

Port of Columbia
Regular Monthly Meeting Minutes
August 12, 2026

Chair Spring opened the meeting at 5:00pm.

Present: Commissioners Spring, and Watts, Port Attorney Kim Boggs, Port Staff Dickinson, Laib, and Clark. 1 member of the public was present. Commissioner Hudson and 2 members of the public attended via Zoom. **Absent:** None.

Pledge of Allegiance was recited.

Public Comment: No comments were made.

Approval of Minutes: Watts moved to approve the minutes of the July 7th meeting, seconded by Hudson. 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 further questions or comments. There were no questions or comments regarding the budget report

Leases: There were 3 leases to be approved. D&C Detail is asking to continue their lease for another two years. There was a 4% increase to the rent per month. Darvincii will be a new tenant in Suite K at Blue Mountain Station. This will be a one-year lease. Mainstem Malt is asking to lease BMS 2. This will be a short-term lease until his building is ready to install his equipment. The commissioners signed all three leases.

Letter to Local Governments and Planning Commission: Dickinson penned a letter requesting consideration in addressing zoning changes to increase light and heavy industrial designations in Dayton. The commissioners requested adding language to the letter asking the other entities work with the Port with these zoning changes, or including it in the cover email.

Rock Hill Industrial Park: Dickinson reported that the former Ace Automotive building's clean up is moving ahead. The piles of tires were removed and two of the three abandoned vehicles have been towed by Kyle's Towing. Kyle's also removed the large bin of scrape metal. Tino's Paint will be cleaning, repairing and painting the interior in the next few weeks. Dickinson and Laib showed the building to a perspective tenant but the storage area in back wouldn't work for their situation. The conference room remodel should start at the end of August. The September meeting may have to be held elsewhere. There have been several calls from tenants with HVAC issues. There were issues with gaining access to 5 Port Way. The main door had a key-code lock that had a dead battery and no key and had to be cut off. We now have access to that building and it can now be shown to perspective tenants.

Lyons Ferry Marina: Dickinson attended a webinar regarding the Boating Facilities Grant, which has a 25% match attached to it. There was no update on the change of concessionaires. 60% of the RV Pull-Thrus project design has been submitted. We are now waiting on the Corps to complete the cultural resources part of the project. Kyle's Demolition should have the breakwater repairs completed this weekend.

Blue Mountain Station: Mainstem Malt had to revise the SEPA that was done, due to changes to the building. Dickinson reported that the bid documents are complete and are waiting for Phil to secure his portion of the money. The HVAC project has not started. It was decided that the duct work would not be installed until after Mainstem Malt moves to his new building so as not to interfere with the egress with the equipment.

CWW Railroad: Dickinson is waiting for a clean copy of the lease from the attorney. The commissioners agreed that they did not need to review it prior to submitting it to CWW. There is a new development with CWW increasing the shipping costs to Seneca. Dickinson suggested that Seneca make a counteroffer to see if they can work it out. The commissioners agreed that it is unacceptable for CWW not to service businesses on the line to Dayton. CWW is asking the Port to apply for a FRIB loan as match for their CRISSI grant. There is concern about the liability the Port would have with such support. Dickinson and Boggs will meet to discuss this. This ask is time sensitive. The commissioners agreed that, if need be, a special meeting could be held so as to not delay the application. Hudson gave a brief update on the Rail Tourism Committee. They met with three different consultants. It seems that a feasibility study might be needed.

Broadband: Blue Mountain Tel's work on Crall Hollow is almost complete. They have started the utilities location in Starbuck. CERB is working on garnering an extension on the deadline for completion for this broadband project.

Staff Reports on Community and Economic Development: Dickinson and Laib reviewed the hot sheet. Dickinson attended the WPPA's Executive Directors conference and a WEDA conference. She and Laib worked The Evening at the Depot fundraiser. She and Laib also attended a State Economic Development Plan meeting and the Regional Tourism Meeting. Both visited the new bookstore in Dayton and the military convoy event. Laib attended the Inland Northwest Partners meeting in Cheney. He reported that Foodstock was a big success. He also attended BMAC/USDA Rural Development meeting and a County Commissioners meeting with the Touchet Valley Golf Board.

Board Reports: No report.

Final Comments: Chuck Ketterman asked if looking for a competitor for rail operations would be a good idea? He also asked if the Port was to oversee the rail right-of-way, if increased revenue could be made. Dickinson said that is the plan and that extra money could then be put back into the maintenance of the rail line.

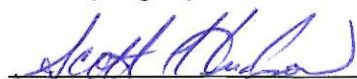
Executive Session: *Per RCW 42.30.110 (c) To consider the minimum price at which real estate will be offered for sale or lease when public knowledge regarding such consideration would cause a likelihood of decreased price. However, final action selling or leasing public property shall be taken in a meeting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

The executive session began at 6:04pm and was expected to last 20 minutes, it ended at 6:22pm. The commission authorized Dickinson to conduct an appraisal on the property.

Approval of Vouchers: Commissioners approved regular monthly vouchers in the amount of: \$435,163.71.

08/03/2026	14281-14289		30,341.37	08/12/2026	14314	Emerge Technologies	70.00
08/12/2026	14290	Incidental Fund	25.00	08/12/2026	14315	Enduris	64,338.00
08/12/2026	14291	Jennifer S Dickinson{O}	254.05	08/12/2026	14316	Inland Cellular, LLC	1,398.57
08/12/2026	14292	Shane Laib {o}	214.60	08/12/2026	14317	Jamestown Networks	113.00
08/12/2026	14293	2Over Publishing, LLC	811.75	08/12/2026	14318	LEAF	340.18
08/12/2026	14294	Anderson Perry, Inc.	22,675.55	08/12/2026	14319	Liberty Tire Recycling, LLC	7,214.50
08/12/2026	14295	Banner Bank - 1585	1,354.30	08/12/2026	14320	MBG Cleaning Services, LLC	2,260.00
08/12/2026	14296	Banner Bank - GO Bond - 3946	2,431.59	08/12/2026	14321	Mill Creek Mechanical, LLC	238.48
08/12/2026	14297	Banner Bank BMS #2 Bond - 9342	2,440.84	08/12/2026	14322	Pacific Northwest Waterways Assoc	1,973.00
08/12/2026	14298	Basin Disposal Inc	81.78	08/12/2026	14323	Pacific Power	1,712.78
08/12/2026	14299	Basin Disposal of Walla Walla, LLC	142.65	08/12/2026	14324	PacifiCorp (v)	6,162.50
08/12/2026	14300	Blue Mountain Irrigation & Landscape	1,995.00	08/12/2026	14325	Petrichor Broadband, LLC	2,265.00
08/12/2026	14301	Blue Mountain Septic, LLC	312.46	08/12/2026	14326	Roto Rooter	806.77
08/12/2026	14302	Blue Mtn. Telecommunication	160,039.92	08/12/2026	14327	Senske, LLC	81.84
08/12/2026	14303	Boggs Ortuno PLLC	2,000.00	08/12/2026	14328	Stephens Media Group, LLC	1,400.00
08/12/2026	14304	Brewer's Bookkeeping & Payroll Srvs	400.00	08/12/2026	14329	Tino's Painting Inc	7,476.89
08/12/2026	14305	Cardmember Service	3,296.98	08/12/2026	14330	Urban Patterns, LLC	72,911.66
08/12/2026	14306	City of Dayton	3,461.45	08/12/2026	14331	US Linen & Uniform, Inc.	109.24
08/12/2026	14307	Columbia iConnect	156.39	08/12/2026	14332	USIC Locating Services, LLC	561.33
08/12/2026	14308	Dayton Chamber of Commerce	2,500.00	08/12/2026	14333	Utilities Underground Location Center	11.12
08/12/2026	14309	Dayton Chronicle	62.00	08/12/2026	14334	Waitsburg Times	405.00
08/12/2026	14310	Dayton Mercantile	85.65	08/12/2026	14335	Washington Public Ports Association	649.20
08/12/2026	14311	Department of Health	114.29	08/12/2026	14336	Young's Heating and Cooling LLC	1,083.46
08/12/2026	14312	Dingle's of Dayton	17.33	08/12/2026	14337	Zero dB Communications, LLC	26,016.69
08/12/2026	14313	Double T Construction	349.55				

Chair Spring adjourned the meeting at 6:25 pm.



Scott Hudson, Secretary