THE PORT
CAMAS–WASHOUGAL

PRELIMINARY AGENDA FOR REGULAR MEETING **November 18, 2026**

I. OPEN SESSION **12:00 PM**

PUBLIC COMMENT: ITEMS ON THE AGENDA
Speakers are asked to keep their comments to less than 3 minutes. Please feel free to submit comments in writing to the Executive Director. If you have questions in your public comment, staff will follow up with you after the meeting.

City of Camas/City of Washougal Updates

CONSENT ITEMS
All matters listed under Consent Items have been distributed to each member of the Commission for review, are considered routine, and will be enacted by the motion of the Commission with no separate discussion. If a separate discussion is desired, that item may be removed from the Consent Items and placed under Action Items by request.

A. Approval of Minutes of the Regular Meeting on November 4, 2026.
B. Approval of Checks

NEW BUSINESS/DISCUSSION ITEMS

C. Resolution 9-26 Tax Levy- Director of Finance Krista Cagle
D. 5-Year Capital Improvement Plan- Director of Finance Krista Cagle
E. 3rd Quarter 2026 Financials- Director of Finance Krista Cagle
F. Property Resources Lease Amendment- Business Development & Leasing Manager Derek Jaeger
G. Lower Marina Access Road Paving Project- Environmental Project Manager Jennifer Taylor

PUBLIC HEARING

1. Commissioner Opening Remarks
2. Staff Presentation on 2027 Preliminary Budget & Comprehensive Scheme of Harbor Improvements
3. Public Comment
4. Commission Consideration of the 2027 Preliminary Budget & Comprehensive Scheme of Harbor Improvements

PUBLIC COMMENT
Speakers are asked to keep their comments to less than 3 minutes. Please feel free to submit comments in writing to the Executive Director. If you have questions in your public comment, staff will follow up with you after the meeting.

24 South "A" Street, Washougal WA 98671
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THE PORT
CAMAS–WASHOUGAL

ACTION ITEMS

H. Resolution 9-26 Tax Levy
I. 5-Year Capital Improvement Plan
J. Property Resources Lease Amendment
K. Lower Marina Access Road Paving Project

STAFF REPORTS & COMMENTS

COMMISSIONER REPORTS & DISCUSSION

ADJOURN

Regular business and meetings that may be attended by members of the Commission:

Date	Meeting
*December 9-11, 2026	WPPA Winter Meeting
*December 15, 2026	2027 Legislative Outlook
*December 16, 2026	Holiday Chamber Luncheon

(*Denotes events in which two (2) or more Commissioners may attend)

Join the meeting on the Conference Call Line: (253) 215-8782

Meeting ID: 837 2694 3053

Passcode: 527994 or via this video link:

https://us06web.zoom.us/j/83726943053?pwd=S05tP4p89ISCXazZdd0T9sAGJ93vza.1

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MINUTES OF THE REGULAR COMMISSION MEETING
PORT OF CAMAS-WASHOUGAL
November 4, 2026
By: Mackenzey Thomason, Administrative Assistant

A Regular Meeting of the Commissioners of the Port of Camas-Washougal was held in person and virtually on Wednesday, November 4, 2026, at 12:00 p.m. A workshop on a Port Marina Parking Study ran from 11:00 a.m. to 11:30 a.m. A workshop on an RKm (Hyas Point) update was held from 11:30 a.m. to 12:00 p.m., when the Regular Meeting began.

PRESENT: Commissioner Brad Richardson, Commissioner Larry Keister, Executive Director Trang Lam, Deputy Director Marlo Maroon, Director of Finance Krista Cagle, Director of Facilities Eric Plantenberg, Business Development & Leasing Manager Derek Jaeger, Port Attorney Carolyn Lake, Administrative Assistant Mackenzey Thomason, and members of the public. The public may access the meeting through a designated Zoom conference call line or video link. Commissioner Cassi Marshall had a pre-approved excused absence.

At 12:00 p.m., following the Pledge of Allegiance, Commissioner Keister called to open the Regular Session public meeting to order. The meeting is being recorded, and the chat function has been turned off.

PUBLIC COMMENT #1 (Items on the Agenda):
No comments.

City Updates:
Camas City Council Mahsa Eshghi:
Eshghi explained that she is excited about the Hometown Holidays event in downtown Camas on December 4, 2026, from 5 p.m. to 8 p.m. She also explained that she attended the Regional Transportation meeting yesterday, where they presented the 2027 Clark County Transportation projects. Eshghi said they presented 10 high-priority projects, including replacing the Slough Bridge.

Washougal City Council David Szyplinski:
Szyplinski explained that the City of Washougal's parade and harvest festival went well and that the City is working on the 2027 budget. He also noted that the City is working on RFA rules to ensure a smooth transition.

CONSENT ITEMS
Minutes & Checks
The minutes from the Regular Meeting on October 21, 2026; electronic payments; and the issuance of general fund checks 11112-11123, totaling $74,567.70, were presented for approval. Commissioner Richardson made a motion, seconded by Commissioner Keister, and the consent items were carried unanimously.

NEW BUSINESS/DISCUSSION

2027 Preliminary Budget- Director of Finance Krista Cagle:
Cagle explained that today's discussion is the commissioners' final opportunity to make any changes to the 2027 budget. She noted that the public hearing is scheduled for the November 18 meeting. Cagle highlighted that she presented the same budget at the last meeting and that there had been no significant changes. The commission had no questions.

PUBLIC COMMENT #2:
No comments.

STAFF REPORTS & COMMENTS
Executive Director Trang Lam:
Lam revealed that the annual Clark County Transportation Alliance statement was complete. She explained that Identity Clark County and RTC led the statement's development and met in October with a larger stakeholder group to discuss the policy statement and make final tweaks. Lam shared that she wanted to highlight a few points in the statement and explained that the document will be used during budget season in Olympia to understand transportation needs in this area. She noted that the statement includes numbered action items. Lam explained that the I-5 bridge was moved to national priority this year and noted that the Slough Bridge is a capital project ask for the region. Lam noted that the bridge was temporarily fixed this summer; however, the ask is for a permanent fix to increase capacity for residents and freight. Lam stated that partners in Clark County signed on to the statement.

Deputy Director Marlo Maroon:
Maroon noted that last week the Airport Advisory Committee met, and Director of Facilities Plantenberg spoke about airport incidents and hangar inspections. Maroon explained that hangar inspections serve two purposes: obtaining an operational permit from the Fire Marshal and ensuring hangar tenants comply with the airport rules and regulations. Maroon stated that the next Airport Advisory Committee meeting will be held on December 17 and will include the Airport Master Plan Technical Advisory Committee members.

Director of Finance Krista Cagle:
Cagle stated the Port will be closed next Wednesday in observance of Veterans Day.

Business Development & Leasing Manager Derek Jaeger:
Jaeger gave a shout-out to Plantenberg and his crew for replacing the west dock outside of the Puffin Cafe. He also wished everyone a happy Veterans Day.

COMMISSIONER REPORTS & DISCUSSION
Commissioner Richardson:
Richardson thanked Cagle for her work on the 2027 budget.

Commissioner Keister:
Keister explained that he had attended the last Airport Advisory Committee meeting and noted that it’s a great group. He added that he enjoyed the conversation around Fly Friendly, Fly Safe.

The Regular meeting was adjourned at 12:10 p.m.

RESOLUTION NO. 9-26

WHEREAS, the Commissioners of the Port of Camas-Washougal have met and considered its budget for the calendar year 2027; and,

WHEREAS, the districts actual levy amount from the previous year was $3,210,247.01; and,

WHEREAS, the population of this district is more than 10,000; and now, therefore,

BE IT RESOLVED by the Commissioners of the Port of Camas –Washougal taxing district that an increase in the regular property tax levy is hereby authorized for the levy to be collected in the 2027 tax year. The dollar amount of the increase over the actual levy amount from the previous year shall be $32,102.47 which is a percentage increase of 1% from the previous year. This increase is exclusive of additional revenue resulting from new construction, improvements to property, newly constructed wind turbines, solar, biomass, and geothermal facilities, and any increase in the value of state assessed property, any annexations that have occurred and refunds made.

A certified budget request or estimate is filed with the County Legislative Authority, separate from this resolution. As required by RCW 84.52.020, that filing certifies the total amount to be levied by the regular property tax levy. The form for this purpose is title "Levy Certification" and is available through the Assessor's Office. Certification is made in a manner prescribed by the County Legislative Authority.

Adopted this 18th day of November, 2026.

Commissioners:

_____

_____

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Port of Camas-Washougal

5 Year Future Capital Improvement Plan

Adopted: April 5, 2011; Revised: November 15, 2011; November 20, 2012; November 18, 2013; November 18, 2014; November 16, 2015; November 14, 2016; November 21, 2017; November 19, 2018; November 18, 2019; November 18, 2020; November 17 2021, November 16 2022, November 15, 2023, November 20, 2024, November 18, 2025

	2027	2028	2029	2030	2031
MARINA (Strategic Investments):					
Dredge Engineering & Permitting	$ 110,000				
Marina Parking Management (pay stations)	$ 30,900				
Aquatic Vegetation Management	$ 80,000				
Gangway 3 Grating Replacement (in-house)	$ 5,540				
Parker's Landing Marina Dock Replacements (Design) - Pending Grant Funding		$ 1,090,000			
Aquatic Vegetation Management		$ 80,000			
Marina Bathroom Upgrade - Pending Grant Funding		$ 200,000			
Launch Ramp Inspection		$ 10,000			
Dredging *waiting for analysis			$ 750,000		
Marina Piling Inspection			$ 100,000		
I-Row Float Design & Permitting			$ 150,000		
I-Row Floats				$ 500,000	
Parker's Landing Marina Dock Replacements (Const) - Pending Grant Funding					$ 14,000,000
Boat Launch Upgrade - Pending Grant Funding					$ 50,000
	2027	**2028**	**2029**	**2030**	**2031**
PARKS (Operational Capital Projects):					
Art Fund	$ 5,000	$ 5,000	$ 5,000	$ 5,000	$ 5,000
Waterfront Trail Lights (in-house)	$ 17,025				
Waterfront Parking lots seal (east and west)		$ 20,000			
Port Signs Update (Design)				$ 50,000	
Port Signs Update (Const)					$ 100,000
	2027	**2028**	**2029**	**2030**	**2031**
AIRPORT (Operational Capital Projects):					
Airport Parking Lot -slurry seal	$ 76,000				
Annexation - Consultant Services	$ 45,000				
AMP Ph 2 Exhibit A Property Survey (FAA CIP)	$ 100,000				
Obstruction Removal - Ph 1 Enviro (FAA CIP)	$ 58,000				
Fuel Station Dispensing & Cardlock Addition (WSDOT CIP)	$ 105,000				
Obstruction Removal - Ph 2 Enviro (FAA CIP)		$ 167,000			
Fire Suppression System Ph 1 (WSDOT CIP)		$ 450,000			
Western Runup Area - Design (WSDOT CIP)		$ 52,777			
Taxiways to Immelman Slurry Seal		$ 35,000			

AP-6 Paint Exterior			$ 10,000		
Obstruction Removal - Ph 3 Enviro (FAA CIP)			$ 167,000		
Fire Suppression System Ph 2 (WSDOT CIP)			$ 750,000		
Western Runup Area - Construction (WSDOT CIP)			$ 263,888		
Runway Maintenance (FAA/WSDOT CIP)				$ 334,000	
Obstruction Removal - Ph 4 Enviro (FAA/WSDOT CIP)				$ 334,000	
2 Concrete Tie-downs				$ 10,000	
Fuel Station Upgrade (WSDOT CIP)					$ 875,000
Runway & Taxiway Shift Ph 1 Env (WSDOT CIP)					$ 483,333
REAL ESTATE/INDUSTRIAL PARK (Strategic Investments):	**2027**	**2028**	**2029**	**2030**	**2031**
SCC Connector Rd (41st St) - 1400' $4,000,000 construction CAPITAL ASK			$ 4,000,000		
Energy efficiency projects	$ 80,540	$ 80,000	$ 80,000	$ 80,000	$ 80,000
REAL ESTATE/INDUSTRIAL PARK (Operational Capital Projects):					
HVAC Units	$ 50,000				
Westlie Ford - Speed doors	$ 50,540				
Bldg 14- Slurry seal parking lot	$ 15,000				
Bldg 16- Slurry seal parking lot	$ 15,000				
IP Streets - Truman St & Ford/28th Design Work	$ 254,600				
Property Boundary Survey	$ 75,000				
Building 20 Overhead doors	$ 192,000				
Building 20 Paint Overhead doors	$ 15,000				
Pavement Inventory Survey	$ 42,000				
IP Rail	$ 15,000				
Ford St (Kiva) Rail Repair		$ 75,000			
Building 16 HVAC		$ 45,000			
Building 18 Slurry Seal		$ 30,000			
Building 19 Roof TPO		$ 500,000			
Bldg 7 Entry Door & Glass		$ 15,000			
Index Street Chip Seal		$ 250,000			
Rail Inspection Report		$ 5,000			
Grattix Boxes - Pending Grant Funding		$ 50,000			
IP Rail		$ 15,000			
Courthouse - courtroom HVAC			$ 40,000		
Bldg 4 HVAC			$ 45,000		

Bldg 5 HVAC			$ 25,000		
Bldg 6 - Paint & Sign			$ 39,000		
Bldg 9 - Paint			$ 25,000		
Bldg 11 - HVAC			$ 25,000		
IP Rail - 27th & Index			$ 115,000		
Grant Street Chip Seal (Index to East End)			$ 250,000		
IP Rail			$ 15,000		
HVAC Units				$ 50,000	
Bldg 7 - Seal and paint exterior (10 yr cycle)				$ 45,000	
Bldg 9 - Roof seal (10 yrs)				$ 40,000	
Bldg 10 - Paint exterior				$ 15,000	
Bldg 15 - Paint exterior				$ 40,000	
Bldg 18 - Paint exterior				$ 70,000	
37th St Intersection Paving				$ 45,000	
Rail Crossing / Clic-6114 (Index St)				$ 100,000	
IP Rail				$ 15,000	
IP Rail					$ 15,000
HVAC Units					$ 50,000
Bldg 10 Reseal Atrium Windows					$ 16,000
Ford St/28th - Design					$ 75,000
	2027	**2028**	**2029**	**2030**	**2031**
LEVEE (Operational Capital Projects):					
Levee Bank Restoration	$ 25,000	$ 25,000	$ 25,000	$ 25,000	$ 25,000
	2027	**2028**	**2029**	**2030**	**2031**
VEHICLES (Operational Capital Projects):					
Replace Gravely - Electric	$ 12,000				
Equipment - Skidsteer attachments	$ 40,000				
F250 Truck - Gas	$ 75,000				
Crew Cab truck - Hybrid		$ 60,000			
Replace Ventrac		$ 40,000			
Replace Mach-E		$ 50,000			
Snorkle Manlift			$ 100,000		
Replace Bucket Truck				$ 100,000	
Replace Airport Gravely - Electric				$ 12,000	
Service Truck					$ 95,000

Backhoe					$ 80,000
OTHER - RECURRING CAPITAL PROJECTS	**2027**	**2028**	**2029**	**2030**	**2031**
Project Scoping Budget	$ 25,000	$ 25,000	$ 25,000	$ 25,000	$ 25,000
Equipment - Capital Projects (small equipment)	$ 17,000	$ 10,000	$ 10,000	$ 10,000	$ 10,000
ADMINISTRATION OFFICE (Other Capital Projects):					
Admin Bldg Space Planning	$ 80,000				
Website Design & ADA Compliance	$ 58,700				
SharePoint Conversion	$ 40,000				
Future Development (Admin TBD)		$ 200,000			
Admin Bldg Paint Exterior			$ 40,000		
Admin Bldg Main Parking Slurry Seal			$ 20,000		
Update Flooring				$ 80,000	
Update Lobby Exterior					$ 125,000
TOTAL CAPITAL IMPROVEMENT PROJECTS COSTS	**$ 1,809,845**	**$ 3,584,777**	**$ 7,074,888**	**$ 1,985,000**	**$ 16,109,333**
	2027	**2028**	**2029**	**2030**	**2031**
TOTAL CONTINGENCY CAPITAL IMPROVEMENT PROJECTS COSTS					
	2027	**2028**	**2029**	**2030**	**2031**
Cash Reserve Projected Beginning Balance 1/1/27	$ 10,276,373				
Projected 2026 Operating Net Income for 2027 Contingency Projects and Cash Reserves	$ 200,000				
2027 Levy Revenue	$ 3,249,949				
Investment Income/Misc Tax Revenue	$ 163,045				
Luse Property	$ (36,667)				
Mehrer Property	$ (42,036)				
2027 Debt Payment	$ (1,335,508)				
Total Capital Improvement Project Costs	$ (1,809,845)				
Contingent Grant Funding	$ 58,000				
Total Contingency Capital Project Costs	$ (200,000)				
CERB Loan Pymts (3)	$ (206,412)				
Required Reserve per Finance Policy	$ (3,301,305)				
Cash Reserve Projected Ending Balance 12/31/27*less required reserve per finance policy	**$ 7,015,595**				
Cash Reserve Projected Beginning Balance 1/1/28		$ 10,316,899			
Projected 2027 Operating Net Income for 2028 Contingency Projects and Cash Reserves		$ 153,218			
2028 Levy Revenue		$ 3,358,024			
Investment Income/Misc Tax Revenue		$ 179,350			
Luse Property		$ (36,667)			
Mehrer Property		$ (42,036)			
2028 Debt Payment		$ (2,347,860)			

Total Capital Improvement Project Costs		$ (3,584,777)		
Contingent Grant Funding		$ 2,044,777		
Total Contingency Capital Project Costs		$ (200,000)		
CERB Loan Pymts (3)		$ (205,755)		
Required Reserve per Finance Policy		$ (3,433,922)		
Cash Reserve Projected Ending Balance 12/31/28*less required reserve per finance policy		**$ 6,201,251**		
Cash Reserve Projected Beginning Balance 1/1/29			$ 9,635,173	
Projected 2028 Operating Net Income for 2029 Contingency Projects and Cash Reserves			$ (293,267)	
2029 Levy Revenue			$ 3,458,007	
Investment Income/Misc Tax Revenue			$ 197,285	
Luse Property			$ (36,667)	
Mehrer Property			$ (42,036)	
2029 Debt Payment			$ (1,347,335)	
Total Capital Improvement Project Costs			$ (7,074,888)	
Contingent Grant Funding			$ 5,180,888	
Total Contingency Capital Project Costs			$ (200,000)	
CERB Loan Pymts (3)			$ (205,099)	
Required Reserve per Finance Policy			$ (3,560,091)	
Cash Reserve Projected Ending Balance 12/31/29*less required reserve per finance policy			**$ 5,711,970**	
Cash Reserve Projected Beginning Balance 1/1/30				$ 9,272,061
Projected 2029 Operating Net Income for 2030 Contingency Projects and Cash Reserves				$ 220,033
2030 Levy Revenue				$ 3,544,087
Investment Income/Misc Tax Revenue				$ 177,156
Luse Property				$ (36,667)
Mehrer Property				$ (42,036)
2030 Debt Payment				$ (1,347,335)
Total Capital Improvement Project Costs				$ (1,985,000)
Contingent Grant Funding				$ 668,000
Total Contingency Capital Project Costs				$ (200,000)
CERB Loan Pymts (3)				$ (205,099)
Required Reserve per Finance Policy				$ (3,712,426)
Cash Reserve Projected Ending Balance 12/31/30*less required reserve per finance policy				**$ 6,352,775**

Cash Reserve Projected Beginning Balance 1/1/31					$ 10,065,200
Projected 2030 Operating Net Income for 2031 Contingency Projects and Cash Reserves					$ 1,911,156
2031 Levy Revenue					$ 14,466
Investment Income/Misc Tax Revenue					$ 3,629,528
Luse Property					$ (36,667)
Mehrer Property					$ (42,036)
2031 Debt Payment					$ (1,347,335)
Total Capital Improvement Project Costs					$ (16,109,333)
Contingent Grant Funding					$ 15,408,333
Total Contingency Capital Project Costs					$ (200,000)
CERB Loan Pymts (3)					$ (205,099)
Required Reserve per Finance Policy					$ (3,845,856)
Cash Reserve Projected Ending Balance 12/31/31*less required reserve per finance policy					**$ 9,242,358**
**** Per the Port's Cash Reserve Policy the port should maintain approximately 50% of total annual operating expenses.***					$ 13,088,214

STAFF REPORT

COMMISSION MEETING DATE: November 18, 2026

ITEM TITLE: First Amendment Lease – West Dock - Property Resources, LLC

DEPARTMENT: Business Development

SUBMITTED BY: Derek Jaeger, Business Development & Leasing Manager | Jessica Warta, Lease Administrator

STAFF RECOMMENDATION: Request Commission Approval of the First Amendment of the Lease with Property Resources, LLC

SUMMARY:
The Port and **Property Resources, LLC** entered into a lease effective July 1, 2026, for the premises located at 14 South A Street in Washougal. Since executing the lease, the Port has completed repairs to the dock on the west side of the premises. After inspecting the completed work, the tenant agreed to assume responsibility for all future maintenance, repair, replacement, and upkeep of the dock.
The First Amendment removes and replaces Section 13 (Repairs and Maintenance) of the lease to clarify maintenance obligations and transfer all future responsibilities for the west dock to the tenant. Under the amendment:

- The tenant accepts the west dock in its current "as-is, where-is" condition.
- The tenant assumes sole responsibility for all future maintenance, repairs, replacement, and associated risks related to the west dock.
- The dock must remain closed to public access and may only be used for maintenance, building systems access, or other Port-approved purposes.

The proposed First Amendment clarifies maintenance responsibilities, transfers future dock-related obligations to the tenant, and protects the Port from future dock-related costs and liabilities while leaving all other lease terms and conditions unchanged.

BUDGET IMPACT:
The amendment shifts future dock maintenance, repair, and replacement costs from the Port to the tenant, reducing the Port's potential long-term maintenance liabilities associated with the dock.

STRATEGIC PLAN or OTHER PLANS:
This amendment supports strategic objective OR3 by assigning the tenant responsibility for future maintenance and repairs to the west dock. The amendment reduces the Port's long-term liabilities, improves the predictability of property-related costs, and supports effective stewardship of the Port's real estate assets.

SUSTAINABILITY IMPLICATIONS:
N/A

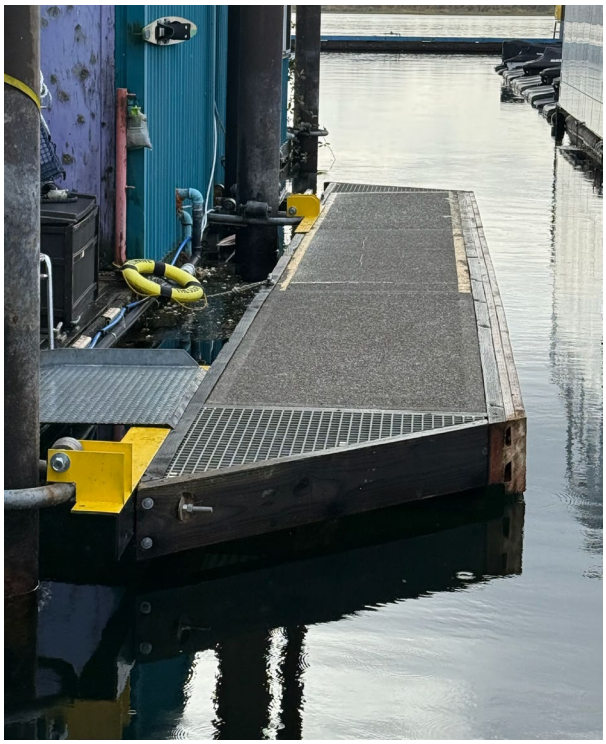
DIVERSITY, EQUITY & INCLUSION IMPLICATIONS:
No direct diversity, equity, or inclusion impacts have been identified for this amendment.

Property Resources West-Dock

BEFORE



AFTER



STAFF REPORT

COMMISSION MEETING DATE: November 18, 2026

ITEM TITLE: Accept as Complete – Lower Marina Access Road Paving Project

DEPARTMENT: Projects

SUBMITTED BY: Jennifer Taylor

STAFF RECOMMENDATION: Accept as Complete - Contract with Lakeside Industries

SUMMARY:
This contract improved of the Lower Marina Access Road, which lies below the administrative building, running adjacent to the Marina and the Black Pearl property to the parking lot. Work included grinding existing asphalt roadway, paving approximately 12,000 square feet with HMA and replacing two speed bumps. Lakeside Industries completed the project with a total cost of $51,044.00.

BUDGET IMPACT:
This project was included in the 2026 Capital Budget with an allocated budget of $80,000. The project was completed with total cost savings of $28,956 compared to the planned budget.

STRATEGIC PLAN or OTHER PLANS:
This project aligns with the OR3 goal to maintain and protect the Port's physical assets.

SUSTAINABILITY IMPLICATIONS:
These pavement repairs will rehabilitate the roadway surface and improve overall driving and safety conditions. Improvements should help to direct runoff for proper storm drainage.

DIVERSITY, EQUITY & INCLUSION IMPLICATIONS:
This access road connects the Black Pearl Pathway to Marina Park and the Historical Park. Improvements to walking conditions should also benefit pedestrian traffic.

Lower Marina Loop Access Road Before and After



