



Established 1986

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www.portofcentralia.com

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