PORT OF CENTRALIA
Established 1986

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Minutes
Regular Meeting of the
PORT OF CENTRALIA
October 16, 2024
Port of Centralia Administrative Office & Via Teleconference
3:00 PM

Attendees: Commissioners: Kyle Markstrom and Julie Shaffley; Peter Lahmann via teleconference
Port Staff: Kyle Heaton, Executive Director; Amy Graber, Director of Finance
Public: Paul Crowner; Juanita MacNaughton; Dillan Johnson; Jan Banevich; Gary Odegaard; Dave Nunn; and Cynthia Mudge
Teleconference/videoconference: 11 unknown attendees

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

2) **Approval of Agenda:** Commissioner Shaffley made a motion to approve the October 16, 2024, agenda as submitted. Commissioner Lahmann seconded the motion. The motion carried.

3) **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 2025 preliminary budget.

   Jan Banevich, of Centralia, commented on a Facebook page.

   Cynthia Mudge, executive director of the Centralia-Chehalis Chamber of Commerce, announced several upcoming Chamber events.

   Gary Odegaard, of Centralia, commented that Brian Dow was unable to use Webex to join the meeting. Commissioner Markstrom replied that there were many other attendees on Webex so it appeared to be working.

4) **Approval of Minutes:** Commissioner Shaffley made a motion to approve the October 2, 2024, regular meeting minutes. Commissioner Lahmann seconded the motion. The motion carried.

5) **Approval of Warrants:** Commissioner Shaffley made a motion to approve warrants 24006 through 24033 with an aggregate amount of $130,532.73. Commissioner Lahmann seconded the motion. The motion carried.

   Commissioner Lahmann commented that he has not seen a report for what the Port receives from Lewis Consulting and asked for clarification on two other warrants.

6) **New Business:**

a) **2025 Preliminary Budget:** Kyle Heaton gave an overview of the 2025 preliminary budget. He stated that it was also available on the Port's website and the public hearing to approve the final budget will be held in November. He added that the Port was waiting on assessed value numbers from the Lewis County Assessor's Office.

Commissioner Markstrom stated that prior criticism of the Port has revolved around a quote in the newspaper in 1994 about the Port being off the tax rolls in ten years from Commissioner Robert Thompson, which was his personal hope at the time. Since 2004, ten years after that comment, the Port added 86% of the current Port businesses, added 94% of the jobs, and added 97% to the assessed value. He believed that the founding Port Commissioners realized the significant return on investment that was occurring because of the Port and how important it was to continue that, and this is why the Port continues to levy tax. The tax makes up only 4% of the tax bill, yet Port businesses represent 15% of all taxes paid. Local services would with collect 15% less tax revenue or citizens' tax bills would be 15% higher to make up the difference.

Commissioner Shaffley added that when TransAlta closed, the community suffered, and many moved away from the community. She said that the Port stepped in and has taken over the tax base with a diversified revenue instead of singular industry for a more solid tax base.

b) **Sign Easement – WinCo Foods, LLC:** Kyle Heaton gave an overview of the Sign Easement Agreement with WinCo Foods, LLC.

Commissioner Shaffley made a motion to approve the Sign Easement Agreement with WinCo Foods, LLC. Commissioner Lahmann seconded the motion. The motion carried.

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

c) **Commissioner Reports:** Commissioner Lahmann reported that he attended a Lewis County Board of County Commissioners meeting and a Centralia City Council meeting. He also met with a staffer from Senator Murray's Office. He asked for the status of the Harrison Avenue interchange. Commissioner Markstrom replied that the City and the County are currently in preliminary engineering. Kyle Heaton said that Port staff met with the City and County for the first time the previous week and the plans have been sent to the Port's engineers and planners for review. He added that the Port has some concerns but there is time to get everything straightened out.

Commissioner Shaffley reported that she attended a Centralia-Chehalis Chamber of Commerce meeting. She congratulated Dick's Brewing for celebrating their 30th anniversary. Commissioner Markstrom added that Dick's Brewing is a pillar of the small business community.

Commissioner Markstrom reported that he will be attending the open house for the prospective City of Centralia manager candidates.

Kyle Heaton added that Sterling Breen will be commencing work on the Park 3 Grading project the following week.

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

COMMISSIONER

COMMISSIONER