PORT OF CENTRALIA
Established 1986

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Agenda
Regular Meeting of the
PORT OF CENTRALIA
October 7, 2026
Port Administrative Office
3:00 PM

Remote attendance of meetings is also available through video and call-in with the following information:

Meeting Link: https://portofcentralia.my.webex.com/portofcentralia.my/j.php?MTID=m03166d6cb34007974115841b312efd5f
Meeting Number/Access Code: 2551 642 2306
Public Call-in Number: 1-650-479-3208
Meeting Password: 3527

1) **Call Meeting to Order/Pledge of Allegiance/Introductions**

2) **Approval of Agenda: October 7, 2026 Regular Meeting**

3) **Good of the Order/Public Comment**

4) **Approval of Minutes:**
   a) **September 16, 2026 Regular Meeting**
   b) **September 17, 2026 Special Meeting**
   c) **September 28, 2026 Special Meeting**

5) **Approval of Warrants**

6) **Old Business:**
   a) **Small Works Project #26-07 Asphalt Repair – 1709 Midway Court**
   b) **Committee Assignments**

7) **New Business:**
   a) **Jay Vander Stoep Presentation**
   b) **Valvoline Instant Oil Change Concept Site Plan Review**

8) **Essential Updates:**
   a) **Staff Reports**
   b) **Commissioner Reports**

9) **2027 Budget Workshop**

10) **Meeting Adjourned**

Remote attendees can provide public comment by raising their hand in Webex or by pressing *3 if joining by phone. Written comments may be submitted to info@portofcentralia.com by 2:00 PM on the day of the meeting. All comments received will be shared with the Port Commission.

THE PORT COMMISSION MAY ADD OR TAKE ACTION ON ITEMS NOT LISTED ON THIS AGENDA.

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PORT OF CENTRALIA
BUDGET WORKSHEET

REVENUES:

OPERATING REVENUES	Budgeted 2026	Proj. Year-End	Proposed 2027
Lease Revenue	$ 973,585	$925,546	$ 1,122,726
Sign Revenue	$ -	$0	$ 45,000
Landscape Fees	$ 43,657	$43,280	$ 44,250
Service Contract Flood Control District	$ 1,200	$3,420	$ 3,500
Misc. Operating Revenues	$ 500	$2,301	$ 500
Total operating revenue:	**$ 1,018,942**	**$ 974,547**	**$ 1,215,976**

NON-OPERATING REVENUES	Budgeted 2026	Proj. Year-End	Proposed 2027
Sale of Fixed Assets	$ 13,608,904	$1,701,518	$ 8,100,000
Interest Income	$ 6,000	$7	$ 1,500
Ad Valorem Taxes	$ 1,262,990	$1,201,662	$ 1,262,990
Leasehold Excise Tax	$ 1,500	$2,106	$ 1,500
Forest Board Tax	$ 15,000	$17,075	$ 15,000
Private Harvest Tax	$ 15,000	$15,918	$ 15,000
Total non-operating revenues:	**$ 14,909,394**	**$ 2,938,286**	**$ 9,395,990**
TOTAL REVENUES:	***$ 15,928,336***	***$ 3,912,833***	***$ 10,611,966***

OPERATING EXPENSES:

MAINTENANCE/OPERATIONS	Budgeted 2026	Proj. Year-End	Proposed 2027
Engineering & Architecture	$ 1,500	$ 1,293	$ 1,500
Surveying	$ 1,500	$ 1,200	$ 1,500
Other Professional/Legal Services	$ 30,000	$ 29,202	$ 10,000
Utilities for Houses/Bldgs	$ 5,000	$ 13,194	$ 10,000
Bldg-(maint & supplies)	$ 15,000	$ 14,040	$ 15,000
Maint- Telecommunications	$ 1,750	$ 1,660	$ 1,750
Maint - Security	$ 800	$ 800	$ 800
Maintenance Salaries	$ 195,000	$ 155,396	$ 194,107
Maintenance Benefits and Taxes	$ 115,000	$ 73,565	$ 110,357
Misc. Land Maintenance	$ 15,000	$ 10,134	$ 10,000
Fuel & Lubricates	$ 6,000	$ 5,060	$ 6,000
Equipment Maintenance	$ 2,500	$ 2,083	$ 2,500
Landscape Supplies	$ 10,000	$ 5,779	$ 10,000
Landscape Street Lights/pumps/stormw	$ 20,000	$ 19,986	$ 20,000
Landscape Equip Rentals	$ 1,800	$ 200	$ 1,500
Total maintenance/operations:	**$ 420,850**	**$ 333,592**	**$ 395,014**

SALARIES & BENEFITS	Budgeted 2026	Proj. Year-End	Proposed 2027
Salaries - Administration	$ 581,970	$ 353,046	$ 354,308
Salaries - Commissioners	$ -	$ 13,041	$ 13,041
Heaton Severance	$ -	$ 217,634	$ 108,817
Social Security / Medicare	$ 44,521	$ 43,657	$ 36,427
Labor and Industries	$ 1,400	$ 718	$ 707
Pension Staff	$ 85,000	$ 18,079	$ 28,458
Unemployment, FMLA	$ 7,200	$ 3,908	$ 5,386
Health Insurance Staff	$ 125,000	$ 69,786	$ 70,889
Health Insurance Commissioners	$ 95,000	$ 91,116	$ 93,909
Total benefit expenses:	**$ 940,091**	**$ 810,985**	**$ 711,941**

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OUTSIDE SERVICES	Budgeted 2026	Proj. Year-End	Proposed 2027
Marketing Port/Community Relations	$ 75,000	$ 37,997	$ 40,000
Accounting / Audit	$ 65,000	$ 45,000	$ 40,000
Security Service	$ 7,500	$ 4,463	$ 4,500
Legal Expenses - General Administrative	$ 70,000	$ 173,915	$ 70,000
Legal Expenses - Public Records Requests	$ 35,000	$ 23,235	$ 15,000
Legal Advertising	$ 1,500	$ 5,629	$ 2,500
Signage	$ 3,000	$ -	$ 1,500
Total outside services expenses:	**$ 257,000**	**$ 290,238**	**$ 173,500**

GENERAL & ADMIN	Budgeted 2026	Proj. Year-End	Proposed 2027
Computer Supplies/Repairs/Software	$ 10,000	$ 8,482	$ 10,000
Postage	$ 1,200	$ 1,688	$ 1,200
Printing,Photos,Copies	$ 3,000	$ 4,736	$ 3,000
Office Supplies	$ 12,000	$ 8,444	$ 12,000
Promotional Hosting	$ 500	$ -	$ 500
Travel - Staff	$ 150	$ 1,273	$ 1,500
Travel - Commissioners	$ 500	$ 1,543	$ 2,000
Other Business Meetings	$ 1,500	$ 781	$ 1,500
Insurance	$ 50,000	$ 88,166	$ 95,000
Membership Dues	$ 6,000	$ 2,981	$ 6,000
Misc G&A	$ 500	$ -	$ 500
Conferences-Comm & Staff	$ 500	$ 949	$ 1,500
Seminars & Education	$ 500	$ 2,362	$ 2,500
Publications	$ 600	$ 497	$ 600
Office - Utilities	$ 7,000	$ 5,960	$ 7,000
Office - Garbage Collection	$ 1,300	$ 1,114	$ 1,300
Office -Telecommunications	$ 9,600	$ 12,309	$ 15,000
Forest Patrol/FCD Tax	$ 400	$ 325	$ 300
Bank Charges	$ 1,800	$ 4,585	$ 4,600
Total general and admin expenses:	**$ 107,050**	**$ 146,193**	**$ 166,000**

LONG TERM LIABILITIES	Budgeted 2026	Proj. Year-End	Proposed 2027
CERB #3 Loan - Principal	$ 59,959	$ 59,959	$ -
CERB #3 Loan - Interest	$ 450	$ 450	$ -
Moe Contract Loan - Principal	$ 166,136	$ 166,136	$ -
Moe Contract Loan - Interest	$ 8,848	$ 8,848	$ -
Fry Contract Loan - Principal	$ 21,688	$ 21,688	$ 23,489
Fry Contract Loan - Interest	$ 26,279	$ 26,279	$ 24,479
Umpqua Bank LOC	$ 889,911	$ 1,164,167	$ -
Total non-operating expenses:	**$ 1,173,272**	**$ 1,447,527**	**$ 47,968**

CAPITAL EXPENDITURES	Budgeted 2026	Proj. Year-End	Proposed 2027
Landscaping, Office, & Maint. Equipm	$ 75,000	$ -	$ 50,000
Misc. Land Improvements	$ 50,000	$ 1,400	$ 50,000
Road Maintenance	$ 50,000	$ -	$ 50,000
Centralia Station Land/Winco Sign	$ -	$ 755,976	$ 75,000
Park I Land Sales	$ -	$ 8,247	$ 25,000
Misc. Building Improvements	$ 50,000	$ 24,269	$ 75,000
Total Capital Expenditures:	**$ 225,000**	**$ 789,891**	**$ 325,000**
TOTAL EXPENSES:	**$ 3,123,263**	**$ 3,818,426**	**$ 1,819,423**