

**Port of Columbia**  
**Regular Monthly Meeting Minutes**  
**May 13, 2026**

Chair Spring opened the meeting at 5:00pm.

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

**Absent:** None.

Pledge of Allegiance was recited.

**Public Comment:** Chuck Ketterman had questions about the re-opening of the straw plant in Pomeroy and Starbuck. Dickinson explained that Palouse Fiber had been awarded a large grant to re-start some activity there.

**Approval of Minutes:** Hudson moved to approve the minutes of the April 8<sup>th</sup> meeting, seconded by Watts. Motion approved.

**Finances: Monthly Budget Report & Approve Vouchers –** Dickinson reviewed some of the more unusual invoices on the voucher report. Hudson asked for clarification who Urban Patterns was. The vouchers were approved without further questions or comments. Watts asked for clarification on the balance of the Elections Expense on the budget report.

**Leases:** There were no leases to approve.

**Consider Approval of Architectural, Engineering, & General Land Surveying On-Call Services Consultant:** Dickinson said there were four responses to the SOQ. They were Apex, Blue Room, Bowman Consulting Group, and Anderson Perry. None of the responders offered full services. They will use sub-contractors to fulfill those duties as they arise. Dickinson recommended using a combination of Anderson Perry and Blue Room. Scott made a motion to approve Dickinson to enter into a contract with Anderson Perry and Blue Room, seconded by Watts. Motion approved.

**Rock Hill Industrial Park:** Dickinson reported two HVAC units needed to be serviced. Staff met with an architect to begin the process of expanding the conference room. This project is small enough to be completed with small works roster companies. There are two buildings now vacant and will be advertised for lease, 527 Cameron and 5 Port Way. Staff continues to work on removing the tires from 527 Cameron. Dickinson reported the goats will not be maintaining Rock Hill Trail. Spring and Hudson offered to provide contact information for a different group with goats.

**Lyons Ferry Marina:** Dickinson reported that there has not been a change to the concessionaire, they are still in negotiations. The marina had its annual inspection with the Corps. Minor repairs need to be made. There were strong winds and there was concern about the breakwater and "C" moorage surviving. Plans are to apply for funding in the fall to replace "C" moorage. Dickinson has submitted the CERB pre-documents for the RV pull-thru project. Waiting on the contract from CERB for their match. The Corps is working on the cultural resources and real estate permit part of the project. Construction should start in October or November. Dickinson reminded everyone that the June 10th commission meeting will be held at Lyons Ferry Marina. The final part of the annual reporting, the electrical inspection, was submitted to the Corps.

**Blue Mountain Station:** Dickinson reported that the bids for the installation of HVAC and food grade wall coverings have been received. Due to the cost of the project, only the HVAC will be completed at this time. We will wait for confirmation from the pasta company if the food grade wall coverings are necessary before completing that portion of the project. There was discussion as to where the extra money to cover this project would come from. It would be split between several budgeted line items that are not being used and some of our reserve monies. Spring entertained a motion to direct Dickinson come up with \$114,231.00 out of our budget to fund this project whichever way she thinks makes the best sense and accepts the bid for that amount. Hudson so moved, Watts seconded. Motion approved. The commissioners would like to be briefed on how the money was garnered once the project is complete. 50% of construction drawings are complete for Mainstem Malt. The cost estimate will be completed in

late June. Construction will go out to bid late June or early July. Dickinson decided not to pursue the tax deferral option. It is too risky for the Port to take on that responsibility.

**CWW Railroad:** The rail tour was canceled. Dickinson would like to reschedule. The commissioners decided that June 8<sup>th</sup> would be a good time to take the rail tour. The time and pick up location still to be determined. There was no update on the lease negotiations. Dickinson is working with Anderson Perry on the paperwork for the Hwy. 124 rail crossing that needs to be sent to Dept. of Transportation. Columbia Rail is submitting an application for a CRISI grant, in which she wrote a letter of support for. Hudson asked about the progress on starting a dinner/tourism car. Discussions have not started on that project. CWW did provide some information on a company that assists with that type of service.

**Broadband:** Dickinson reported 4 bids were submitted for the construction portion of the Starbuck/E911 broadband project. Blue Mountain Telecommunications Services was the low bidder at \$1,108,274.74. If they meet the bidder requirements, Dickinson would like to award the project to Blue Mtn. Tel. Hudson made a motion to approve the apparent low bidder, if the pending mandatory requirements are met, seconded by Watts. Motion approved. Dickinson will attend the Town of Starbuck’s city council meeting to offer clarification on the underground waiver the residents are questioning and talk to the council about the project.

**Staff Reports on Community and Economic Development:** Dickinson is still researching AI to see how it can help the Port. The deadline for the ADA compliance, that is needed on our website, has been extended to 2028. She attended a WEDFA (Washington Economic Development Finance Authority) meeting, and All Wheels Weekend meetings. She was contacted by a housing association interested in low-income housing in Dayton. A resident came in with concerns about a transmission line that is proposed to run through his property. Dickinson is investigating that concern. Laib has been attending meetings for the Coalition for Youth and Families, Horizons/Elevate, the monarch waystation project, Dayton Days, Touchet Valley Showcase, EDSC, Task Force Façade Grant, and Tourism Exchange. He reported that the Port passed an ADO audit. Laib helped give a golf course interview to a reporter and he attended a Wildhorse Foundation luncheon.

**Board Reports:** No report.

**Comp Plan Update:** The commissioners received a comp plan workbook. Dickinson provided the commissioners her marked up version of the two sections of the comp plan, Overview and Assets, that were opened for discussion. The next sections to be discussed are the marina portion of Recreation, Intent, and Management.

**Final Comments:** Chuck Ketterman asked if the transmission line in question could be a right-of-way for a peaking facility that has been in discussion over that last couple of years? Dickinson explained that that facility would be between Lyons Ferry and Central Ferry. So, it would not be the same transmission line.

**Approval of Vouchers:** Commissioners approved regular monthly vouchers in the amount of: \$137,782.35.

05/01/2026	14117-14126	Payroll	30,036.14	05/13/2026	14148	Dayton Chamber of Commerce	2,500.00
05/13/2026	14127	Jennifer S Dickinson(O)	131.70	05/13/2026	14149	Dingle's of Dayton	57.95
05/13/2026	14128	Shane Laib (o)	98.60	05/13/2026	14150	Hobart Service	1,090.05
05/13/2026	14129	2Over Publishing, LLC	575.75	05/13/2026	14151	Inland Cellular, LLC	66.93
05/13/2026	14130	Anderson Perry, Inc.	3,692.50	05/13/2026	14152	Jamestown Networks	198.23
05/13/2026	14131	Apollo Heating & Air Conditioning	1,407.02	05/13/2026	14153	LEAF	508.66
05/13/2026	14132	Banner Bank - 1585	1,354.30	05/13/2026	14154	MBG Cleaning Services, LLC	1,480.00
05/13/2026	14133	Banner Bank - 1593	1,475.05	05/13/2026	14155	Mill Creek Mechanical, LLC	3,197.80
05/13/2026	14134	Banner Bank - GO Bond - 3946	2,431.59	05/13/2026	14156	One Call Concepts, Inc.	1.39
05/13/2026	14135	Banner Bank BMS #2 Bond - 9342	2,440.84	05/13/2026	14157	Overhead Door Co. of Walla Walla	243.90
05/13/2026	14136	Basin Disposal Inc	70.56	05/13/2026	14158	Pacific Power	1,835.91
05/13/2026	14137	Basin Disposal of Walla Walla, LLC	142.65	05/13/2026	14159	Petrichor Broadband, LLC	2,346.00
05/13/2026	14138	Blue Mnt. Irrigation & Landscape, LLC	2,048.00	05/13/2026	14160	Senske, LLC	81.84
05/13/2026	14139	Blue Mountain Station Co-op (v)	270.00	05/13/2026	14161	Tell It Media (v)	81.83
05/13/2026	14140	Brewer's Bookkeeping & Payroll Services	400.00	05/13/2026	14162	Urban Patterns, LLC	31,390.00
05/13/2026	14141	Cardmember Service	1,573.83	05/13/2026	14163	US Linen & Uniform, Inc.	157.93

05/13/2026	14142	CI Information Management	1,000.00	05/13/2026	14164	USIC Locating Services, LLC	272.30
05/13/2026	14143	City Lumber	108.90	05/13/2026	14165	Walla Walla Union Bulletin	360.00
05/13/2026	14144	City of Dayton	3,300.97	05/13/2026	14166	WBE Technologies LLC	37,855.93
05/13/2026	14145	Columbia iConnect	156.39	05/13/2026	14167	Wilson Technology Solutions	162.60
05/13/2026	14146	Community Council	500.00	05/13/2026	14168	WA State Dept. of Transportation	500.00
05/13/2026	14147	Crown Paper & Janitorial Supply, Inc	178.31				

Chair Spring adjourned the meeting at 6:46 pm.

  
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 Scott Hudson, Secretary