

Port of Columbia
Regular Monthly Meeting Minutes
January 10, 2024

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

Present: Commissioners Bryan, Watts and Spring, Port Staff Jennie Dickinson, Jill Essency & Tracy Clark, and 5 members of the public. 7 members of the public attended via Zoom. **Absent:** None.

Swearing in of Newly Elected Commissioner: Mike Spring was sworn in as new commissioner replacing Commissioner Genie Crowe.

Public Comment: Chair Bryan asked for any public comments. Gerry Kaiser would like the commission to consider the possibility of dam removal on the Snake River and the impact before selling the rail line. Bryan stated he heard that the dams will not be removed. Dave Harvey commented there is a very good chance the Federal Government will remove the dams and it would be shortsighted to think otherwise. No other comments were made.

Election of Commission Secretary: Commissioner Spring volunteered, so moved.

Approval of Minutes: Commissioner Spring moved to approve the minutes from the December 13th regular meeting, seconded by Watts. Motion approved.

Finances: Monthly Budget Report & Approve Vouchers – Dickinson explained two warrants from last month were re-issued this month since they were not mailed before the end of the year. We are waiting for final numbers from the county treasurer's office to update our year end budget report. There was no further budget discussion and the vouchers were approved.

Leases: There were no leases to be discussed.

2024 Policies: There were minor adjustments to two policies. Commissioner Spring doesn't think the Small and Attractive lists should be considered policy. They should be something to be inventoried annually but not necessarily a policy. Watts recommends adding a date and check box for initials to the form. Watts moved to approve the two policies with the minor changes, seconded by Spring. Motion approved.

Resolution 2024-02: Commissioner Spring moved to approve Resolution 2024-02 - Delegation of Authority, seconded by Watts. Motion approved.

Task Force Board Position: Commissioner Spring would like to serve as the Port representative on the Dayton Development Task Force. Dickinson would continue to attend the meetings, but Spring would hold the official position on the committee. The other commissioners agreed to this change.

Rock Hill Industrial Park: Notice was given to all tenants about their responsibilities during the cold snap we are expecting. Snow removal will be handled by Kyle's this winter. Watts questioned who's responsible for maintaining the business's sidewalks during snow days. Dickinson reported it is the business's responsibility, with the exception of the USDA building, which the Port takes care of because of our full-service lease. The Port takes care of the sidewalks at BMS because it is a multi-tenant building.

Lyons Ferry Marina: Dickinson is waiting for a response from the RCO office regarding funding.

Blue Mountain Station: The Conservation District is still interested in expansion. More information will be given at the February meeting regarding pricing. The Craft Malt Study is complete. The malter notified us he is exploring other options.

CWW Railroad: The appraisal is in the works. The appraiser is looking for Val maps which may be difficult to produce since Dickinson has inquired about them before with no luck in locating them.

Dayton Community Broadband: Phase 1 – Dickinson is finishing the paperwork for the final CERB reimbursements. More drops are on order and should be delivered soon. **Touchet Valley Broadband:** Phase 2 – This project is proving more difficult to manage. There has been some property damage which has been repaired. There have been some

additional premises put in place since the original planning was done. This might require a change order and more time. **Rural Broadband Planning:** Phase 3 Broadband Equity, Access and Deployment (BEAD) – A meeting will be held on Thursday Jan. 11th. Information from that meeting will be given at the next Port meeting.

Community and Economic Development

Staff Reports: Dickinson is assisting with the School Levy. Also working on a Value-Added Ag grant along with all the normal day-to-day operations of the Port. Essency, Paul Bowen from SBDC, and Veronika of Strategy Northwest held a social media workshop with 8 people attending. They will hold another workshop on the 23rd for those who couldn't attend this last one. Choose Columbia County social media is getting lots of interest. Essency is sending out newsletters on a regular basis. Flyers are being given to Dayton businesses with Choose Columbia County events and workshops so they can be in the loop. One business she is working with is making progress on their ability to purchase their building.

Housing: Dickinson attended a WEDA meeting. They are finding it difficult to get developers to come to small communities. We may need to find a consultant to come up with a high-level plan.

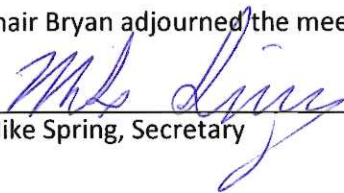
Workforce Development: This seems to be tied to the housing issue. We need to look at other opportunities. Need to keep our youth here and get those who live here and work in Walla Walla to work in Dayton. Surveying businesses to see what kind of worker they need might be a good start. Maybe working with Habitat for Humanity or other skilled workers to fix up burnt houses to make them livable again could help with workforce housing.

Final Comments: Chair Bryan asked for final public comment. Gerry Kaiser asked if the appraisal of the railroad would include the value if the dams were removed. Also, Habitat for Humanity is always looking for properties to buy.

Approval of Vouchers: Commissioners approved regular monthly vouchers in the amount of: \$300,353.40.

01/02/2024	12685-12694	Payroll	22,187.78	01/10/2024	12713	Columbia iConnect	312.79
01/10/2024	12695	Incidental Fund	150.00	01/10/2024	12714	Dayton Chamber of Commerce	2,900.00
01/10/2024	12696	Jennifer S Dickinson{O}	460.69	01/10/2024	12715	Dayton Electric	1,084.00
01/10/2024	12697	Dept of Labor & Industries	402.21	01/10/2024	12716	Dayton Mercantile	93.29
01/10/2024	12698	Employment Security Dept.	291.10	01/10/2024	12717	Dept of Commerce	10,652.27
01/10/2024	12699	Employment Security Dept.	290.06	01/10/2024	12718	Double T Construction	623.30
01/10/2024	12700	Employment Security Dept.	162.18	01/10/2024	12719	Emerge Technologies	70.00
01/10/2024	12701	Dept. of Revenue	9,920.97	01/10/2024	12720	Jamestown Networks	198.23
01/10/2024	12702	2Over Publishing	328.30	01/10/2024	12721	LEAF	473.01
01/10/2024	12703	Anderson Perry, Inc.	146,776.28	01/10/2024	12722	MBG Cleaning Services	1,480.00
01/10/2024	12704	Banner Bank - 1585	3,205.27	01/10/2024	12723	Pacific Power	1,987.73
01/10/2024	12705	Banner Bank - 1593	1,475.05	01/10/2024	12724	Petrichor Broadband, LLC	74,663.00
01/10/2024	12706	Banner Bank - GO Bond - 3946	2,431.59	01/10/2024	12725	Power & Tel	422.76
01/10/2024	12707	Banner Bank BMS #2 Bond - 9342	2,440.84	01/10/2024	12726	Senske	4,644.50
01/10/2024	12708	Basin Disposal Inc	139.68	01/10/2024	12727	Strategy Consulting by Veronika	1,000.00
01/10/2024	12709	Basin Disposal of Walla Walla	272.41	01/10/2024	12728	US Linen & Uniform	119.02
01/10/2024	12710	Brewer's Bookkeeping & Payroll Srvs	800.00	01/10/2024	12729	WA State Dept. of Transportation	602.88
01/10/2024	12711	Cardmember Service	3,949.90	01/10/2024	12730	Waitsburg Times	105.00
01/10/2024	12712	City of Dayton	2,057.31	01/10/2024	12731	Washington Public Ports Assoc.	1,180.00

Chair Bryan adjourned the meeting at 5:58 pm.



 Mike Spring, Secretary