

**Port of Columbia**  
Regular Monthly Meeting Minutes  
June 12, 2024

Chair Bryan opened the meeting at 5:00pm.

**Present:** Commissioners Bryan, Watts and Spring, Port Staff Jennie Dickinson, Jill Essency and Tracy Clark, Lyons Ferry Marina concessionaires Joanne & Wally Knouf and Tim & Susan Dewald, 4 members of the public and 2 members of the public attended via Zoom. **Absent:** None.

**Public Comment:** None.

**Approval of Minutes:** Commissioner Spring moved to approve the minutes from the May 7<sup>th</sup> 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:** Southeast Alliance for Health renewed their lease, with a change making it a two-year lease. Spring asked if we have any open spaces. Dickinson stated we are at capacity with businesses looking for openings.

Pledge of Allegiance was recited after locating a flag.

**Comprehensive Parks Master Plan:** Dickinson provided a copy of the proposed 2024 plan. There are no big changes to this plan. The next update may need to have a more in-depth review. A public hearing needs to be advertised prior to adoption of this 2024 plan. Dickinson found a couple of changes that need to be completed before the hearing. The commissioners offered no changes.

**Rock Hill Industrial Park:** Dickinson reported the lighting incentive project is moving ahead. Dayton Tractor and Cowboy Bullets' buildings have been completed. 3 Port Way needed their HVAC unit repaired. Spring would like to see a maintenance contract put in place for the Industrial Park. Dickinson didn't think that was necessary but would look into the cost.

**Lyons Ferry Marina:** Dickinson reported she gave a grant presentation for technical review to the RCO board. They will provide feedback on whether we qualify for this grant and any changes they think would be beneficial moving forward to the next presentation held in August. Dickinson didn't have a good feeling after this review, since they seemed concerned that we may not qualify. She will wait for feedback to see what the next steps will be. Tim and Susan Dewalt were introduced as the new concessionaires of the Marina since the Knoufs are retiring. The current concessionaires will stay on to help transition to the new concessionaires. The Dewalts want to continue to make the Marina a great place to recreate.

**Blue Mountain Station:** CERB approved our application for funding the Craft Malt Facility. CERB has already sent a list of pre-contract requirements. A repayment resolution will be presented at our July commission meeting. A Request for Statement of Qualifications (RFQ) has been posted for Architecture and/or Engineering. The public seems excited about this project. Dickinson and Essency have been meeting with groups and businesses who have responded to the survey that was sent out regarding the grain cluster prospects.

**CWW Railroad:** Dickinson and Spring stated there have been public complaints about the tidiness of the rail line and storage of rail cars, some with gang graffiti on them. Dickinson will review the lease and address these concerns. Dickinson has met with a new prospect for the rail appraisal. RL Banks & Associates out of Arlington VA. They have vast knowledge, and it seems they may give a thorough appraisal. A proposal with breakout costs and references to come.

**Dayton Community Broadband:** Phase 1 – Dickinson reported close out is needed on this project. She is working with Zero dB on a warranty on the work they did, if any violations are found, before paying the retainage. **Touchet Valley Broadband:** Phase 2 – Dickinson reported the Rose Gulch Bridge work is underway. Waiting for one final

waiver to be returned. The final report should be submitted soon. **Rural Broadband Planning:** Petrichor is watching for BEAD funding opportunities.

**Staff Reports on Community and Economic Development:** Dickinson reported Destination Walla Walla's next meeting will be held in Waitsburg. She attended a RTPPO meeting in Pullman (she is now President of that board), and a Community Council luncheon. As stated previously she attended the CERB funding meeting. While on the West side, she attended the WEDFA meeting in Vancouver. The owner of Jasper Mountain Reserve is hosting an open house to showcase their recreation opportunity. All Wheels Weekend's 30<sup>th</sup> anniversary takes place over Father's Day weekend. Essency is continuing her grain cluster outreach. Choose Columbia County continues to increase followers. She hosted the Port's 2<sup>nd</sup> Quarterly Connections event, with presentations on utilizing energy incentives that are available.

**Housing:** Dickinson had nothing to report this month.

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


Commissioner Bryan attended the WPPA Spring Conference. There was discussion about increasing energy generation for the shortfall we are seeing. Industrial Symbiosis was another topic that was discussed.

**Final Comments:** Chair Bryan asked for final public comment. Dave Harvey shared his opinion that selling the rail line was a mistake with the possibility of the removal of the dams on the Snake River. Veronika Meiers stated 3 important marketing avenues for Dayton; our agriculture, our historic side and 365 days of recreation.

**Approval of Vouchers:** Commissioners approved regular monthly vouchers in the amount of: \$71,287.64.

06/03/2024	12929-12938	Payroll	26,239.45	06/12/2024	12959	Dingle's of Dayton	9.74
06/12/2024	12939	Jennifer S Dickinson{O}	245.62	06/12/2024	12960	DL Lighting, LLC	4,780.40
06/12/2024	12940	Jill Essency {O}	40.20	06/12/2024	12961	Double T Construction	1,257.44
06/12/2024	12941	Tracy Clark	99.16	06/12/2024	12962	Emerge Technologies	70.00
06/12/2024	12942	Seth Bryan	399.21	06/12/2024	12963	Inland Cellular	72.57
06/12/2024	12943	2Over Publishing	10.80	06/12/2024	12964	Jamestown Networks	198.23
06/12/2024	12944	Arrowleaf Consulting	1,181.80	06/12/2024	12965	LEAF	285.12
06/12/2024	12945	Banner Bank - 1585	3,205.27	06/12/2024	12966	MBG Cleaning Services	1,480.00
06/12/2024	12946	Banner Bank - 1593	1,475.05	06/12/2024	12967	Pacific Power	1,035.76
06/12/2024	12947	Banner Bank - GO Bond - 3946	2,431.59	06/12/2024	12968	Patton & Assoc.	2,510.00
06/12/2024	12948	Banner Bank BMS #2 Bond - 9342	2,440.84	06/12/2024	12969	Petrichor Broadband, LLC	2,433.00
06/12/2024	12949	Basin Disposal Inc	68.25	06/12/2024	12970	Power & Tel	646.06
06/12/2024	12950	Basin Disposal of Walla Walla	136.15	06/12/2024	12971	Senske	74.96
06/12/2024	12951	Blue Mountain Irrigation & Landscape	2,664.86	06/12/2024	12972	Strategy Northwest, LLC	3,000.00
06/12/2024	12952	Blue Mountain RC & D	200.00	06/12/2024	12973	US Linen & Uniform	178.53
06/12/2024	12953	Boggs Ortuno PLLC	750.00	06/12/2024	12974	Valley Wide Pasco Propane	383.35
06/12/2024	12954	Brewer's Bookkeeping & Payroll Svs	400.00	06/12/2024	12975	Walla Walla Union Bulletin	360.00
06/12/2024	12955	Cardmember Service	1,454.20	06/12/2024	12976	WBE Technologies LLC	775.47
06/12/2024	12956	City Lumber	176.03	06/12/2024	12977	Wilson Technology Solutions	653.40
06/12/2024	12957	City of Dayton	2,368.25	06/12/2024	12978	Zero dB Communications, LLC	4,940.49
06/12/2024	12958	Columbia iConnect	156.39				

Chair Bryan adjourned the meeting at 6:17 pm.

  
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 Mike Spring, Secretary