

Port of Columbia
Regular Monthly Meeting Minutes
January 11, 2023

Chair Crowe opened the meeting at 5:00pm. Pledge of Allegiance was recited.

Present: Commissioners Crowe, Bryan, and Watts, Port Staff Jennie Dickinson & Tracy Clark, 13 members of the public. Attending via Zoom were 21 members of the public.

Public Comment: Chair Crowe asked for any public comments. No comments were made.

Approval of Minutes: Commissioner Bryan moved to approve the minutes from the November 9th regular meeting, seconded by Watts. Motion carried.

Finances: Monthly Budget Report & Approve Vouchers – Dickinson gave explanations on a couple of larger vouchers. Vouchers were approved. There were no questions or comments regarding the budget/expenses.

State Audit Update: The auditor is still asking questions. He is focused on the BMS #2 public works project and our small works procedure. Those policies and procedures may need to be updated.

Leases: There were no leases to be discussed.

Potential Sale of Lots U & V: Dickinson went through the timeline thus far on the project for clarity. The draft of Resolution 2023-01 was presented. Public comments were heard from 6 people from 5:15 to 5:33. Open discussion was heard from the commission regarding the comments made by the public. The Commissioners decided to add covenants to the resolution to address the concerns. A motion was made by Bryan to amend Resolution 2023-01, seconded by Watts. Motion approved.

Dayton Community Broadband: Mark, Zach from Zero dB and Kara from Petrichor attending the meeting via Zoom. Zero dB had the lowest qualified bid for construction on the broadband project. A motion was made by Bryan to accept the bid, Watts seconded. Motion approved. A public information meeting will be held on January 26, 2023 at 6:00 in the Pavilion at the Fairgrounds. There are concerns from our Internet Service Provider partners regarding the Charter franchise that is being considered by the City.

Touchet Valley Broadband: No report

Rural Broadband Planning: Rural Broadband planning is in the works to continue deployment into the county. There is a Broadband action team coordinating with WSU extension to discuss the county expansion.

Policies: There were several policies that needed to be updated for the 2023 year. Those policies were reviewed with two policies needing small adjustments. Bryan made a motion to approve policies 1-18 with adjustments made, Watts seconded. Motion approved. Bryan made a motion to approve the Delegation of Authority as written, Watts seconded. Motion approved. The Capital Facilities Plan approval was made by Bryan, Watts seconded. Motion approved. It was mentioned that the proposed stage at BMS could be added to the budget next year.

Election of Officers: Johnny nominated Seth as Chair, seconded by Seth. Approved. Johnny nominated Genie as Secretary, Seth seconded. Approved.

Rock Hill Industrial Park: There is a roof leak at The Club's leased space. Jordan Henderson is holding art classes at the co-working building. The GSA building interior has been painted per their lease.

Lyons Ferry Marina: No report.

Blue Mountain Station: There was a frozen and broken pipe in Suite B over the holidays. The problem has been addressed and hopefully repaired so it won't happen again.

CWW Railroad: The appraiser is asking when there will be movement on proceeding on the possibility of selling the railroad. The Commissioners stated that they will move forward as the comp plan permits.

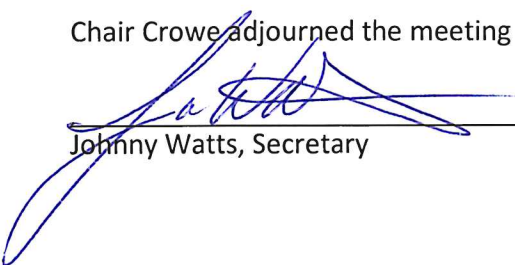
Community and Economic Development

Directors Report: The sale is still in process for the Columbia Pulp facility. Chief Springs is having staffing problems and will be closed during lunch a couple of days per week. The owner of Dingle’s health is failing. Not sure what the future holds for that business. Dollar General is coming to Dayton. They are looking to purchase the Ray’s Drive In property. Bryan and Watts want to hear more input from the community regarding the CEDS project list. There is a disconnect between the community and the CEDS committee on what is needed in Dayton.

Approval of Vouchers: Commissioners approved regular monthly vouchers in the amount of: \$158,122.64.

01/03/2023	12037-12046	Payroll	16,067.03	01/11/2023	12071	Dayton Mercantile	279.52
01/11/2023	12047	Employment Security Department	180.09	01/11/2023	12072	Dept of Commerce	10,900.00
01/11/2023	12048	Employment Security Dept.	104.49	01/11/2023	12073	Double T Construction	2,017.32
01/11/2023	12049	Dept of Labor & Industries	332.96	01/11/2023	12074	KAPP-KVEW	3,111.20
01/11/2023	12050	Dept of Revenue	6,953.71	01/11/2023	12075	Kelly Connect	157.11
01/11/2023	12051	Jennifer S Dickinson{O}	1,157.98	01/11/2023	12076	LEAF	201.73
01/11/2023	12052	Cardmember Service	2,124.31	01/11/2023	12077	MBG Cleaning Services	1,480.00
01/11/2023	12053	Anderson Perry, Inc.	12,529.80	01/11/2023	12078	Pacific Power	3,202.44
01/11/2023	12054	Armored Knights Locksmith	287.80	01/11/2023	12079	PacificCorp	15,478.24
01/11/2023	12055	Banner Bank - 1585	3,205.27	01/11/2023	12080	Phase 3 Digital Agency	730.00
01/11/2023	12056	Banner Bank - 1593	1,475.05	01/11/2023	12081	Purswell Pump Co	649.20
01/11/2023	12057	Banner Bank - GO Bond - 3946	2,380.98	01/11/2023	12082	Reys Roast	240.00
01/11/2023	12058	Banner Bank IB#2 - 1189	4,216.67	01/11/2023	12083	State Auditor's Office	1,335.15
01/11/2023	12059	Banner Bank BMS #2 Bond - 9342	2,440.84	01/11/2023	12084	Sweet Cheeks Bakeshop, LLC	194.58
01/11/2023	12060	Basin Disposal Inc	63.24	01/11/2023	12085	Tino's Painting Inc	10,166.56
01/11/2023	12061	Basin Disposal of Walla Walla	119.08	01/11/2023	12086	Touchet Valley Landscape	4,089.60
01/11/2023	12062	Brewer's Bookkeeping & Payroll Svc.	1,200.00	01/11/2023	12087	US Linen & Uniform	119.02
01/11/2023	12063	City Lumber	1,079.22	01/11/2023	12088	Valley Wide Pasco Propane	274.86
01/11/2023	12064	City of Dayton	1,848.89	01/11/2023	12089	Waitsburg Times	133.65
01/11/2023	12065	Columbia County Parks & Recreation	100.00	01/11/2023	12090	Walla Walla Valley Chamber	1,750.00
01/11/2023	12066	Columbia iConnect	136.39	01/11/2023	12091	Washington Public Ports Assoc.	550.00
01/11/2023	12067	Crown Paper & Janitorial Supply, Inc	178.53	01/11/2023	12092	Washington State Penitentiary	264.28
01/11/2023	12068	Dayton Chamber of Commerce	2,500.00	01/11/2023	12093	WEDA	400.00
01/11/2023	12069	Dayton Chronicle	374.50	01/11/2023	12094	Zero dB Communications, LLC	38,005.04
01/11/2023	12070	Dayton Electric	514.90	01/11/2023	12095	Seth Bryan	821.41

Chair Crowe adjourned the meeting at 6:56 pm.



Johnny Watts, Secretary