

PORT OF COLUMBIA
Regular Monthly Meeting Minutes
August 10th, 2011

Commissioner Gene Warren opened the meeting at 7:30 p.m. Port representatives present were Commissioners Gene Warren, Lawrence Turner and Dale McKinley, Manager Jennie Dickinson and Port Auditor/Administrative Assistant Timothy Dyke. Community member Grant Gauss was also in attendance.

A Public Hearing was opened at 7:31 p.m. The purpose of the hearing is to obtain public comment regarding the sale/surplus of the port parcel of property located at 310 W Cameron St, Dayton. No comment was received.

MOTION: Made by Commissioner Turner and seconded by Commissioner McKinley to declare the 310 W Cameron St property surplus. Motion carried unanimously.

MOTION: Made by Commissioner McKinley and seconded by Commissioner Turner to dispose of the 310 W Cameron St property via negotiated sale. Motion carried unanimously.

Commissioner Warren noted that he would be opposed if the sale of the parcel would break the contiguous acreage of the industrial park, however this potential sale will not.

PCC Railroad: Commissioners reviewed the latest CREA crossing request.

MOTION: Made by Commissioner Turner and seconded by Commissioner McKinley to approve the CREA RR crossing request. Motion carried unanimously.

Discussion was held regarding the upcoming State DOT RR rehab work to be completed between Prescott and Walla Walla. Balfour Beatty Rail Inc. of Ethel, WA was the low bidder for the work.

The meeting was opened for public comment: No comment was received.

Reviewed administrative items: Minutes of the July 6th regular meeting were approved as read. The monthly budget report and monthly inquiry summary were reviewed. Commissioners reviewed and signed a revised Ind Bldg #3 lease for Amerein Services and Manufacturing. Discussion was held regarding the vote to authorize the WPPA to purchase their existing building. Changes to the Port's Personnel Policy were discussed including removing direct deposit language, adjusting the auditor's hours/week from 30 to 35, and authorizing up to \$500/month toward medical coverage benefits for the Port Auditor position.

Lyons Ferry Marina: The marina recently suffered two septic issues on consecutive weekends, however repairs have been made and the system is functioning again. The pump-out unit project is in progress.

Blue Mountain Station: The need for landscaping between BMS and the Stephens' property was discussed, as well as the issue of irrigation for landscaping which will require engineering/planning. More hydroseed will be put down this fall. Dickinson is considering replanting the area between the market center space and the highway with wheat. It was noted that the lien placed by a local sub-contractor has been removed. The marketing team has generated many leads, primarily from east-coast businesses interested in a west-coast presence. Co-packing seems to be of great interest to many manufacturers. The TIA is in progress.

Industrial Park: Maintenance items were discussed. L&I has advised the Port that they will begin inspecting all water heaters in the industrial park. Dayton Tractor is very happy with the recent lighting upgrade

project. The recent Hearn Ditch water leak has been repaired. Commissioners reviewed the NoaNet easement.

MOTION: Made by Commissioner Turner and seconded by Commissioner McKinley to authorize the manager to sign the NoaNet easement on behalf of the Port and to determine a fair market value charge for the easement. Motion carried unanimously.

Community and Economic Development: SEWEDA is in the process of hiring a new Executive Director. One goal of SEWEDA is to re-evaluate the structure of the organization and to consider the idea of Columbia County partnering with Walla Walla organizations for economic development. Dickinson noted that at a recent Walla Walla Innovation Partnership Zone meeting there was agreement that Columbia County should be included in the zone. An application for re-designation will be submitted soon, and the Port will supply a letter of support.

The following vouchers were presented for approval of payment:

Payroll	\$	7,401.02	WPPA	\$	250.00
WCIF	\$	157.18	Walla Walla Electric	\$	14,524.31
Banner Bank N/P	\$	4,680.32	Dayton Mercantile	\$	19.45
Pacific Power	\$	370.34	Anderson Perry	\$	610.00
City of Dayton	\$	290.70	Enduris	\$	18,358.00
Qwest	\$	160.81	Bly's Plumbing	\$	191.18
Cardmember Services	\$	1,868.10	Nealey & Marinella	\$	750.00
Blue Mountain News	\$	140.00	Sun Pest Management	\$	1,285.96
P'Chelle International	\$	5,000.00	Jennie Dickinson	\$	808.32
Total Office Concepts	\$	46.21	Timothy Dyke	\$	270.40
City Lumber	\$	14.54			
Columbia County Treasurer	\$	30.00			
Dayton Chronicle	\$	108.06			

The amount of vouchers approved for payment was \$57,334.90

Meeting was adjourned at 8:43 p.m.

Dale McKinley, Secretary