

**PORT OF COLUMBIA**  
Regular Monthly Meeting Minutes  
May 8, 2019

Chairman Crowe opened the meeting at 7 pm. Those present were Commissioners Marvin, Crowe and Warren, Executive Director Dickinson, Economic Development Coordinator Witherington, Auditor Smith

The minutes from the April meeting were discussed. **MOTION:** Made by Commissioner Marvin, and seconded by Commissioner Warren to approve the April minutes as written. Motion carried with no further discussion.

The 2019 monthly budget report was reviewed. All of the April rent was paid. Approximately \$133,000 was received in tax revenue. Blue Mountain Station Building #2 work is listed under Special Projects. The amount remaining on the bond was requested today.

There were two leases to be signed by the commissioners. The first lease is a one-year renewal for Woodward Canyon Family Farms for 5 Port Way. The second lease is a two-year lease renewal for XO Alambic for Suite J at Blue Mountain Station. Commissioners signed all leases.

Lyons Ferry Marina will have their annual inspection with the US Army Corp of Engineers on June 5, 2019.

Smith reported on maintenance in the Industrial Park. There has been landscaping and irrigation set up throughout. There was a roof leak at 531 Cameron which was repaired by Gillespie Roofing. Dayton Electric installed a new electrical outlet at 521 Cameron.

Dickinson stated that the Comprehensive Plan Consultant working with the Planning Department suggested that the zoning of Lot X of the Rock Hill Industrial Tracts be changed from AR1 to fringe commercial. Commissioners agreed that this would be acceptable.

Blue Mountain Station is currently full. They have had really great sales and the greenhouse is proving to have great return on investment. The nursery has been very busy which also brings more people into the other stores. Summer Market Opening will be Saturday May 25, 2019.

Last month quotes from KC Industries for concrete, Walla Walla Electric and Total Comfort Solutions for plumbing were accepted. Submittals have been received from KC Industries and Total Comfort Solutions. There were some questions regarding the foundation work by the previous contractor. Contractors have been in contact to work on this. A port-a-potty and dumpster will be on site for construction usage. The construction timeline works out well with the tenant leasing space due to their liquor license being processed. Witherington spoke with the other tenant that was going to lease space and they are looking at other building options. Dickinson presented revised quotes from Total Comfort Solutions for HVAC, KC Industries for drywall, painting, framing and doors, and Smith Insulation for insulation. The new bids are within the budget and there is always the possibility to put in additional HVAC systems at a later date. **MOTION:** Made by Commissioner Marvin, and seconded by Commissioner Warren to accept the revised quotes for HVAC-Total Comfort Solutions \$19,847.00, Drywall & Painting-KCI \$15,230.00, Insulation-Smith Insulation \$30,159.00, Framing & Doors-KCI \$42,812.00. Motion carried with no further discussion.

The Waitsburg-Dayton Trail steering committee met and they decided on an official name for the trail; Touchet Valley Trail. The adjacent landowner letter has been sent out and they will have a public outreach meeting June 6, 2019 from 4-7 p.m. at 517 Cameron. There will also be a public survey and another public outreach meeting at a later date where the community can look at maps and make suggestions. The engineers will review and do what they can to accommodate landowners and community members. The concept design will be complete in the fall.

Dickinson stated that the state legislature just passed a law requiring clean energy by 2045. She stated that Columbia County is a prime location for solar and other renewable energy. The Pomeroy FFA presented at the Port of Columbia on the pros and cons of Columbia Pulp. They seemed to be clearly in opposition to Columbia Pulp. Dickinson spoke with

John Begley who did not seem concerned. The Columbia Pulp video has been posted and the Times has shown interest in doing an article to differentiate the different pulp businesses.

The broadband study continues to move forward. Witherington is currently waiting for the signed document from CERB before taking any more action. This should be signed this month. Once the document is signed, she will do a press release, editorial and is planning to put broadband information in the Port newsletter. Commissioner Marvin stated that it is important to stay ahead of public criticism and false news.

Witherington provided the Economic Development Coordinator report. She met with Kim Lyonnais and Blaine Bickelhaupt regarding their purchase of the Frontier Too building. They plan to have commercial space on Main Street and will have housing upstairs. They are interested in funding options for historical building renovations. Columbia County currently has many job opportunities. The jobs are listed on Facebook and will be shared in the Friends of the Port email. She has been working with the Dayton High School to plan a career day to connect local students with job opportunities.

Dickinson provided handouts of the last section, strategic goals, of the comprehensive plan and strategic planning document. This includes goals and tactics to meet these goals. All sections of the plan will be put together and reviewed. The document will be on the website and there will be public hearing to adopt this plan at a later date.

The following vouchers were presented for approval of payment in the approved amount of amount of \$84,485.43

Payroll	\$18,468.28	KC Industries	\$13,525.47
Sun Pest Management	\$127.32	Summit Contracting	\$1,925.96
City of Dayton	\$1,549.14	Touchet Valley Landscapes	\$1,622.27
Apollo	\$917.06	WEST	\$124.47
TVTV	\$130.00	Jennie Dickinson	\$210.55
LEAF	\$201.73	WCIF	\$2,222.50
Dayton Chronicle	\$122.40	Basin Disposal of WW	\$115.18
Century Link	\$309.33	Basin Disposal Inc	\$34.04
Ferrellgas	\$366.56	City Lumber	\$280.11
Double T Construction	\$2,168.00	Dingles	\$47.07
Dayton Electric	\$596.20	Pacific Power	\$1,590.35
Artmil	\$1,200.00	Dayton Mercantile	\$14.15
Rock Hill Concrete	\$313.85	Jordan Henderson	\$300.00
A-Glass Act	\$288.00	Cardmember Services	\$2,923.40
Total Office Concepts	\$24.42	Kathryn Witherington	\$380.39
Gillespie Roofing	\$415.17	Banner Bank	\$4,680.32
Walla Walla Electric	\$18,314.14	Banner Bank	\$2,380.98
US Linen	\$88.64	Banner Bank	\$4,216.67
NW Public Broadcasting	\$580.00	Banner Bank	\$1,711.31

Meeting was adjourned at 7:55 p.m. Next meeting will take place on June 12, 2019 at 10:00 a.m. at the Lyons Ferry Marina.



Earle Marvin, Secretary