

Port of Columbia
Regular Monthly Meeting Minutes
April 8, 2026

Chair Spring opened the meeting at 5:00pm.

Present: Commissioners Spring, Watts, and Hudson, Port Attorney Boggs, Port Staff Dickinson, Laib, and Clark. There were no members of the public present. 3 members of the public attended via Zoom. **Absent:** None.

Pledge of Allegiance was recited.

Public Comment: No comments were made.

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

Finances: Monthly Budget Report & Approve Vouchers – Dickinson reviewed some of the more unusual invoices on the voucher report. Watts asked for clarification on the miscellaneous income line-item Hudson asked about the Anderson Perry invoice. The vouchers were approved without further questions or comments.

Leases: There were 2 existing leases for approval. Steve Riffin will be renewing his 1-year residential lease with a 4% increase. The Port is working toward getting this closer to market value. Red Band Cellars is removing 5 Port way from their lease, so this new lease will be for 3 and 4 Port Way. There will be a 6% increase due to their request for it being only a 1-year lease.

Accessibility Law re Websites: Dickinson explained that our website will need to be ADA compliant in 2027. She has contacted our webmasters to get a start on what it will take to make the necessary changes before the deadline.

Joint Meetings with Local Governments: Dickinson has reached out to the local governments about future combined meetings. There has been no response from them.

Comp Plan refresh: Dickinson stated that the last update to the comp plan occurred in 2021. She suggested we work on this refresh a couple of sections at a time at our regular monthly meetings. The commissioners agreed that this would be the best way to handle it. They would like to have the notice of the section needing to be changed prior to the meeting so they can come prepared. If it is a complicated section, a special meeting may need to be conducted allowing for more time for discussion.

Lyons Ferry Marina: Dickinson introduced Corey Baker, who was attending via Zoom, as the new concessionaire at Lyons Ferry Marina after purchasing the business from Joanne Knouf, who was also attending via Zoom. Baker gave a brief overview of his business background and ideas for the marina moving forward. Hudson questioned Port ownership of items at the marina. Dickinson read off a list of items that we own. He also asked about insurance on the fuel tanks. Dickinson is not aware of additional insurance needs for the tanks. Enduris asks about them on the insurance forms and we check the box that we do have them. The concessionaire carries liability insurance, and the Corps requires that the tanks be above ground, which they are. Dickinson thanked Knouf for all she and Wally had done for the marina and that she will be missed. The commissioners agreed. Dickinson presented the commission with the new lease which will take effect May 1st. The Corps' cultural resource study is on target for completion.

Rock Hill Industrial Park: Dickinson reported the staff is still working on cleaning up after Ace Automotive's vacancy. The carpet will need replacing or new flooring will need to be installed. Most of the vehicles have been claimed and moved. The pile of tires is the next thing the staff will address. Parking bumpers will be installed at the Co-Working building so the student drivers won't be able to hit the building. Dickinson has reached out to an architect for the conference room expansion. An On Call Services Contract SOQ (Statement of Qualifications) has been advertised.

Blue Mountain Station: Dickinson and Laib conducted a site visit with the pasta company who is interested in moving to Dayton. A RFQ (request for quotes) will be published for installation of HVAC and food grade wall coverings. The attempt for congressional directed spending was unsuccessful. The Port and Mainstem Malt are looking to apply for sales tax deferral status. The project is on target with financing and construction.

CWW Railroad: The commissioners would like to hold the rail tour on Monday, May 11th if possible. This tour should take about 4 hours with 2 - high rail vehicles. Dickinson will confirm with CWW and notify those touring of the time and location. Dickinson report flood damage to the rail line near Lewis & Clark State Park Campground. CWW will repair said

damage with the Port contributing \$1,500 toward the repair. They think it will take about 60 tons of rock and one day for repairs. Regarding lease negotiations, Stuart of CWW is open to the prospect of the Port pledging a certain amount per year to help with repairs, insurance claims, etc. With Boggs' help, the Port will propose a lease to CWW. A question was raised about the timing of including the option of a tourism train. Should it be done prior to submitting the lease or after?

Broadband: Dickinson reported Port staff is fielding questions from the residents of Starbuck regarding the underground waivers they received. On April 16th, the Request for Bids on construction of the Starbuck/E911 project will be announced. The results will be presented at the May 13th meeting.

Staff Reports on Community and Economic Development: Dickinson took part in a accessibility walk-about for Dayton. It was eye-opening on the difficulties people with disabilities have to navigate while traveling through town. The city is addressing some of those concerns. Project River Spark is waiting on the RFP's (Request for Proposal) results. Laib has been very busy with ribbon cuttings, helping new businesses with their plans, scheduling business trainings, and working on upcoming events. He is also reworking the Choose Columbia County brochure.

Board Reports: No report.

Final Comments: Commissioner Spring made a comment that the Port should engage in the trail discussion if the community shows a concentrated show of support in re-visiting this project. Watts mentioned that we already know his position on the project.

Approval of Vouchers: Commissioners approved regular monthly vouchers in the amount of: \$176,110.11.

04/01/2026	14065-14073	Payroll	29,542.47	04/08/2026	14095	Columbia iConnect	156.39
04/08/2026	14074	Jennifer S Dickinson(O)	168.38	04/08/2026	14096	Conner's Flooring & Design, LLC	7,116.49
04/08/2026	14075	Dept of Revenue	11,078.76	04/08/2026	14097	Dayton Mercantile	57.36
04/08/2026	14076	Employment Security Department	542.82	04/08/2026	14098	Dept of Retirement Systems	195.44
04/08/2026	14077	Dept of Labor & Industries	524.90	04/08/2026	14099	Double T Construction	747.96
04/08/2026	14078	Employment Security Dept.	181.58	04/08/2026	14100	Emerge Technologies	70.00
04/08/2026	14079	Employment Security Dept.	390.05	04/08/2026	14101	Inland Cellular, LLC	66.93
04/08/2026	14080	Tracy Clark	39.98	04/08/2026	14102	Jamestown Networks	198.23
04/08/2026	14081	Anderson Perry, Inc.	3,380.00	04/08/2026	14103	Jeff Keating	373.10
04/08/2026	14082	Armored Knights Locksmith	428.18	04/08/2026	14104	LEAF	254.77
04/08/2026	14083	Artmil Design	900.00	04/08/2026	14105	MBG Cleaning Services, LLC	1,480.00
04/08/2026	14084	Banner Bank - 1585	1,354.30	04/08/2026	14106	Mill Creek Mechanical, LLC	1,285.96
04/08/2026	14085	Banner Bank - 1593	1,475.05	04/08/2026	14107	One Call Concepts, Inc.	1.39
04/08/2026	14086	Banner Bank - GO Bond - 3946	2,431.59	04/08/2026	14108	Pacific Power	1,980.33
04/08/2026	14087	Banner Bank BMS #2 Bond - 9342	2,440.84	04/08/2026	14109	Urban Patterns, LLC	22,085.00
04/08/2026	14088	Basin Disposal Inc	70.56	04/08/2026	14110	US Linen & Uniform, Inc.	97.38
04/08/2026	14089	Basin Disposal of Walla Walla, LLC	142.65	04/08/2026	14111	USIC Locating Services, LLC	310.00
04/08/2026	14090	Blue Mountain Irrigation & Landscape, LLC	4,956.08	04/08/2026	14112	Valley Wide Pasco Propane	410.40
04/08/2026	14091	Blue Mountain RC & D	300.00	04/08/2026	14113	Walla Walla County Treasurer	37.00
04/08/2026	14092	Brewer's Bookkeeping & Payroll Services	400.00	04/08/2026	14114	WBE Technologies LLC	39,238.32
04/08/2026	14093	Cardmember Service	1,741.32	04/08/2026	14115	Young's Heating and Cooling LLC	228.07
04/08/2026	14094	City of Dayton	2,541.16	04/08/2026	14116	Zero dB Communications, LLC	34,688.92

Chair Spring adjourned the meeting at 6:28 pm.



Scott Hudson, Secretary