

PORT OF COLUMBIA
Regular Monthly Meeting Minutes
May 12, 2021

Chairman Earle Marvin opened the meeting at 3:30 pm.

Present Via Zoom: Commissioners Earle Marvin, Sean Milligan, and Shawn Brown, Executive Director Jennie Dickinson, Port Office Manager Melody Shahan, community member Betty Longen, and members of the press Lane Gwinn, Hector del Castillo and Melissa Gemmell.

Marvin asked for any public comments: Betty Longen made a comment that she said was on behalf of the community. Melissa Gemmell asked the Commissioners if they had any comments regarding protests to the Touchet Valley Trail. Sean Milligan responded that they have released their formal statements. Earle Marvin closed the public comments.

Minutes: Minutes from the April meeting were reviewed.

MOTION: Commissioner Brown moved to approve the minutes and Commissioner Milligan seconded it. Motion carried unanimously.

Review Monthly Budget Report: A line item showing \$20,000 should have been noted under Special Projects instead of miscellaneous, which is a grant received from the Sherwood Trust for broadband project matching funds. The Port's financial position is very good at this point, and it was noted for the public in attendance that the Port is one of the smallest taxing districts in the county and derives a lot of its revenue from private business lease payments. It was a low expense month. Barker, Inc., has yet to bill for the grading work. Advertising for the trail meeting appeared for two weeks in 3 newspapers.

Letter from Auditor: The Port received a letter from the county explaining a new voter's pamphlet printing expense that has to be shared by all governments with a candidate on the ballot. This means we will have expenses above and beyond our budget line item in order to accommodate this unexpected expense.

Leases: An addendum to the Jay's Garage lease has been prepared for commissioners' signatures to add the secured parking lot by the Cameron St Coworking building to the business's leased area. This adds \$75 per month to the lease rate and will take effect on June 1, 2021.

June Meeting Location: The June commissioners' meeting was scheduled to be held at Lyons Ferry Marina but Commissioner Marvin noted it is not possible to comply with the Governor's public meetings executive order at that location. Meeting will be held via Zoom.

Rock Hill Industrial Park: Clean up at 521 Cameron St will be more involved than expected due to the powder coating residue left inside of the building. The tenant did clean up the inside, but did not clean the walls or other places where the powder coating dust settled. BF Power Vac has been called to come and clean surfaces before the space can be rented. The plumber who was interested in the space has moved to Montana. The grading of the industrial park has been finished and it looks great!

Lyons's Ferry: The marina concessionaires have purchased the business from Seven K's of Washington, but Seven K's will maintain their lease with the Port and continue to sublease to KKnFam. No word from the US Army Corps of Engineers about the electrical certification requirement.

Blue Mountain Station: It was a busy Mother's Day weekend and all the tasting rooms were open.

CWW Railroad: A small grant of about \$2,000 was received by the rail operator from WA Utilities and Transportation Commission to upgrade the signals at 2 highway crossings. Commissioner Milligan said he received a comment from the public saying it is illegal to store railroad tires on the right of way. Dickinson said she is unaware of any law that does not allow storage of railroad ties on railroad property, and asked Commissioner Milligan if the complainant had any information on the law regarding this issue. She does not believe this to be true, but will do some research.

Economic Development Directors Report: The ribbon cutting at Mainstreet Marketplace was well attended with about 30 attendees. She reminded those in attendance that private grant money through the Port helped Table Rock Meat Company and Mainstreet Marketplace with start-up business grants. Table Rock Meat Co already had their grand opening but Jennie will offer a ribbon cutting for them as well. The Port works to help local businesses on a continual basis. Commissioner Brown said he has been thanked by local businesses who were able to stay open during COVID-19 due to grant money passed through to them by the Port. The Port facilitated over \$450,000 in grants during COVID-19 and the Port did not keep any of the money meant for businesses even though we were allowed to do so. Dickinson applied for \$50,000 for marketing funds to bring more visitors to downtown Dayton and Blue Mountain Station, specifically to help businesses harmed by the pandemic. Pre COVID-19 tourism has not come back to the area. If received, the money must be spent by June 30th.

Broadband: The Port has been invited to apply to the Community Economic Revitalization Board (CERB) for funding to construct the Dayton Community Broadband Project. The Port will not be providing internet to the community – we would build a fiber optic network for private internet service providers (ISP) to connect to and use to serve their customers. The Port would receive \$20 a month, per customer, from the ISPs, and those funds would be used to maintain the system. Notification of the plan to apply for funds and an invitation to partner on the project was sent out to the 5 current internet providers: Inland Cellular, PocketiNet, Touchet Valley Television, CenturyLink and Columbia iConnect. The Port will apply for \$2 million with a 20% match requirement of \$500,000. The Port has \$40,000 in matching funds on hand, and has applied for \$20,000 from the Dayton Columbia County Fund and \$50,000 from the Warren Community Fund. The City and County are set to receive American Rescue Funds for water, sewer and broadband. The City plans to use some of their funds to match for broadband and the County will be asked to provide some match as well. A suite at 517 Cameron would serve as the colocation center for the system. Commissioner Milligan would like the broadband to extend to cover more county areas like Starbuck and more rural areas if possible, and Dickinson said that she is working on a plan for an application for federal funds to do just that. Earle would like to see the CERB application prior to sending, so Dickinson will send it to the Commissioners on Friday, May 21 for review.

MOTION: Resolution #2021-01 – Application to CERB for Broadband Construction Funds:

Commissioner Milligan said he thinks this is a great public/private partnership to provide infrastructure

for local businesses to use for their customers. He made a motion to approve Resolution #2021-01, and Commissioner Brown seconded it. Motion carried unanimously.

Working WA 4.0: Currently waiting for the state to release the names of the businesses that received awards. The Weinhard Café is planning an opening but is waiting for the health inspector. Chef Daniel Rossi was using the commercial kitchen to make take-and-bake meals.

Touchet Valley Trail: The public information meeting garnered many phone calls and emails from people who enjoyed the meeting and gave a lot of positive feedback. Public comments are open through today but will be closed tomorrow. Jennie will send comments and questions for commissioners to review and they will be posted on port's website once all questions are answered. One Port tenant was not happy about the protest during the public information meeting because he felt it disrupted his business. Another anti-trail protest was going on today at the Port office and people who are pro-trail organized a march that was going on in downtown Dayton.

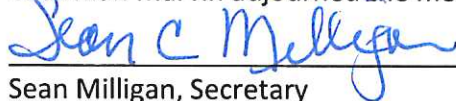
Executive session: Chairman Marvin said that an executive session to discuss real estate would last approximately 20 minutes. No action is expected at the conclusion of the executive session. Dickinson placed the members of the public and press in the Zoom waiting room

The executive session ended at 4:33pm.

Vouchers in the amount of \$42,598.70 were approved for payment.

11048	Jennifer S Dickinson{O}	43.30	11068	Dayton Chamber of Commerce	2,500.00
11049	A-Glass Act Cleaning Services	330.00	11069	Dayton Mercantile	8.12
11050	Anderson Perry, Inc.	60,700.39	11070	Dept of Retirement Systems	25.00
11051	Apollo Heating & Air Conditioning	695.39	11071	Dingle's of Dayton	42.24
11052	Armored Knights Locksmith	307.86	11072	Double T Construction	1,153.37
11053	Artmil, Inc.	600.00	11073	Ferrellgas	1,075.20
11054	Banner Bank - 1585	3,205.27	11074	LEAF	201.73
11055	Banner Bank - 1593	1,475.05	11076	Marinella & Boggs	750.00
11056	Banner Bank - GO Bond - 3946	2,380.98	11077	MBG Cleaning Services	1,210.00
11057	Banner Bank IB#2 - 1189	4,216.67	11078	NoaNet (v)	2,530.00
11058	Banner Bank BMS #2 Bond - 9342	2,440.84	11079	Pacific Power	1,341.07
11059	Basin Disposal Inc	54.39	11080	Plus Delta After School Studios	5,000.00
11060	Basin Disposal of Walla Walla	116.79	11081	Sun Pest Management	63.84
11061	Brewer's Bookkeeping & Payroll Services	1,200.00	11082	Total Office Concepts	13.05
11062	CenturyLink	324.82	11083	Touchet Valley Landscapes	498.61
11063	City Lumber	140.78	11084	Touchet Valley Television, Inc	65.00
11064	City of Dayton	1,563.54	11085	US Linen & Uniform	175.83
11065	Columbia County Treasurer	507.30	11086	Walla Walla County Treasurer	37.00
11067	Crown Paper & Janitorial Supply, Inc	258.74			

Chairman Marvin adjourned the meeting at 4:34 pm.



Sean Milligan, Secretary

