

Port of Columbia
Regular Monthly Meeting Minutes
May 7, 2024

Chair Bryan opened the meeting at 5:06pm. Pledge of Allegiance was recited.

Present: Commissioners Bryan, Watts and Spring, Port Attorney Kim Boggs, Port Staff Jennie Dickinson, Jill Essency & Tracy Clark, and 7 members of the public. 3 members of the public attended via Zoom. **Absent:** None.

Public Comment: Comment was made by Teeny McMunn thanking the Port, especially Jill, for assisting with the Spring Flea Market's huge success.

Approval of Minutes: Commissioner Watts moved to approve the minutes from the April 10th regular meeting, seconded by Bryan. Motion approved.

Finances: Monthly Budget Report & Approve Vouchers – Dickinson explained a couple of unusual warrants. There were no other questions or comments. The vouchers were approved.

Leases: No leases were presented.

Rock Hill Industrial Park: Dickinson reported the lighting incentive project is moving ahead. The gravel grading in the industrial park is to be done this spring.

Lyons Ferry Marina: Dickinson reported she submitted the RCO application for the pull-thrus. The next step will be a tech review, where she will make a 12-minute presentation and get feedback on said presentation and our application. We will then have a chance to make any changes to our application and re-submit it. On August 28th she will make a final presentation with our revisions. Dickinson handed out a list of those who are applying for this grant money, of which there are 14 names. Dickinson is interested in finding out more on how to deal with the matching funds the RCO encourages the project to use.

Blue Mountain Station: Dickinson had a meeting with Phil of Mainstem Malt and his financial team. She has been working on her portion of the presentation to CERB which is taking place next week. The announcement of award should take place the same day as the presentation. Glass recycling will take place on May 11th and will be held on the second Saturday of the month through October. This service will be free of charge for residents of Waitsburg and Dayton.

CWW Railroad: Dickinson stated there is no update on the appraisal. The sewer agreement is being reviewed by the city's attorney. Dickinson confirmed that there are car hauler rail cars being temporarily stored on the rail between Waitsburg and Prescott. These rail cars will be there about a month while repairs are being made on them.

Dayton Community Broadband: Phase 1 – Dickinson reported there is now a key-code lock on the co-location room. Pacific Corp has up to a year to inspect the poles for any make ready changes. Even with this we are close to closing out this project. There was an incident where a garbage truck caught a low hanging cable and snapped off a power pole. Zero db made an emergency repair to the cable. Charter caused this problem and will reimburse us for the repair. Dickinson reported the retainage will be paid upon closing of this project. **Touchet Valley Broadband:** Phase 2 – Dickinson stated the addresses have been released to the ISPs for installation to the homes in this project. **Rural Broadband Planning:** Petrichor is hosting meetings to see if there is any way to solve this daunting task.

Community and Economic Development

Staff Reports: Dickinson attended an M-84, river highway, meeting in the tri-cities. This meeting took place to discuss river shipping and cruise line usage. She will do research to see if it is possible to attract the cruise industry to Lyons Ferry Marina and Palouse Falls. Dickinson and Essency hosted a meeting in Dayton for those participating in the Visit Walla Walla Destination Leadership Team. Essency is working to gather surveys for the grain cluster. She and Dickinson have been meeting with those who responded with interest in the project. A common thread heard at

those meetings is the need for packaging and milling. One thought is to have a mill that could be used similar to the commercial kitchen usage, with individual groups using the facility. Essency reported the Spring Flea Market saw 21 vendors participating. One out of town vendor stayed overnight. The parking lot was full all day with those shopping and browsing the market. This week is National Economic Development week. Essency directed a business to Scale Up. They assist established businesses in the second stage of their development. Quarterly Connections second event will take place on June 6th on Chief Springs back patio. Essency also garnered a \$10,000 grant for compiling everlasting content of Columbia County which can be shared with others for marketing.

Housing: Dickinson reported that Common Roots will attend the July Port meeting to make a presentation on their goals. Kathryn Witherington is their new director.

Dayton Development Task Force: Commissioner Spring gave a brief update on the last Task Force meeting.

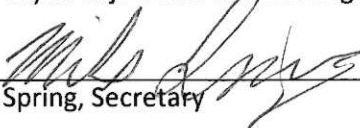
Final Comments: Chair Bryan asked for final public comment. Melissa Bryan thanked Spring for the update on the Task Force. Veronika Meiers asked for clarification on what constitutes the String of Pearls Spring mentioned in his report.

Executive Session: The executive session began at 5:45pm. The executive session was held per RCW 42.30.110 (i) to discuss with legal counsel agency enforcement actions, agency litigation or potential litigation with adverse legal or financial consequences. No action was taken.

Approval of Vouchers: Commissioners approved regular monthly vouchers in the amount of: \$92,406.35.

05/01/2024	12882-12891	Payroll	25,126.55	05/07/2024	12910	Dayton Mercantile	72.94
05/07/2024	12892	Jennifer S Dickinson(O)	129.04	05/07/2024	12911	Dingle's of Dayton	117.01
05/07/2024	12893	Jill Essency (O)	175.54	05/07/2024	12912	DL Lighting, LLC	14,587.45
05/07/2024	12894	Anderson Perry, Inc.	1,485.00	05/07/2024	12913	Double T Construction	227.64
05/07/2024	12895	Arrowleaf Consulting	2,623.00	05/07/2024	12914	Emerge Technologies	70.00
05/07/2024	12896	Banner Bank - 1585	3,205.27	05/07/2024	12915	Inland Cellular	72.57
05/07/2024	12897	Banner Bank - 1593	1,475.05	05/07/2024	12916	Jamestown Networks	198.23
05/07/2024	12898	Banner Bank - GO Bond - 3946	2,431.59	05/07/2024	12917	LEAF	273.24
05/07/2024	12899	Banner Bank BMS #2 Bond - 9342	2,440.84	05/07/2024	12918	MBG Cleaning Services	1,480.00
05/07/2024	12900	Basin Disposal Inc	68.43	05/07/2024	12919	Pacific Power	1,235.65
05/07/2024	12901	Basin Disposal of Walla Walla	136.15	05/07/2024	12920	Petrichor Broadband, LLC	2,289.00
05/07/2024	12902	Blue Mountain Irrigation & Landscape	4,568.23	05/07/2024	12921	Statewide Media Group	75.00
05/07/2024	12903	Blue Mtn. Telecommunication	9,745.73	05/07/2024	12922	Total Comfort Solutions, LLC	263.20
05/07/2024	12904	Brewer's Bookkeeping & Payroll Srv.	400.00	05/07/2024	12923	US Linen & Uniform	119.02
05/07/2024	12905	Cardmember Service	2,057.86	05/07/2024	12924	Valley Wide Pasco Propane	285.23
05/07/2024	12906	City Lumber	2.49	05/07/2024	12925	WA State Dept. of Transportation	538.98
05/07/2024	12907	City of Dayton	2,057.31	05/07/2024	12926	Waitsburg Times	72.00
05/07/2024	12908	Columbia iConnect	312.78	05/07/2024	12927	Zero dB Communications, LLC	10,509.97
05/07/2024	12909	Community Council	500.00	05/07/2024	12928	City of Dayton	978.36

Chair Bryan adjourned the meeting at 6:00 pm.



 Mike Spring, Secretary