

Port of Columbia
Regular Monthly Meeting Minutes
March 11, 2026

Chair Spring opened the meeting at 5:00pm.

Present: Commissioners Spring, and Hudson, Port Attorney Boggs, Port Staff Dickinson, Laib, and Clark. There were 3 members of the public present. 1 member of the public attended via Zoom. **Absent:** Commissioner Watts.

Pledge of Allegiance was recited.

Public Comment: Belinda Larsen of the Chamber of Commerce spoke on behalf of the Friends of the Trail. This newly formed group is asking the commissioners to take a second look at revisiting the Touchet Valley Trail project. There are safety concerns for pedestrians and cyclists using Highway 12 between Dayton and Waitsburg. This trail would address this as well as help the local economy by bringing tourists and locals into Dayton. Hudson mentioned that this idea was brought up at the recently held town hall discussion. Spring asked if the project was still in our comp plan. Dickinson stated that it was in there but was listed as to continue design and engineering with an eye toward construction. It was also mentioned that at the annual CEDS meeting, the trail has been in the top three rankings of priority projects several years running. Tammye Bowen asked for clarification on what a comp plan is. Dickinson offered an explanation. Hudson asked how to incorporate the project back into the comp plan. Dickinson stated that it would need to be re-opened to change the wording, and the capital facilities plan would need to be adjusted. There would need to be a public hearing prior to adoption of the updated comp plan. She stressed staff need to feel supported by the commission and the community before resuming work on this project.

Approval of Minutes: Hudson moved to approve the minutes of the February 11th meeting, seconded by Spring. Motion approved.

Finances: Monthly Budget Report & Approve Vouchers – Dickinson reviewed some of the more unusual invoices on the voucher report. The vouchers were approved without questions or comments.

Leases: There were 2 leases up for approval. Blue Mountain Irrigation and Landscape will be leasing the secure area next to Cameron Street Co-Working for storage of equipment and supplies. This area will be shared by the Port for fiber storage and possibly the tenant in Suite E for vehicle storage. This will be a 2-year lease. The second lease is for RAD Driving School. They will be relocating to Suite E of the Cameron Street Co-Working building. This will be a 2-year lease as well.

Discuss Conference Room Space: Dickinson stated with the relocation of RAD, the conference room can be expanded. Spring entertained a motion to hire an architect to expand the conference room, Seconded by Hudson. Motion approved.

Rock Hill Industrial Park: Dickinson reported carpet will be installed in Suite E for the new tenant. Ace Automotive has moved out leaving 11 unclaimed vehicles and about 1,000 tires to dispose of. Port staff have been able to contact all but 4 vehicle owners who have removed their vehicles. Kyle's Towing may be able to help remove the remaining cars.

Lyons Ferry Marina: Dickinson met with the concessionaire and the United States Army Corps of Engineers (USACE) regarding the pull-thru project. USACE is interested in doing the cultural resource survey themselves. Anderson Perry is putting together a meeting with the RCO, USACE, and themselves to coordinate this idea. This can be done at the same time they issue us our real estate permit and our geotechnical permit. The convenience store is open for the season. Dickinson met with the concessionaire and a prospective buyer last Friday. The current lease is complicated because of several leases and sub-leases. With the prospective sale, it should be simplified.

Blue Mountain Station: Dickinson is working with a lobbyist to make a last attempt for congressional spending monies. She has garnered several letters of support that will be submitted with this push. The architect for the Mainstem Malt facility has asked for an increase in cost for completing this project. The building has increased in size by about 20%. This increase would fall on Mainstem Malt to cover unless we approve an increase. Hudson made a motion for Dickinson to enter into agreement with Urban Patterns to increase the contract from \$700,000 to \$872,103.50. Seconded by Spring. Motion passed. Laib said that Blue Mtn Irrigation has laid the base irrigation system for the pollinator garden that is to be completed at BMS.

CWW Railroad: CWW provided the commissioners with their annual Performance Report for 2025. Dickinson reported the Pullman car is not available for the rail tour. Instead, the tour could take place in two high-rail vehicles. These vehicles

can hold 3 people plus the driver. Both drivers are knowledgeable about the rail. There are limited days that this could take place. Dickinson will check with Watts on his availability. It is preferred this happens before May. Boggs suggested recording the conversations with the driver's permission since the commission and port staff will be separated. During the lease negotiations CWW staff stated they will try and do a better job of controlling the weeds within the city boundaries. There was also discussion about liability when a train derails due to crossing damage not caused by CWW. They would ask that the Port carry insurance coverage for that scenario. Boggs suggested that the Port would cover a percentage of CWW's derailment insurance premium to help in that situation.

Broadband: Dickinson reported we are finishing design work. Clark is getting ready to send underground waivers to the residents. Hoping to publish the invitation to bid on March 30th for construction. May have to hold a special meeting to approve the bid in order to keep the progress on this project moving forward. WBE and Power & Tel were the staff recommendations for fiber materials awards. Hudson made a motion to approve Dickinson to sign contracts for both WBE Technologies for \$123,235.05 and Power & Tel for \$5,934.20, seconded by Spring. Motion approved.

Staff Reports on Community and Economic Development: Dickinson gave updates on several projects that are underway. Pacific Power's Washington territory is being sold to Portland General Electric (PGE). Dickinson and Laib attended the WEDA conference in Olympia. She also attended other meetings such as Washington Saves, Pacific Northwest Waterways, RPTO, and Key Communicators where it was reported that the high school gym will be getting a new floor in June. Dickinson sits on the climate resiliency committee for the county comp plan which is being updated. Laib gave updates on some of the new business projects he is assisting with. He has been helping several factions such as the Dayton Days committee, Touchet Valley Golf Club at a golf show, and Harvest and Harmony's upcoming Showcase. He has submitted a grant for design of the grandstands at the fairgrounds. He attended the Valley Tourism Exchange meeting in Waitsburg, where it was told that a large cycling group will be coming to the area this summer. There has been interest shown in Dayton becoming a Washington State Creative District.

Board Reports: No report.

Final Comments: None were made.

Approval of Vouchers: Commissioners approved regular monthly vouchers in the amount of: \$124,539.25.

03/02/2026	14018-14027	Payroll	28,381.47	03/11/2026	14046	Columbia iConnect	156.39
03/11/2026	14028	Jennifer S Dickinson(O)	524.34	03/11/2026	14047	Crown Paper & Janitorial Supply	248.83
03/11/2026	14029	Shane Laib (o)	230.55	03/11/2026	14048	Dayton Mercantile	11.69
03/11/2026	14030	Columbia County Treasurer's Office	1,250.00	03/11/2026	14049	Department of Health	2,066.00
03/11/2026	14031	2Over Publishing, LLC	134.75	03/11/2026	14050	Emerge Technologies	142.26
03/11/2026	14032	Artmil Design	900.00	03/11/2026	14051	Inland Cellular, LLC	66.91
03/11/2026	14033	Banner Bank - 1585	1,354.30	03/11/2026	14052	Jamestown Networks	198.23
03/11/2026	14034	Banner Bank - 1593	1,475.05	03/11/2026	14053	LEAF	324.68
03/11/2026	14035	Banner Bank - GO Bond - 3946	2,431.59	03/11/2026	14054	MBG Cleaning Services, LLC	1,480.00
03/11/2026	14036	Banner Bank BMS #2 Bond - 9342	2,440.84	03/11/2026	14055	One Call Concepts, Inc.	8.34
03/11/2026	14037	Basin Disposal Inc	70.56	03/11/2026	14056	Pacific Power	2,123.65
03/11/2026	14038	Basin Disposal of Walla Walla, LLC	142.65	03/11/2026	14057	Petrichor Broadband, LLC	4,674.00
03/11/2026	14039	Blue Mtn Irrigation & Landscape, LLC	848.89	03/11/2026	14058	Precision Garage Doors	4,562.55
03/11/2026	14040	Boggs Ortuno PLLC	3,625.00	03/11/2026	14059	Roto Rooter	702.16
03/11/2026	14041	Brewer's Bookkeeping & Payroll Svcs	400.00	03/11/2026	14060	State Auditor's Office	564.40
03/11/2026	14042	Cardmember Service	2,060.21	03/11/2026	14061	Urban Patterns, LLC	5,663.75
03/11/2026	14043	City Lumber	12.77	03/11/2026	14062	US Linen & Uniform, Inc.	97.38
03/11/2026	14044	City of Dayton	2,166.38	03/11/2026	14063	USIC Locating Services, LLC	458.00
03/11/2026	14045	Columbia County Treasurer	507.30	03/11/2026	14064	Zero dB Communications, LLC	52,033.38

Chair Spring adjourned the meeting at 6:25 pm.


 Scott Hudson, Secretary