

Port of Columbia
Regular Monthly Meeting Minutes
September 9, 2026

Chair Spring opened the meeting at 5:00pm.

Present: Commissioners Spring, and Hudson, Port Attorney Kim Boggs, Port Staff Dickinson, Laib, and Clark. 5 members of the public were present. 3 members of the public attended via Zoom. **Absent:** Commission Watts.

Pledge of Allegiance was recited.

Public Comment: No comments were made.

Approval of Minutes: Hudson moved to approve the minutes of the August 12th 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. There were no questions or comments regarding the budget report. The vouchers were approved.

Review Draft 2027 Budget: Hudson mentioned taking into account the reduction in tax revenue due to the senior discount being offered. He also asked if there was a set price on the sale of Industrial Bldg. #6 from the former commissioners? Dickinson said no, they only considered selling the property to Public Transportation. It will need to be appraised. Dickinson accounted for a 3% COLA increase for personnel in her draft budget. The two commissioners attending this meeting would like to take the 1% tax increase this time. Hudson suggested holding a budget workshop to discuss adding other project ideas to this budget. A workshop will take place on Tuesday, September 15th at 5:00. The location to be announced since the conference room remodel will have started. Dickinson will provide the Capital Facilities Plan at that workshop.

Leases: There were 2 leases to be approved. Hummingbird Tea is asking to continue their lease for another year. There was no increase. Benchstone Estates will be a new tenant in Suite H at Blue Mountain Station. This will be a two-year lease. The commissioners signed both leases.

Rock Hill Industrial Park: Dickinson reported that the former Ace Automotive building has been painted, carpet removed, and the large bay has been power washed. There has been an inquiry from a potential tenant who would like to have seasonal accommodations in that building. Dickinson asked if the commissioners would be okay with investigating to see if that request is possible. They agreed that it would be okay as long as it meets the requirements for human safety. The conference room remodel is set to begin on Friday.

Lyons Ferry Marina: Dickinson reported that Knouf has signed a purchase & sale agreement. A lease with the new concessionaire should be the next step. The Pull Thrus project is waiting on the Corps.

Blue Mountain Station: Mainstem Malt is having difficulty finding investors due to the downturn in alcohol consumption. The Port has put a stop on further spending. Hudson asked if there could be a deposit placed on projects to cover expenses if the project does not happen. Dickinson didn't think this would help because they were working on finding funding and they couldn't fund a deposit of the size needed.

CWW Railroad: Dickinson has responded to comments on the lease. Didelius has it now. Spring would like Dickinson to explore other operators for our line. He would also like to place a deadline on CWW to finish the contract negotiations. Hudson gave a brief update on the Rail Tourism Committee. Dickinson met with Seneca. Didelius has acquiesced a bit on his demand to increase the per car rate. CWW has asked the Port for a letter of support on their FRAP grant.

Broadband: Blue Mountain Tel hit large rock on Crall Hollow and will need to bore the last section instead of trenching. Columbia REA is changing out a pole in Starbuck, which will not meet the regulations to hang fiber across the highway. Blue Mountain Tel will need to bore under the highway instead, which requires a new permit from WSDOT.

Staff Reports on Community and Economic Development: Dickinson stated there was immediate follow-up from the letter sent to the city/county regarding zoning. She handed out maps to help with gathering ideas. Spring asked when the deadline is to get back to the city/county. Dickinson will find out. There is a landowner who is open to selling some land zoned heavy industrial. Dickinson needs to view the land to determine if it is developable. Some of the meetings Dickinson has attended recently are RTPO, tourism stakeholder, and with the Walla Walla Community College president, WWCC is taking on an initiative regarding educational attainment goals for after graduation. Laib stated Darvincii will be opening soon. There are still Port properties available for lease which we are actively marketing. The Port is partnering with the center for Inclusive Entrepreneurship. They are holding a 4-week training course. He has been busy with the Youth Coalition, setting up a Choose Columbia County booth at the Walla Walla County Fair, setting up the Columbia County Fair's Port booth, ESDC meetings, and ribbon cuttings. He mentioned that this year the Liberty Theater is celebrating the 25th anniversary of the renovations & reopening. Fall Family Festival will be held on September 26th. There was a brief update on the hot-sheet.

Board Reports: No report.

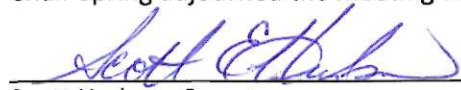
Comp Plan Update: Dickinson gave the commissioners her suggestions on a marked-up version of the Recreation section of the comp plan and verbiage for a new Broadband section that was opened for discussion. The final section to be discussed will be Economic Development at the October meeting.

Final Comments: Tammye Lentz asked if the bike trail is still on the table? Spring answered yes. It is still in our current comp plan and we will hold a public meeting to adopt changes to the comp plan this year. Paul Ihle stated his grandson lives close to the highway and would like to see a safe place for him to ride his bike. Ihle gave the commissioners several bike trail magazine publications for review.

Approval of Vouchers: Commissioners approved regular monthly vouchers in the amount of: \$355,893.87.

09/01/2026	14338-14347	Payroll	29,236.16	09/09/2026	14366	Dingle's of Dayton	6.49
09/09/2026	14348	Incidental Fund	100.00	09/09/2026	14367	Emerge Technologies	71.05
09/09/2026	14349	Jennifer S Dickinson{O}	161.25	09/09/2026	14368	Inland Cellular, LLC	227.83
09/09/2026	14350	2Over Publishing, LLC	325.00	09/09/2026	14369	Kyle's Demolition (v)	29,920.91
09/09/2026	14351	Anderson Perry, Inc.	6,187.50	09/09/2026	14370	LEAF	309.04
09/09/2026	14352	Banner Bank - 1585	1,354.30	09/09/2026	14371	MBG Cleaning Services, LLC	1,480.00
09/09/2026	14353	Banner Bank - GO Bond - 3946	2,431.59	09/09/2026	14372	Moments Remembered DJ Svcs	1,200.00
09/09/2026	14354	Banner Bank BMS #2 Bond - 9342	2,440.84	09/09/2026	14373	Pacific Power	1,715.41
09/09/2026	14355	Basin Disposal Inc	81.78	09/09/2026	14374	Paiges Floral & Gifts	65.04
09/09/2026	14356	Basin Disposal of Walla Walla, LLC	142.65	09/09/2026	14375	Petrichor Broadband, LLC	2,274.00
09/09/2026	14357	Blue Mtn. Telecommunication	248,279.27	09/09/2026	14376	Prolawn Lawncare, LLC	5,826.50
09/09/2026	14358	Brewer's Bookkeeping & Payroll Svcs	400.00	09/09/2026	14377	Senske, LLC	81.84
09/09/2026	14359	Cardmember Service	1,359.07	09/09/2026	14378	Urban Patterns, LLC	4,290.00
09/09/2026	14360	City Lumber	3.74	09/09/2026	14379	US Linen & Uniform, Inc.	109.24
09/09/2026	14361	City of Dayton	3,814.51	09/09/2026	14380	USIC Locating Services, LLC	250.38
09/09/2026	14362	Columbia iConnect	156.39	09/09/2026	14381	Valley Wide Pasco Propane	464.00
09/09/2026	14363	Crown Paper & Janitorial Supply, Inc	247.10	09/09/2026	14382	Walla Walla Fair & Frontier Days	470.00
09/09/2026	14364	CSD Attorneys at Law	360.00	09/09/2026	14383	Mill Creek Mechanical, LLC	2,519.17
09/09/2026	14365	Dayton Mercantile	54.93	09/09/2026	14384	Tino's Painting Inc	7,476.89

Chair Spring adjourned the meeting at 6:10 pm.



Scott Hudson, Secretary