

Port of Skamania County

Minutes of Board of Commissioners February 12, 2026

In Attendance: Commissioner Taylor, Commissioner Kingston, Director - Pat Albaugh(Zoom), Finance Manager – Cindy Bradley, Facilities Manager – Doug Bill, Auditor – Monica Masco, Attorney Seth Woolson (Zoom), Minute Taker – Annette

Absentees:

Guests: None

Call to Order: Commissioner Kingston opened the meeting at 5:00pm

Public Comment: None

Changes to the Agenda: No changes.

Consent Agenda: The following items were presented for Commissioner’s approval. (Consent agenda items are intended to be passed by a single motion to approve all listed actions.)

1. Consideration of the Minutes
 - January 20, 2026, Minutes

2. Consideration of Pre – Issued General Fund Vouchers **\$18,588.76**
22870-22872
EFT 02/05/2026-01 thru 02/05/2026-05
Dated 02/05/2026

- Checking **\$38,680.64**
22873-22892
Dated 02/11/2026

Consent Agenda Approval

Commissioner Broughton made a motion to approve consent agenda items 1 and 2.
Commissioner Taylor seconded. All in favor. Motion passed.

Commissioner & Staff Reports

Attorney’s Report: No update at this time.

Finance Manager’s Report

The Finance Manager reported a strong start to the year, highlighted by several positive financial developments. Property tax revenue was received, totaling \$6,000.00. Investments are currently producing favorable interest income, contributing to the Port’s financial stability.

Regarding tenant accounts, Skunk Brothers made a substantial payment toward their delinquent balance, while Recovery Café settled their outstanding past due amounts. At the beginning of the year, the Finance Manager noted that late fees and interest charges, as outlined in lease agreements, are being actively enforced. This enforcement appears to have positively influenced tenant payment behavior, resulting in increased timeliness of payments.

Facilities Update: Doug Bill began the Facilities Update by introducing his crew to the Commissioners and others in attendance. He reported that the annual Labor & Industries (L&I) consultation had been completed and is currently awaiting official reports. Doug noted that the consultation process went smoothly.

Ongoing cleanup of the basement continues as part of the facility maintenance efforts. Doug also highlighted progress on the American Cruise Line project, which involves replacing the Stevenson Landing dolphins.

Additionally, Doug informed the group that his team recently replaced a water heater in the Tichenor building.

Commission Update: Commissioner Broughton expressed his appreciation to the fellow Commissioners for his re-election to the EDC Board. Commissioner Taylor reported ongoing efforts regarding the activation of his official email and noted that his OPMA training was nearing completion. Commissioner Kingston did not provide an update at this time.

Executive Director's Report: The Executive Director, Pat, provided an update to the Commission regarding upcoming improvements to the Port's information technology systems. He explained that these upgrades are being implemented to enhance protections and ensure compliance with government technology standards. Pat indicated that he would explore government contracts with IT service providers to support these efforts.

Pat also informed the Commission that the Energy Facility Site Evaluation Council (EFSEC) had sent a letter requesting the appointment of a member to serve on their council. After a discussion with the EFSEC Executive Director and Assistant Attorney General, of WA state, it was determined that there is no relevant reason for the Port to assign a representative. As a result, a formal letter will be sent to decline the invitation. Pat introduced a discussion concerning a financial relief plan for Skunk Brothers, a tenant with a delinquent balance. After a discussion, the Commissioners authorized Pat to proceed with negotiations to establish a mutually agreeable payment plan with Skunk Brothers. The Commission will receive updates once a payment arrangement has been finalized.

New Business & Administrative Approvals

Consideration to write off Skamania County Knucklebusters Association and American Queen Voyages as bad debt.

Commissioner Taylor made a motion to approve the write-off for Skamania County Knucklebusters Association, reflecting the full balance of \$5,372.54, minus the security deposit of \$2,736.00, leaving a write-off amount of \$2,636.54, and American Queen Voyages in the amount of \$11,029.23 as bad debt. Commissioner Broughton seconded. All in favor. Motion passed.

Consideration of Maul Foster & Alongi on-call Professional Services Agreement for 2026 not to exceed \$5,000.00.

Commissioner Broughton made a motion to approve the Maul Foster & Alongi on-call Professional Services Agreement for 2026 not to exceed \$5,000.00. Commissioner Taylor seconded the motion. All in favor. Motion passed.

Adjourned: Meeting adjourned at 1:27pm

APPROVED BY:

Commissioner Ray Broughton, Secretary (District 1)

Commissioner Andrew Taylor, Vice President (District 2)

Commissioner Todd Kingston, President (District 3)

ATTEST: _____
Annette Sabourin, Minute Taker