

Port of Columbia
Regular Monthly Meeting Minutes
July 7, 2026

Chair Spring opened the meeting at 5:00pm.

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

Pledge of Allegiance was recited.

Public Comment: No comments were made.

Approval of Minutes: Hudson moved to approve the minutes of the June 10th meeting, seconded by Spring. Motion approved.

Finances: Monthly Budget Report & Approve Vouchers – Dickinson reviewed some of the more unusual and larger invoices on the voucher report. Chair Spring asked for clarification as to who WBE was on the voucher list. Dickinson explained that they were the providers of most of the broadband material. The vouchers were approved without further questions or comments. Dickinson stated that she made an error when budgeting for the payroll tax line item. It will be higher than budgeted for.

Leases: Jasper Mountain Ventures is asking to continue their lease for another year. There was a 3% increase to the rent and utilities increased to \$90 per month. The commissioners signed the new lease.

Rock Hill Industrial Park: Dickinson had nothing to report on the conference room remodel, nor anything on the other buildings in the industrial park.

Lyons Ferry Marina: There was no update on the change of concessionaires. Dickinson reported that she worked at the marina on the 4th of July. Joanne's manager quit just days ahead of the 4th, which left the marina short handed for the holiday. She reported that many of the visitors were from out of town and that it was busy that day. Cultural resources are still being conducted on the RV Pull-Thru project. Kyle of Kyle's Demolition was asked to dive in the river and report on the status of the breakwater that is needing repair. He focused his investigation on the smaller section that is attached to land. Kyle asked if she was looking for a temporary fix or something more permanent? She would like to see a more permanent situation. She is waiting on an estimate from him.

Blue Mountain Station: Dickinson reported there are several vacancies throughout the Port's buildings, including two at Blue Mountain Station. She will start a marketing campaign, reaching out to a broader audience than just our local area. Mainstem Malt is still working on his funding portion of the project. Construction bid requests should go out September 10th. Dickinson is working on addressing the water pressure issue. One solution may be to install smaller pressure-reduction valves on the individual buildings. Commissioner Hudson wanted to make sure Mainstem Malt is staying on schedule for his funding. Dickinson is managing the coordination of the HVAC installation and Mainstem Malt's equipment storage situation. She wanted to make sure there wasn't going to be a problem with the duct work and clearance of the equipment. She also stated they will need to remove and reinstall part of the wall in order to get the very large equipment into the building. Foodstock will take place on Saturday July 18th.

CWW Railroad: Dickinson met with the attorney who is helping draft the new lease with CWW. The tourism element is raising a lot of questions about how it will be addressed in the lease. When complete, the lease will be a 10-year lease. Dickinson and Laib met with Joe Roberts of the Royal Block in Waitsburg. He is interested in possibly assisting with the tourism train idea. A committee will be formed, which will include commissioner Hudson and Laib. Dickinson is still working with Jake Davis regarding his road and subdivision railroad easement.

Broadband: Blue Mountain Tel has obtained a permit from the county to start work on Crall Hollow portion of the broadband project. There is a landowner who believes he has ownership of part of that road. It is being addressed with help of the Port's attorney to see if an easement is needed. Blue Mountain Tel has been in contact with the town of Starbuck and its mayor in preparation of starting construction.

Staff Reports on Community and Economic Development: Dickinson attended a county commissioner's meeting at the Touchet Valley Golf Course board's request. The Evening at the Depot fundraiser will take place on August 1st.

There was discussion about holding a Longest Table event sometime this summer or early fall. It was decided there was no good time to host this event due to so many other events taking place. Sherwood Trust is bringing back their Rural Development & Leadership classes. They would like to hold it in Columbia County and include Waitsburg and Prescott to attend. Laib stated he was a graduate of one of the first Rural Development & Leadership classes. He reminded everyone that not only Foodstock takes place on July 18th but it is Alumni Weekend and the pool fundraiser, Ducktona, is happening. Laib also reported that Dayton has had good press lately with Visit Walla Walla and an influencer article on FamilyDestinationsGuide.com. The Choose Columbia County's Live and Work Naturally brochure has been updated. Laib submitted the ADO quarterly report and stated we met the deliverables required. Dickinson and Laib reviewed the latest version of the hot sheet. There was much discussion about the lack of land and services for industrial growth as it sits now.

Board Reports: No report.

Comp Plan Update: Dickinson provided the commissioners with her marked up version of the Real Estate, and Transportation sections of the comp plan that were opened for discussion. There will be no comp-plan discussions at the August meeting. The next section to be discussed will be Recreation at the September meeting.

Final Comments: No comments were made.

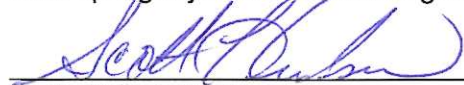
Executive Session: *Per RCW 42.30.110 (c) To consider the minimum price at which real estate will be offered for sale or lease when public knowledge regarding such consideration would cause a likelihood of decreased price. However, final action selling or leasing public property shall be taken in a meeting open to the public;*

The executive session began at 6:36pm and was expected to last 15 minutes, it ended at 6:47pm. No action was taken.

Approval of Vouchers: Commissioners approved regular monthly vouchers in the amount of: \$193,390.59.

07/01/2026	14225-14234	Payroll	29,951.68	07/07/2026	14258	Jamestown Networks	198.23
07/07/2026	14235	Jennifer S Dickinson{O}	215.08	07/07/2026	14259	Jim Purswells Pump Co	16,759.05
07/07/2026	14236	Shane Laib {o}	58.00	07/07/2026	14260	LEAF	1,188.12
07/07/2026	14237	Artmil Design	975.48	07/07/2026	14261	Lucas Simpson	1,000.00
07/07/2026	14238	Banner Bank - 1585	1,354.30	07/07/2026	14262	MBG Cleaning Services, LLC	1,480.00
07/07/2026	14239	Banner Bank - GO Bond - 3946	2,431.59	07/07/2026	14263	McKenzie Lindsey	400.00
07/07/2026	14240	Banner Bank BMS #2 Bond - 9342	2,440.84	07/07/2026	14264	One Call Concepts, Inc.	9.73
07/07/2026	14241	Basin Disposal Inc	72.78	07/07/2026	14265	Out There Outdoors	675.00
07/07/2026	14242	Basin Disposal of Walla Walla, LLC	142.65	07/07/2026	14266	Pacific Power	1,579.02
07/07/2026	14243	Blue Mountain Irrigation & Landscape	3,122.49	07/07/2026	14267	Petrichor Broadband, LLC	2,325.00
07/07/2026	14244	Blue Room Architecture & Design P.S.	520.00	07/07/2026	14268	Senske, LLC	81.84
07/07/2026	14245	Brewer's Bookkeeping & Payroll Svcs	400.00	07/07/2026	14269	Shaelyn Jenkins	650.00
07/07/2026	14246	Cardmember Service	1,950.08	07/07/2026	14270	Snake River Plumbing, Inc.	683.63
07/07/2026	14247	City Lumber	11.91	07/07/2026	14271	Urban Patterns, LLC	28,761.75
07/07/2026	14248	City of Dayton	3,298.05	07/07/2026	14272	US Linen & Uniform, Inc.	109.24
07/07/2026	14249	Columbia iConnect	589.99	07/07/2026	14273	USIC Locating Services, LLC	400.25
07/07/2026	14250	Crown Paper & Janitorial Supply, Inc	320.54	07/07/2026	14274	Valley Wide Pasco Propane	450.25
07/07/2026	14251	Dayton Historical Depot	250.00	07/07/2026	14275	WBE Technologies LLC	22,651.94
07/07/2026	14252	Dayton Mercantile	57.81	07/08/2026	14276	Dept of Revenue	10,008.80
07/07/2026	14253	Dept of Commerce	53,333.34	07/08/2026	14277	Employment Security Department	559.65
07/07/2026	14254	Dingle's of Dayton	50.25	07/08/2026	14278	Employment Security Dept.	402.15
07/07/2026	14255	Emerge Technologies	71.03	07/08/2026	14279	Employment Security Dept.	187.21
07/07/2026	14256	Inland Cellular, LLC	66.93	07/08/2026	14280	Dept of Labor & Industries	544.91
07/07/2026	14257	Inland Publications, Inc.	600.00				

Chair Spring adjourned the meeting at 6:47 pm.


 Scott Hudson, Secretary