

PORT OF COLUMBIA
Regular Monthly Meeting Minutes
July 12, 2021

Present Via Zoom: Commissioners Earle Marvin, Sean Milligan, and Shawn Brown, Executive Director Jennie Dickinson and Port Office Manager Melody Shahan, community members Jack Miller, Nancy Monacelli, Joy Smith, Robin Fitch, Glen Mendel and members of the press Michele Smith and Dayton Chronicle

Commissioner Marvin asked Commissioner Milligan to conduct the meeting due to illness.

Meeting started at 3:30pm

Public comments: Jack Miller asked why the meetings are still done via Zoom and not in person. Jennie explained that the governor has stated that all people in a meeting must be able to hear and see what is going on as well as those who have been vaccinated must be six feet apart from those unvaccinated, in a large enough area to do so. If more than 50% of the room's capacity are attending, a meeting cannot continue. This is on the agenda for discussion. Nancy Monacelli stated that she is supportive of the Touchet Valley Trail and feels that it is a good idea because it will bring more people to the area to shop at local businesses. She believes it will be a positive aspect for the community.

1. Administrative Items

- a. **Approve Minutes:** Minutes from the June meeting were reviewed.
MOTION: Commissioner Marvin moved to approve and Commissioner Brown seconded. Motion approved unanimously.
Special meeting minutes with a single correction from Commissioner Milligan were reviewed.
MOTION: Commissioner Marvin moved to approve with the correction, and Commissioner Brown seconded. Motion approved unanimously.
- b. **Review Monthly Budget Report:** Monthly budget review showed nothing unusual other than the Bell farm with the once-a-year payment. Expenses are normal with lease hold tax and quarterlies. Tenants are paying rent on time, a couple old debts but nothing else new. Contract carried on the first Port office building on 1st Street, total amount due of \$5,000 paid in full. All grant money for broadband match received.
- c. **Leases:** No new leases this month. A local person is interested in renting 521 Cameron St. He is the local owner of Cameron Court Trailer Park and he would like to use the space as a maintenance shop for the mobile home park. It does help a local business even though not an economic provider. The space would be leased under Cameron Court. Using the space could possibly provide more units at the trailer court, which would be affordable housing. It is a topic of debate as the local owner told Port office staff that he wanted to use the space for storage of his cars but told Jennie it would be used as a maintenance/shop. Jennie would prefer a new business or economic activity because spaces do not come open often in the Industrial park but she offered to speak with him more and get more information before presenting a lease.
- d. **Meeting format:** Governor's Proclamation for government meetings has not changed since June 30th. In order to have in-person meetings, only four members of the fully vaccinated public could fit in the conference room and anyone who is not vaccinated would not be able to attend a meeting. Sean says that society is tired of the restrictions but as case counts are

not changing, his opinion is toward the side of caution and suggests following the law and continue with Zoom meetings. Earle and Shawn both agreed. Sean would like to discuss the issue at each upcoming meeting for any changes that may have taken effect.

2. Update on Port Assets

- a. **Rock Hill Industrial Park:** The 30-year-old HVAC was replaced in 4 Port Way at Red Band Cellars by Mill Creek Mechanical. Most of the HVAC units have been replaced in the Industrial Park. The USDA center recently had their annual inspection and the report stated the weeds around the building needed attention. Touchet Valley Landscaping came and trimmed the weeds around the building. The bushes must be trimmed by the 14th as well.
- b. **Lyons Ferry Marina:** A recent power outage on Friday the 9th was caused by the Dry Gulch forest fire. A generator was used to save the freezer items but the items in the cooler could not be saved. The bathrooms were not able to open due to a lack of electricity. Anderson Perry is working with Jennie to designs for the pull thru RV spots.
- c. **Blue Mountain Station:** The upcoming 6th annual Foodstock will bring customers to the BMS tenants and to the community. Marketing with Tell It Media is going well. They have put out press releases, posted on social media, put up posters to help bring customers to the tenants and community. A water slide, rock painting, tie-dye shirts, artisan faire and live music for everyone will be offered. Landscapers did get the area between buildings tilled and installed the irrigation system for grass. Sean has concerns about COVID and kids being exposed to the virus. Jennie said it's an outdoor event so there should not be an issue. Food trucks must have permit and follow COVID protocols.
- d. **CWW/Railroad:** Jennie completed discussion with the shippers. NW Grain Growers would put about 1,000 cars on the rail if they could reach Port Kelly. They are concerned about putting pressure on Union Pacific because of other interests the two companies share. Other shippers: Bayer 20 cars, Seneca 70 this year. Transloading does cost more but is less expensive than trucks. The Seneca/Bayer/Monsanto shipping coordinator reached out to Jennie and stated they prefer to ship by rail because of quality control. Konen Rock Crushing is not shipping but does have plans to use the rail in the future with about 140 cars per year. One commissioner will attend a meeting with the shippers and Paul to work out a solution for the rail line to be financially viable between Prescott and Port Kelly. Sean asks for a motion to send a letter to the Port of Walla Walla to set up a meeting.
MOTION: Earle moved to approve and Shawn seconded. Motion approved unanimously. Jennie will draft a letter and send it to the commissioners for review.

3. Community and Economic Development:

- a. **Executive Director's Report:** All information sent in the packet. No comments.
- b. **Marketing Grant:** Tell It Media will begin working on the marketing for all Dayton businesses after Foodstock. They are currently working on contracts with radio stations and compiling information for future use.
- c. **Broadband:**
 - i. Jennie has been invited to CERB to make a presentation on Thursday in Olympia. She will be asking for the recommended \$2 million to bring broadband to Dayton and she does expect it to be approved. Then we will have six months to meet the pre-contract requirements. Bob Greene from Columbiai Connect will travel to Olympia to help with the presentation. She will make a presentation to the Columbia County Commissioners on July 19th to ask for match. A representative from the library, the Columbia County Planner's office and Columbia County Health System will be there with Jennie as well as three partner internet service providers.

The library will talk about how broadband will aid those who need help learning computers. The hospital will speak about how broadband helps to keep people in their homes longer by using life-saving machines that use wi-fi connections. Cathy McMorris-Rogers' aide may join as well.

- ii. Matching funds of \$500,000 are required to receive the \$2 million for broadband. The City of Dayton is a concern because of the staff who were working with the Port to receive the matching funds have been removed.

Earle took over as chair after Sean dropped off the call due to internet issues.

- 4. **Touchet Valley Trail:** All comments, questions and answers have been posted on the Port's website. A formal statement had gone to the press with documents to share that show the positive and negative comments received. Anderson Perry is starting cultural resources work. Should have 90% design completed by June 2022.
- 5. **Approval of vouchers:** The following vouchers in the amount of \$112,425.40 were approved.

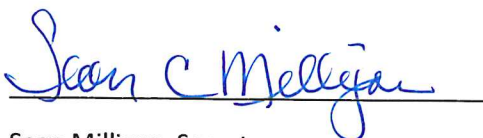
11170-11179	Payroll	15,809.04	11199	Crown Paper & Janitorial Supply, Inc	42.79
11180	Employment Security Dept.	131.12	11200	Dayton Chronicle	144.00
11181	Employment Security Department	92.26	11201	Dayton Electric	325.20
11182	Dept of Labor & Industries	342.07	11202	Dayton Mercantile	5.99
11183	Jennifer S Dickinson	76.91	11203	Dept of Commerce	53,333.34
11184	Dept of Revenue	5,581.26	11204	Dingle's of Dayton	28.10
11185	A-1 Plumbing	682.92	11205	Double T Construction	530.88
11186	Anderson Perry, Inc.	3,050.41	11206	Ferrellgas	979.40
11187	Banner Bank - 1585	3,205.27	11207	LEAF	201.73
11188	Banner Bank - 1593	1,475.05	11208	Marinella & Boggs	750.00
11189	Banner Bank - GO Bond - 3946	2,380.98	11209	MBG Cleaning Services	2,190.00
11190	Banner Bank IB#2 - 1189	4,216.67	11210	Mill Creek Mechanical	476.96
11191	Banner Bank BMS #2 Bond - 9342	2,440.84	11211	Noanet	720.00
11192	Basin Disposal Inc	54.39	11212	Orkin	408.66
11193	Basin Disposal of Walla Walla	116.79	11213	Pacific Power	822.07
11194	Brewer's Bookkeeping & Payroll Services	1,200.00	11214	Sun Pest Management	63.84
11195	Cardmember Service	1,611.61	11215	Total Office Concepts	27.89
11196	CenturyLink	326.29	11216	Touchet Valley Landscapes	4,424.31
11197	City Lumber	351.47	11217	US Linen & Uniform	117.22
11198	City of Dayton	2,992.67	11218	Walla Walla Union Bulletin	695.00

6. Executive session:

Earle asked to postpone Jennie's evaluation to next month due to his health issue.

Executive session ended at 4:55pm

Meeting adjourned at 4:56pm



Sean Milligan, Secretary

