & Approve Vouchers – The commissioners had questions regarding the budget line item, miscellaneous income. Dickinson clarified the components making up that total. There were questions as to why the totals for the Artisan Food Center were so low this month. Dickinson explained that it was early in the month, and that only a few payments had been made. Another factor could be there were fewer commercial kitchen users this month compared to last month. There were no further questions or comments regarding the budget report. Dickinson explained a couple of unusual invoices on the voucher report. The vouchers were approved.

Leases: There were none.

Discuss Conference Room Space: Chairman Spring and Dickinson have discussed the desire for a larger conference room. Dickinson said that Rubenser Driving School (RAD) has seen an uptick in clients resulting in more traffic coming through the door, so this might be a good time to see if they would consider moving to a new, larger location. Their lease will expire at the end of March and there is an open suite at the co-working building. This expansion would give us more room to hold our meetings and those of the community. The commissioners and staff like the idea of more space. RAD's service is much needed, and nobody wants them to close. The Port might need to work with them on the monthly rental rate, as the co-working suite has a higher rate. Watts thinks they might be open to the change and would like to see us start an open dialogue with them to see if they would consider moving.

WPPA Meeting Schedule: Dickinson provided the commissioners with a handout listing the WPPA meetings for 2026. She explained that these meetings are open to commissioners and staff and are worth attending. Port staff will inform the commissioners when registration opens for each meeting. Spring highly recommends attending at least one per year. Dickinson also explained that the Port pays all fees to attend, including registration, lodging, meals, and mileage.

Discuss Potential Agenda Items for Intergovernmental Meetings: Dickinson would like guidance on what the commissioners would like to discuss with other governments before she reaches out about the potential meetings. Hudson would like to discuss affordable housing with the city and encourage legislative outreach on behalf of the hospital district with all local governments. The commissioners would like to suggest to the other governments one pilot meeting to see if they are open to the idea and then, perhaps, holding quarterly meetings. Dickinson will conduct the outreach.

Notification for EDSC Meetings: Dickinson explained that since two or more commissioners may attend the monthly Economic Development Steering Committee meetings throughout the year, notification to the press would need to be made. She spoke with the Port of Walla Walla and they send notice 24 hours prior to the meeting. As an alternative, they suggested you could pass a motion to adopt the meeting schedule. Hudson moved to adopt the EDSC Meeting Schedule for 2026, seconded by Watts. Motion approved. The schedule will be added to the Port's website.

Rock Hill Industrial Park: Dickinson reported the USDA/GSA building inspection took place last week. It was a very good inspection as there were only two minor repairs to be completed. Ace Automotive is set to close, either by the

end of February or March. This building is difficult to rent. It has open space and several offices (more than a typical light industrial building), so finding the right fit may take time.

Lyons Ferry Marina: Dickinson met with the concessionaire for an update on summer operations. Dickinson completed a progress report to RCO on the pull through project. The real estate application has been turned into the Corps of Engineers to inform them of what we are planning to do, environmental impacts, construction staging, and whether the water will be affected. The cultural resources study should be completed by the end of February. This study will then be turned into the RCO for their review. Construction probably won't start until fall. The next item to address is the boat launch, the walkway, and the "C" moorage. The RCO recommended applying for planning funds since we may be doing in-water work. We would need a permit from the Corps to drive pilings, which can take up to two years to get. This way we would have the money to do the plan, then in two years we would be ready to apply for the money to the project. The RCO planning application is due in November. The commissioners would like to go ahead with this process.

Blue Mountain Station: Dickinson met with the investment company for Mainstem Malt. Work on the project has been restarted. Construction documents should be completed in the next couple of months. Dickinson reported Cedar Rain is now closed and is filing for bankruptcy. Port staff are moving forward on pursuing the pasta company and following up on a local company's interest in leasing space in that building.

CWW Railroad: Stuart from CWW mentioned to Dickinson that Paul has been very busy and has not had time to address the railroad lease. The railroad tour, if done via hi-rail, would need to be done with people in separate vehicles and would last about 4 hours. The other option is to have everyone ride together in the caboose or pullman car. That option would last about 5 hours. The commissioners agreed it would be best done with everyone together in a pullman car. This outing would not be an open meeting but a tour for the commissioners. It would include Dan Garrett (track worker), the commissioners, and Port staff. Spring will provide his rail report binder to Hudson for him to familiarize himself with what had been discussed prior to him taking office.

Broadband: Dickinson stated the RFP for materials has been posted. This project has Federal funding which makes it a more formal process. The award will not just be made on price but timing as well. It is important that the materials be US made whenever possible. Underground drop waiver letters will be sent out for this project. Northwest Grain Growers would like fiber internet for their seed plant. Zero db will assist with this and NWGG will pay for this project.

Staff Reports on Community and Economic Development: Dickinson signed an engagement letter with Patton and Associates for preparation of our annual financial report and she and Tracy began gathering the necessary financial information. Dickinson and Laib met with a local entrepreneur with ideas on marketing, projects, etc. Jennie met with a group of enthusiastic citizens wanting to develop a Monarch Butterfly/Pollinator Garden. She has granted permission for them to use the garden at Blue Mountain Station. We are using Port resources to support garden prep and irrigation reconfiguration. She is meeting with the committee chair next week to discuss maintenance as we want to make sure this group will manage the site appropriately moving forward. Dickinson shared some economic data in the commissioner packets. We have lost 4 businesses here in the past two months, which is a bit depressing. Sales are down, and consumer sentiment is cautionary. The Small Business Development Center (SBDC) shared a report with the Port showing significant job losses in the region and commercial lending uncertainty. The good news is that Dingle's has run with our idea to offer animal feed now that Pioneer West is closed, and they have upgraded their fishing section, and 2 of the businesses we referred to the SBDC have purchased buildings in downtown Dayton. Dickinson went over a new business recruitment/retention/expansion spreadsheet that she shared with the commissioners. They really liked seeing in the information in that format, so we will continue to update it and share it each month.

Board Reports: This is a newly added agenda item. If something of importance takes place at any outside meetings, where Port staff attended, it will be reported here in the future.

Final Comments: None were made.

Approval of Vouchers: Commissioners approved regular monthly vouchers in the amount of: \$114,061.79.

02/02/2026	13966-13975	Payroll	29,952.60	02/11/2026	13997	Emerge Technologies	71.12
02/11/2026	13976	Jennifer S Dickinson{O}	369.99	02/11/2026	13998	Inland Cellular, LLC	66.91
02/11/2026	13977	Agri-Times NW	37.00	02/11/2026	13999	Jamestown Networks	198.23
02/11/2026	13978	Banner Bank - 1585	1,354.30	02/11/2026	14000	LEAF	241.62

02/11/2026	13979	Banner Bank - 1593	1,475.05	02/11/2026	14001	MBG Cleaning Services, LLC	2,310.00
02/11/2026	13980	Banner Bank - GO Bond - 3946	2,431.59	02/11/2026	14002	Mill Creek Mechanical, LLC	238.48
02/11/2026	13981	Banner Bank BMS #2 Bond - 9342	2,440.84	02/11/2026	14003	One Call Concepts, Inc.	2.78
02/11/2026	13982	Basin Disposal Inc	70.56	02/11/2026	14004	Pacific Power	2,791.00
02/11/2026	13983	Basin Disposal of Walla Walla, LLC	142.65	02/11/2026	14005	Petrichor Broadband, LLC	2,364.00
02/11/2026	13984	Blue Mtn Irrigation & Landscape, LLC	4,645.46	02/11/2026	14006	Plus Delta After School Studios	5,000.00
02/11/2026	13985	Boe Designs	45.00	02/11/2026	14007	Rock Hill Concrete, LLC	1,737.09
02/11/2026	13986	Brewer's Bookkeeping & Payroll Svcs	400.00	02/11/2026	14008	Senske, LLC	81.84
02/11/2026	13987	Cardmember Service	3,607.65	02/11/2026	14009	SEWEDA (v)	500.00
02/11/2026	13988	City of Dayton	2,273.09	02/11/2026	14010	State Auditor's Office	6,565.52
02/11/2026	13989	Columbia County Public Health	235.00	02/11/2026	14011	Urban Patterns, LLC	14,375.00
02/11/2026	13990	Columbia iConnect	156.39	02/11/2026	14012	US Linen & Uniform, Inc.	97.38
02/11/2026	13991	Crown Paper & Janitorial Supply, Inc	570.03	02/11/2026	14013	USIC Locating Services, LLC	662.50
02/11/2026	13992	CSD Attorneys at Law	108.00	02/11/2026	14014	Valley Wide Pasco Propane	334.99
02/11/2026	13993	CSG Forte	33.52	02/11/2026	14015	Walla Walla Union Bulletin	510.00
02/11/2026	13994	Dayton Electric, LLC	243.90	02/11/2026	14016	WestLand Resources	7,348.40
02/11/2026	13995	Dayton Mercantile	42.49	02/11/2026	14017	Zero dB Communications, LLC	17,344.46
02/11/2026	13996	Double T Construction	585.36				

Chair Spring adjourned the meeting at 6:11 pm.



 Scott Hudson, Secretary