

Port of Columbia
Regular Monthly Meeting Minutes
March 13, 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 27 members of the public. 20 members of the public attended via Zoom. **Absent:** None.

Public Comment: Comments were made by the following people in attendance: David McKinley, Julia Mead, Skip Mead, Don Hicks, Dave Harvey, Pete Paolino, Veronika Meiers, and Gene Warren. Comments were made by the following people on Zoom: Amy Rosenberg and Vicki Zoller. Most of the comments were regarding commissioner conduct at the last commission meeting.

Approval of Minutes: Commissioner Spring moved to approve the minutes from the February 14th regular meeting, seconded by Watts. Motion approved.

Finances: Monthly Budget Report & Approve Vouchers – There was no discussion on the budget, and the vouchers were approved.

Leases: Dickinson presented the commission with a new lease to be signed from All on the Table Wellness which will occupy Suite D at the Co-Working Building. RAD Rubenser Driving School is continuing to lease Suite 2 of the Port Office Building for another 2 years. Dickinson spoke with RAD about possibly using that space to expand our conference room in the future if they ever decide to vacate.

May Meeting Date: Dickinson asked the commissioners if it would be possible to move the May 8th meeting to May 7th since she has a conflict on that date. The commissioners agreed to move the meeting to Tuesday May 7, 2024.

Rock Hill Industrial Park: Dickinson reported that two overhead doors at Dayton Tractor are being replaced. Pacific Power is offering a project that would lower electrical costs by replacing lights with LED fixtures and bulbs. This project is open to other businesses in the community as well.

Lyons Ferry Marina: Port staff and the concessionaire are working on completing the Annual Management Plan Part II. Dickinson will present a resolution at next month's meeting for the RCO grant application which is due May 1st.

Blue Mountain Station: Phil Neumann gave a presentation on his malt company, Dickinson gave a presentation on the CERB grant/loan and how it affects the Port's finances and Essency gave an update on the grain cluster portion of the project. We need an approved resolution from the governing body in order to apply. Spring made a motion to approve Resolution 2024-02, seconded by Watts. Motion approved.

CWW Railroad: Dickinson has sent more documents to the appraiser and is waiting to hear from him. Dickinson discovered that Coldspring Lane is not a county road, the Port owns it from Highway 12 past the railroad track with private owners on the backside. Dickinson is determining who holds the Hwy 12 access permit and if there is a maintenance agreement. Crossing agreements may need to be in place with the rail operator.

Dayton Community Broadband: Phase 1 – Dickinson reported the Dayton project has been re-opened in order to supply a couple of homes that were missed and late bills that were received. CERB approved re-opening it since there is money left in the budget. 700+ customers have been activated so far. **Touchet Valley Broadband:** Phase 2 – This project is close to being done. The deadline has been extended. **Rural Broadband Planning:** No report.

Community and Economic Development

Staff Reports: Dickinson and Essency attended a WEDA and ADO meeting in Olympia. The focus was on AI in the workplace. Essency attended the Emerging Leaders workshop. Dickinson is on the Walla Walla Destination leadership team along with Belinda from the Chamber. The owner of Dayton Gas has purchased the Conoco/Pacific Pride location. SEWEDA is wanting to restart the regional CEDS planning effort. Essency reported hosting two AI

workshops with about 18 people attending. Quarterly Connections had its first event with about 24 people in attendance. There were good conversations regarding navigating multi-generational workforce. Hotel Hardware owner gave an update on his remodel during this event. Essency is also working on Digital Equity for our community. The legislation passed a bill for new funding for ADO programs. She continues to have many business interactions.

Housing: Phil Neumann’s site plan group is a possible contact. WEDA housing meeting mentioned a change in the counties .09 funding could be used for workforce housing. Bryan mentioned that JMS Construction, who assisting Port of Pasco, may be a good source to reach out to.

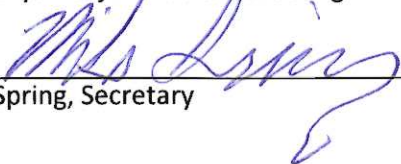
Commissioner Spring made a personal privilege statement: He feels that Bryan’s past actions may be putting the Port in legal jeopardy. He spoke with our attorney and she thinks training might be helpful for all the commissioners.

Final Comments: Chair Bryan asked for final public comment. Jim Berg, Grace Pearson, and Phil Neumann all made comments. Chuck Beleny asked for an update on the meat processing plant. Dickinson has not heard from Table Rock Meats since November. Byran does not feel that he did anything wrong at the last meeting and stands by what he said. It was agreed to have an executive session of training for the entire commission.

Approval of Vouchers: Commissioners approved regular monthly vouchers in the amount of: \$278,528.42.

03/01/2024	12783-12792	Payroll	24,918.75	03/13/2024	12811	Emerge Technologies	70.00
03/13/2024	12793	Jennifer S Dickinson(O)	488.18	03/13/2024	12812	Inland Cellular	72.57
03/13/2024	12794	2Over Publishing	209.00	03/13/2024	12813	Jamestown Networks	198.23
03/13/2024	12795	Ace Automotive (v)	168.29	03/13/2024	12814	Kyle's Custom Toys & Towing	1,642.26
03/13/2024	12796	Anderson Perry, Inc.	10,828.75	03/13/2024	12815	LEAF	256.43
03/13/2024	12797	Artmil, Inc.	900.00	03/13/2024	12816	MBG Cleaning Services	1,480.00
03/13/2024	12798	Banner Bank - 1585	3,205.27	03/13/2024	12817	Pacific Power	1,480.27
03/13/2024	12799	Banner Bank - 1593	1,475.05	03/13/2024	12818	PacifiCorp (v)	11,284.00
03/13/2024	12800	Banner Bank - GO Bond - 3946	2,431.59	03/13/2024	12819	Petrichor Broadband, LLC	4,212.00
03/13/2024	12801	Banner Bank BMS #2 Bond - 9342	2,440.84	03/13/2024	12820	Quality Signs	2,837.37
03/13/2024	12802	Basin Disposal Inc	70.23	03/13/2024	12821	Senske	149.92
03/13/2024	12803	Brewer's Bookkeeping & Payroll Srv	800.00	03/13/2024	12822	Strategy Northwest, LLC	1,000.00
03/13/2024	12804	Cardmember Service	873.79	03/13/2024	12823	US Linen & Uniform	119.02
03/13/2024	12805	City Lumber	11.90	03/13/2024	12824	Valley Wide Pasco Propane	392.06
03/13/2024	12806	City of Dayton	2,057.31	03/13/2024	12825	WA State Dept. of Transportation	4,627.17
03/13/2024	12807	Columbia County Treasurer	507.30	03/13/2024	12826	Walla Walla County Treasurer	37.00
03/13/2024	12808	Columbia iConnect	156.39	03/13/2024	12827	WBE Technologies LLC	10,223.21
03/13/2024	12809	Dayton Mercantile	6.49	03/13/2024	12828	Zero dB Communications, LLC	7,461.47
03/13/2024	12810	Double T Construction	444.44	03/13/2024	12829	Blue Mtn. Telecommunication	178,991.87

Chair Bryan adjourned the meeting at 6:57 pm.



 Mike Spring, Secretary