

**PORT OF COLUMBIA**  
Regular Monthly Meeting Minutes  
July 10th, 2013

Commissioner Gene Warren opened the meeting at 7:30pm. Those present were Commissioners Warren, and Marvin, Manager Dickinson, Auditor Phinney and community members Doug Johnson, Fred Liebrand, Dick and Mary Ellen Juris and Carla Rowe.

Dick and Mary Ellen Juris commented on the weeds along the RR RoW. Dick would like to know who is responsible for taking care of the invasive weeds that are growing in the RoW. Dick has been spraying at his own expense, in an attempt to keep the weeds from taking over his yard. Dickinson stated that it is the responsibility of Watco to spray for weeds along the RR RoW. Allowing farming right up to the tracks also helps with weed abatement along the RoW. The Port cannot afford to spray 39 miles of RoW. The Port thanked Dick for his assistance with weed abatement.

Special guest Doug Johnson, Dayton School District Superintendant spoke to the commission about the probability of modernization and updating of the Dayton High School building. Doug stating that there is even the chance of complete knock down and rebuild. The bones of the old structure are in great shape and due to the historical value of the building the hope is to just do updates to the existing structure. The committee would like to hear insight from the community and would like this matter to be on the February 2014 ballot.

Minutes from the June regular meeting were read and approved. The monthly budget report and inquiry summary were reviewed. Phinney reported that the commissioner's stipends increased \$10.00 as of July 1<sup>st</sup>.

Dickinson reported that the foundation, preliminary plumbing and electrical are all complete at BMS. The floor will be poured tomorrow. Dickinson reported that she struggled getting the information from CERB regarding the sewer project and this is why Resolution #2013-05 was not included in the commissioners packets. The commissioners were given a few minutes to review the Resolution before proceeding. Dickinson stated that the first payment of \$10,620 for sewer funding repayment will be due January 31, 2014.

**MOTION:** made by Commissioner Marvin and seconded by Commissioner Warren to approve Resolution #2013-05 as written. Motion carried unanimously.

Fredrick Liebrand of Walla Walla FREE (Flat Roof Educational Energy) gave a brief presentation on the non-profit organization consisting of a representative from each local college, Bill Clemens of Pacific Power and Scott Peters of Columbia REA. BMS would have a total of 7 solar panel systems producing 3.8 kW of solar power each, using Silicon Energy panels that are manufactured in Washington State. The lease with the Port and Walla Walla FREE is based on the lease used at the Port of Walla Walla. The lessee would lease the roof at the Artisan Food Center until 2020 for one dollar per year plus all electricity produced. Walla Walla FREE would like the Port to carry the insurance and would in turn reimburse the Port. Commissioners Warren and Marvin would like to move forward with Walla Walla FREE, but would like to look over the lease and discuss it at the next meeting.

Bill Stalzer came to Dayton and met with Kim Lyonnais. Bill will be working on the development agreement that he believes can be accomplished within the budgeted amount. All the new leases for the BMS tenants have been prepared. Dickinson explained how the Port will be billing tenants for utilities and metering. The sanitary survey meeting with the CoE was had today. The water source application is nearly complete; the CoE will finish the application. Both of the DoE unique identifier tags have been installed on the LFM

wells. The handicapped fishing pad is complete; the walkway is being installed by volunteers and is in the works.

Justin Wylie has purchased some of Martin Farms property including grain silos. The grain silos are on the RR RoW owned by the Port. Wylie would like to purchase the 10x30 foot piece of property. Commissioner Marvin would like Dickinson to contact Watco to make sure they do not object, if no objection then the commissioners would like to proceed with the sale. Dickinson stated that there are several steps the Port will have to make before we can sell the property. The property will have to be declared surplus, we will have to have a public hearing and the property has to be sold at fair market value. It has been brought to the Port's attention that the land surrounding the Dumas Station Crossing has changed hands. Letters will be sent to the new landowners regarding RR RoW leases. Dickinson contacted Chris Shires from Seneca in regards to Watco. He has not heard from Watco but has expressed to them on several occasions that Seneca wants to continue shipping cars from Dayton.

Phinney reported that a leaking toilet at the Port office was repaired.

Dickinson told the commission that Steve Martin is interested in helping Columbia County produce a Recreation Plan. Dickinson recommended that the Port budget some money in 2014 to help with this project as we need an approved plan in order to be eligible for RCO grants.

The following vouchers were presented for approval of payment:

Payroll	\$	7308.17	Pacific Power	\$	171.78
WCIF	\$	712.93	Oxarc, Inc	\$	2017.92
Banner Bank	\$	4,680.32	Smith Brother's Lawn Care	\$	534.11
Banner Bank – GO Bond	\$	10.62	James B. Stenkamp	\$	3582.38
Banner Bank/Western States	\$	15,497.95	Sun Pest Management	\$	107.90
Construction ( Retainage)					
Cardmember Services	\$	1869.43	Seneca Foods, Inc	\$	250.00
Dept. of L & I	\$	191.26	PNWA	\$	600.00
Employment Security Dept.	\$	63.11	Western States Const.	\$	190,096.43
Dept. of Revenue	\$	4473.29	Barker, Inc	\$	4215.84
CenturyLink	\$	165.25	Amber Phinney	\$	33.90
Dingle's	\$	55.08	Jennie Dickinson	\$	560.14
Total Office Concepts	\$	89.71	City of Dayton	\$	122.41
Nealey & Marinella	\$	76.00		\$	
Dayton Chronicle	\$	79.20			

The amount of vouchers approved for payment was \$237,607.13

Meeting was adjourned at 8:43pm.

---

Dale McKinley, Secretary