PORT OF CENTRALIA
Established 1986

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Minutes
Regular Meeting of the
PORT OF CENTRALIA
November 19, 2025
Port of Centralia Administrative Office & Via Teleconference
3:00 PM

Attendees: Commissioners: Kyle Markstrom, Julie Shaffley, and Peter Lahmann
Port Staff: Kyle Heaton, Executive Director
Port Counsel: Andrew Lewis, Van Ness Feldman
Public: Paul Crowner; Bob Jackins; Cynthia Mudge; and Jan Banevich
Teleconference: 12 unknown callers

1) **Call Meeting to Order/Introductions:** Commissioner Markstrom called the meeting to order at 3:00 p.m.

2) **Public Hearing – 2026 Budget:** Commissioner Markstrom adjourned the regular meeting to the public hearing at 3:00 p.m.

a) Review of 2026 Budget: Kyle Heaton gave an overview of the proposed final 2026 budget.

Commissioner Lahmann asked on behalf of a constituent if the Commissioners' health insurance is paid monthly and regarding the amount in the budget. Kyle Heaton replied that it was paid monthly and it covers the Commissioners and their spouses and dependents. Commissioner Lahmann said the same constituent asked regarding the overall debt and he could not find it in the budget. Kyle Heaton replied that it would not be found in the budget but on the balance sheet of the financial statements.

Commissioner Shaffley asked how long the Port had on the Moe contract. Kyle Heaton replied three years were left on it.

Commissioner Lahmann asked about a change in the sale of fixed assets compared to the preliminary budget. Kyle Heaton replied that three sales transactions are waiting for the City of Centralia to approve a boundary line adjustment in order to close. Commissioner Lahmann asked about the budget line for marketing. Kyle Heaton replied that included the Centralia-Chehalis Chamber of Commerce contract, radio advertising, and any other community projects the Commissioners want to sponsor, such as the Centralia Downtown Association hanging baskets.

Kyle Heaton reported that there will be a 0% increase in taxes with the levy rate for 2026 set at $0.29 per thousand.

b) Public Testimony: Commissioner Markstrom stated the rules for public testimony for the public hearing.

Jan Banevich, of Centralia, testified against the proposed final 2026 budget.

c) Adjourn: Commissioner Markstrom adjourned the public hearing to the regular meeting at 3:09 p.m.

3) **Reconvene:** Commissioner Markstrom reconvened the meeting at 3:09 p.m.

4) **Approval of Agenda:** Commissioner Shaffley made a motion to approve the November 19, 2025, agenda. Commissioner Lahmann seconded the motion. The motion carried.

5) **Good of the Order/Public Comment:** Commissioner Markstrom opened the meeting to public comment and stated the rules regarding public comment.

Paul Crowner, of Centralia, commented on the Lewis County Board of County Commissioners' budget citizens advisory committee.

Cynthia Mudge, executive director of the Centralia-Chehalis Chamber of Commerce, commented on upcoming Chamber events.

6) **Approval of Minutes:** Commissioner Lahmann made a motion to approve the November 5, 2025, regular meeting minutes. Commissioner Shaffley seconded the motion. The motion carried.

7) **Approval of Warrants:** Commissioner Shaffley made a motion to approve warrants 24647 through 24672 with an aggregate amount of $120,434.16. Commissioner Lahmann seconded the motion. The motion carried.

8) **New Business:**

a) Resolution No. 2025-07: Commissioner Shaffley made a motion to approve Resolution No. 2025-07 Adopting the Final Budget and Setting the Property Tax Levy for 2026. Commissioner Lahmann seconded the motion.

Commissioner Lahmann commented that he would like to have more detail on the budget. Commissioner Markstrom asked Commissioner Lahmann what he would like to be more detailed or if he had questions about the budget that were not answered. Commissioner Lahmann replied that he would just like more detail. Commissioner Markstrom replied that he found Commissioner Lahmann's continual grievance with the budget frustrating and asked what more information he desired. Commissioner Lahmann replied that he wanted a detailed budget. Commissioner Markstrom asked Commissioner Lahmann what "detailed" means and what information he wanted but did not have. Commissioner Lahmann replied that he was not ready. Commissioner Markstrom said that year after year Commissioner Lahmann continually throws Port staff under the bus as if they are not doing a good job by stating the budget needs more detail, yet never provides what detail is wanted. Commissioner Lahmann replied that his questions had been answered and that he would like a breakdown of the salaries for Port staff and Commissioners instead of a lump sum. Commissioner Markstrom replied that the Commissioners sign off on every single check and invoice that is paid by the Port and Commissioner Lahmann is fully aware of every single one of those details, including what the staff is paid every month. Commissioner Lahmann asked why that could not be included in the preliminary budget. Commissioner Markstrom replied that the Port does not budget each

position separately, but budgets administration salaries and maintenance salaries, just like every other agency. Kyle Heaton added that the Port of Chehalis just adopted a budget that did not list salaries at all and that the Commissioners have been receiving budget information with all of the information Commissioner Lahmann was wanting since September. Commissioner Lahmann reiterated that he would like a breakdown and said that the Commissioners were provided the packet two days before the meeting. Commissioner Markstrom replied that the preliminary budget was provided in October and the two are nearly identical. Kyle Heaton added that he had not received any feedback on the preliminary budget from Commissioner Lahmann until this moment.

Commissioner Shaffley asked what the average household pays at the current tax levy rate. Kyle Heaton replied that he did not know the median home price in Centralia but would get that information. He added that the Port is the second smallest item on the tax bill.

Commissioner Markstrom opened the agenda item for public comment.

Jan Banevich, of Centralia, commented on the lack of detail on the budget and the legal expenses allocated for public records requests. Commissioner Markstrom replied that every public record request the Port receives is reviewed by its counsel, as does every other public entity.

Paul Crowner, of Centralia, commented that Lewis County uses the median home price of $424,000. Commissioner Markstrom replied that the average household would pay approximately $125 at the current tax rate for the Port for the year.

Commissioner Markstrom and Commissioner Shaffley voted in favor of Resolution No. 2025-07. Commissioner Lahmann opposed the motion. The motion carried.

b) City of Centralia Utility Easement and Bill of Sale – Off Northpark Drive:

i) Commissioner Lahmann made a motion to approve the Utility Easement with the City of Centralia for Lewis County Tax Parcel No. 023982002009. Commissioner Shaffley seconded the motion. The motion carried.

Commissioner Markstrom opened the agenda item for public comment. There was no public comment made.

ii) Commissioner Lahmann made a motion to approve the Bill of Sale with the City of Centralia for $60,245.00. Commissioner Shaffley seconded the motion. The motion carried.

Commissioner Markstrom opened the agenda item for public comment. There was no public comment made.

c) Executive Director Report: Kyle Heaton provided the Commissioners with testimony the Port submitted regarding the proposed City of Centralia municipal code zoning what was prepared with the Port's land use counsel. He also congratulated the Port's part-time maintenance employee, Mario Gutierrez, for his selection as a starter for the Northwest Athletic Conference 2025 Men's Soccer All-Star team, playing under the Port's maintenance manager, Noel Vazquez.

d) Commissioner Reports: Commissioner Shaffley thanked Port staff for their hard work in preparing the budget.

Commissioner Lahmann reported that he attended the Centralia City Council meeting.

Commissioner Markstrom reported that he and Kyle Heaton attended a meeting with the Centralia City Manager, Centralia Mayor, the Lewis County Manager, and a Lewis County Commissioner to discuss mediation on the City of Centralia's development moratorium.

9) Adjourn: Commissioner Shaffley made a motion to adjourn the meeting at 3:32 p.m. Commissioner Lahmann seconded the motion. The motion carried.

COMMISSIONER

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