

Port of Columbia
Regular Monthly Meeting Minutes
June 10, 2026

Chair Spring opened the meeting at 5:00pm.

Present: Commissioners Spring, Watts, and Hudson, Port Staff Dickinson, Laib, Clark and Lyons Ferry Concessionaire Joanne Knouf. 3 members of the public were present. 2 members of the public attended via Zoom. **Absent:** Port Attorney Kim Boggs.

Pledge of Allegiance was recited.

Public Comment: James Way (sp?) spoke of his concerns about the condition of the breakwater. Joanne said she had just completed a repair allowing larger boats to enter the marina.

Approval of Minutes: Hudson moved to approve the minutes of the May 13th meeting, seconded by Watts. Motion approved.

Finances: Monthly Budget Report & Approve Vouchers – Dickinson reviewed some of the more unusual and larger invoices on the voucher report. The vouchers were approved without questions or comments. Dickinson stated that we are 50% through the year on the expenses side of the budget report. We have more revenue coming in so we are not quite to 50% on that side of the budget. The county assessor was in attendance and spoke to the letter that was sent to residents explaining the increase to the threshold for those who qualify for a reduction on property taxes. She expects the taxing districts' dollars will go down.

Leases: Southeast Washington Alliance for Health renewed their lease for another 2 years. There was no increase to the rent but utilities increased to \$90 per month.

Annual Report: Dickinson provided each commissioner with a copy of the annual report from the accountant.

Rock Hill Industrial Park: Dickinson reported the Transportation building's HVAC unit was replaced. The remodel of the conference room can be funded by moving some monies around within the budget and using some reserve monies. The commissioners agreed to proceed with the project.

Lyons Ferry Marina: Knouf reported seeing more locals at the marina due to the recession. Business has been steady. She reported that one of her employees had found some possible historic human remains in an area outside of the marina property. This is being investigated. Dickinson reported that a new group is interested in leasing the marina. The breakwater is in need of repair. She asked the concessionaire to reach out to Kyle Anderson and or North Idaho Marine. There needs to be a long-term plan for replacement. It was also noted that barge speed is causing more damage than in the past. Dickinson reported that the RV project design is underway. 60% of the cultural resource study is due to the RCO on July 31st. The HVAC project will begin after the 4th.

Blue Mountain Station: Dickinson reported Rey's Roast has given notice to end their lease. It is reported that they are moving their business to the former Woody's location. The Mainstem Malt project is noticing there will be a water pressure issue at the site. Everyone is working on a solution. The USDA grant deadline, to move the equipment, has been moved up 6 months. The building will not be ready in time. They are going to lease BMS building #2 in the meantime due to the fact that the equipment needs to be partly operational. The pasta company is okay with this situation. They are raising money to move here and need time to do accomplish that. Anderson Perry is completing a geotechnical study which included three test pits at the site.

CWW Railroad: The commissioners thought the rail tour was excellent, they both learned a lot and that it was worthwhile. The consensus is that it needs money to repair. Dickinson is working on the lease proposal and one of the items is that the Port takes over right-of-way lease management. Also suggested is adding a dedicated amount to the budget for maintenance/repairs, similar to what we do for Lyons Ferry Marina.

Broadband: Dickinson reported the bid bond, notice to proceed and permitting are all underway. Easement research is being conducted.

Staff Reports on Community and Economic Development: Dickinson and Laib reviewed the hot sheet. ADO funding is going to be cut again. The State budget is getting worse and worse. Dickinson wrote a letter of support for Starbucks. They are looking for a grant to help with technological updates for their town. She gave a presentation to the golf board on how the marina concessionaire scenario works. Laib reported The Den and the quilt shop/laundromat are both open. Foodstock will take place on July 18th. He is running a campaign for the available Port properties. Laib stated we are on target with our ADO deliverables. Dickinson and Laib met with Joe Roberts regarding the tourism train idea.

Board Reports: No report.

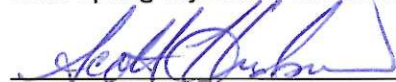
Comp Plan Update: Dickinson provided the commissioners her marked up version of the Intent, Marina Recreation and Management in Strategic Goals sections of the comp plan that were opened for discussion. The next sections to be discussed will be Real Estate and Transportation.

Final Comments: Chuck Ketterman mentioned that Starlink and Dish have partnered to serve rural areas with Starlink broadband at a reduced cost of \$50 per month.

Approval of Vouchers: Commissioners approved regular monthly vouchers in the amount of: \$354,339.94.

06/01/2026	14169-14178	Payroll	29,084.23	06/10/2026	14202	Double T Construction	704.60
06/10/2026	14179	Jennifer S Dickinson(O)	510.17	06/10/2026	14203	Emerge Technologies	68.88
06/10/2026	14180	Shane Laib {o}	98.60	06/10/2026	14204	Inland Cellular, LLC	66.93
06/10/2026	14181	Anderson Perry, Inc.	77,658.93	06/10/2026	14205	Jamestown Networks	198.23
06/10/2026	14182	Artmil Design	360.00	06/10/2026	14206	LEAF	386.29
06/10/2026	14183	Banner Bank - 1585	1,354.30	06/10/2026	14207	MBG Cleaning Services, LLC	1,480.00
06/10/2026	14184	Banner Bank - 1593	1,379.15	06/10/2026	14208	Mill Creek Mechanical, LLC	16,226.65
06/10/2026	14185	Banner Bank - GO Bond - 3946	2,431.59	06/10/2026	14209	One Call Concepts, Inc.	4.17
06/10/2026	14186	Banner Bank BMS #2 Bond - 9342	2,440.84	06/10/2026	14210	Overhead Door Co. of Walla Walla	721.67
06/10/2026	14187	Basin Disposal Inc	72.78	06/10/2026	14211	Pacific Power	1,555.89
06/10/2026	14188	Basin Disposal of Walla Walla, LLC	142.65	06/10/2026	14212	Patton & Assoc.	3,485.00
06/10/2026	14189	Blue Mountain Irrigation & Landscape	3,330.05	06/10/2026	14213	Petrichor Broadband, LLC	18,325.00
06/10/2026	14190	Blue Mountain Station Co-op (v)	234.69	06/10/2026	14214	Power & Tel	6,739.36
06/10/2026	14191	Blue Room Architecture & Design P.S.	5,103.00	06/10/2026	14215	Prolawn Lawncare, LLC	4,552.80
06/10/2026	14192	Boggs Ortuno PLLC	2,300.00	06/10/2026	14216	Urban Patterns, LLC	86,934.62
06/10/2026	14193	Brewer's Bookkeeping & Payroll Svcs	400.00	06/10/2026	14217	US Linen & Uniform, Inc.	118.22
06/10/2026	14194	Cardmember Service	1,764.52	06/10/2026	14218	USIC Locating Services, LLC	389.45
06/10/2026	14195	City Lumber	16.56	06/10/2026	14219	Valley Wide Pasco Propane	325.57
06/10/2026	14196	City of Dayton	3,034.73	06/10/2026	14220	Walla Walla Union Bulletin	130.00
06/10/2026	14197	Columbia County Public Works	450.00	06/10/2026	14221	Washington Public Ports Association	729.00
06/10/2026	14198	Columbia County Treasurer's Office	21.00	06/10/2026	14222	WBE Technologies LLC	52,042.75
06/10/2026	14199	Columbia iConnect	156.39	06/10/2026	14223	Zero dB Communications, LLC	26,016.69
06/10/2026	14200	Crown Paper & Janitorial Supply, Inc	289.21	06/10/2026	14224	Columbia iConnect	432.80
06/10/2026	14201	Dayton Mercantile	71.98				

Chair Spring adjourned the meeting at 7:11 pm.



Scott Hudson, Secretary