

PORT OF COLUMBIA
Special Meeting Minutes
December 18, 2020

Chairman Earle Marvin opened the meeting at 1:00 pm.

Present Via Zoom: Commissioners Earle Marvin, Sean Milligan, and Shawn Brown, Executive Director Jennie Dickinson and member of the press Melissa Gemmell. Meagan Hays, City of Dayton Director of Planning and Community Development was present for a portion of the meeting.

A workshop format was used to review the Port's Comprehensive and Strategic Plan:

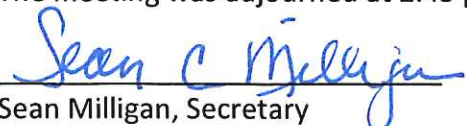
- Discussion of potential annexation of Blue Mountain Station into the City of Dayton. Dickinson asked Hayes to attend the meeting to answer any question she and the commission may have on this subject. Dickinson explained that there are benefits to annexation, including lower utility rates, the ability to place signage near the highway, and the ability to lower the speed limit at the intersection of Wagon Road and Highway 12. She also said that neighboring residents have stated in the past that they are not interested in annexation partly due to concerns about changes in the use of their property. Meagan clarified that any non-conforming uses would be grandfathered in. Regarding burning - these properties are already in the urban growth area where burning is already banned. Dickinson asked Meagan what the process would be to pursue this. Hayes said the petitioner (the Port) would have to submit an application with signatures from a portion of the other properties affected by the annexation, either a percentage of acreage or of value. There would a lot of work associated with this effort.
- Discussed the CWW railroad. Commissioner Milligan said after review of the study summary that listed the cost of railroad rehabilitation at close to \$23 million, he has concerns about the cost of rehabilitation versus the return on investment. He thinks that we may need to consider other uses for the line, including recreational railroad uses like rail rider cars. That would increase the safety of the adjacent trail as well. The other Port commissioners agreed with Milligan's assessment, and much discussion followed. Dickinson was tasked with contacting the rail shippers to determine their interest level in continuing the use the rail line. Will add reference to investigating alternative uses of the rail line to the comp plan.
- Discussed the other section of the plan.

The following changes or additions were suggested for consideration in a 2021 plan update:

- Add investigation of alternate uses of the rail line.
- Add BMS building #2 completion
- Broaden the section on broadband to include construction of network.
- Remove creation of Co-working space at the old Vestas building as that is complete.
- Add construction of new building at Blue Mountain Station.
- Add Rock Hill Trail gradual improvements to include shade structure, path material that makes it more accessible in winter, etc.

A public hearing would be held when these updates are ready to be adopted. Dickinson will research whether making changes to appendices causes the need for a public hearing. If so, will remove appendices and instead reference those documents that are updated more regularly.

The meeting was adjourned at 2:45 p.m. by Earle Marvin


Sean Milligan, Secretary