THE PORT
CAMAS–WASHOUGAL

**PRELIMINARY AGENDA FOR REGULAR MEETING** **November 4, 2026**

**I. WORKSHOP** **11:00 AM**
Marina Parking Update

**II. WORKSHOP** **11:30 AM**
RKm Update

**III. 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 October 21, 2026.
**B.** Approval of Checks

**NEW BUSINESS/DISCUSSION ITEMS**
**C.** 2027 Preliminary Budget- Director of Finance Krista Cagle

**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.

**ACTION ITEMS**

**STAFF REPORTS & COMMENTS**

**COMMISSIONER REPORTS & DISCUSSION**

**ADJOURN**

24 South "A" Street, Washougal WA 98671
Phone: (360) 835-2196 Fax: (360) 835-2197
Email: https://portcw.com/contact-us/

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

| Date | Meeting |
|---|---|
| *November 17, 2026 | CPU 2026 Utility Overview for Key Accounts |

(*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**
**October 21, 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, October 21, 2026, at 12:00 p.m. A workshop on the Port's Economic Impact Study was held from 12:00 p.m. to 12:32 p.m., after which the regular meeting began.

Economic Impact Study Workshop

PRESENT: Commissioner Cassi Marshall, Commissioner Brad Richardson, Commissioner Larry Keister, Executive Director Trang Lam, Deputy Director Marlo Maroon, Director of Finance Krista Cagle, Director of Facilities Eric Plantenberg, Environmental Project Manager Jennifer Taylor, 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.

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):**
Bob Martilla: Martilla explained he was not shocked to see the highlighted Economic Impact Study numbers showing great use of the Airport. He noted that he would like to see rental cars readily available at Grove Field to bridge the gap between Grove Field and the surrounding community, calling it a future micro-commercial airport.

**City Updates:**
**Camas City Council Mahsa Eshghi:**
Eshghi said she enjoyed the workshop on the Port's Economic Impact Study and is excited about the partnership with the Port, which will support the annexation of Grove Field. Eshghi said last week that the City of Camas held a Zombie Dash run, and Boo Bash will take place next Wednesday, October 28, in downtown Camas. Eshghi explained that the City is working on its 2027 budget and highlighted that Camas is forming two advisory committees for a potential change in form of government: one group that opposes the change and one that supports it. She also noted that Camas received an email from the Department of Ecology stating that the Camas Comprehensive Plan and zoning address Georgia Pacific clean levels and support future residential cleaning.

**Washougal City Council Ernie Suggs:**
Suggs complimented the Port's workshop. He explained that the City of Washougal held a successful Harvest Festival last weekend and that he also attended the groundbreaking for the new downtown Washougal library. He highlighted the drug take-back event at the police station this weekend, the Chamber Luncheon on the 28th, and the Halloween event downtown Washougal on

the 31st.

**CONSENT ITEMS**

**Minutes & Checks**

The minutes from the Regular Meeting on October 7, 2026; electronic payments; and the issuance of general fund checks 11084-11111, totaling $506,603.59, were presented for approval. Commissioner Marshall made a motion, seconded by Commissioner Richardson, and the consent items were carried unanimously.

**NEW BUSINESS/DISCUSSION**

**AMP Project Update #1- Executive Director Trang Lam & Environmental Project Manager Jennifer Taylor:**

Lam acknowledged the significant staff planning and coordination involved in the project and noted that community engagement to date has been strong. She provided a snapshot of the project's status and directed attendees to the Port's website for additional information. Lam then reviewed the presentation agenda; explained how the Airport Master Plan (AMP) supports the Port's strategic plan; and summarized the purpose, planning process, and key components of an airport master plan. She also introduced the project team and consultants and explained that the Federal Aviation Administration (FAA) funds the project. The Technical Advisory Committee (TAC) and Airport Advisory Committee (AAC), whose participants include AAC members, City of Camas staff, WSDOT representatives, developer, and other stakeholders, provide feedback to the Port's project team. Lam reviewed the AMP timeline and reported that the project remains on schedule. She also summarized the Economic Impact Study and public engagement completed to date. Engagement began with a listening session that allowed community members to discuss their experiences with Grove Field, followed by conversations with both advisory committees. A survey received 160 responses, including 70 from non-aviators and 90 from aviators. The input informed the draft project goals and vision statement, which the Commission presented at open houses and explored further through a follow-up survey.

**Draft Vision and Goals:**

Commissioners were asked to approve the draft vision statement, which will serve as the project's focal point. Lam explained that the advisory committees considered how to frame a vision that reflects actions within the Port's control, including the goal of creating a self-sustaining airport, and that the wording was selected intentionally. Environmental Project Manager Taylor then reviewed the draft goals. Commissioner Keister commented that the goals were straightforward. Taylor reviewed airport projects completed since 2007 and noted that none had received FAA funding. She also identified known FAA standards issues, including the existing 40-foot runway width compared with the 60-foot standard. Lam stated that the Port must begin planning to standard, and determining how to implement will be an ongoing process. Taylor then outlined airport opportunities related to hangar development, parking, aircraft fueling, and land use. Next steps include completing Chapter 3 on facility requirements and holding the next open house and AAC meetings. Commissioner Richardson emphasized the importance of public access and recreation opportunities at the airport and explicitly recognizing its local character. Approval will be requested during action items.

Airport Master Plan-Project Update

**Adoption of the 2027 Preliminary Budget- Director of Finance Krista Cagle:**

Cagle provided a high-level overview of the 2027 budget and summarized changes made since the previous review. The budget incorporates merit increases, and staffing fluctuations have led to corresponding adjustments to salaries and benefits. These changes contributed to a slight increase in projected operating net income. No other budget changes have been made; however, certain capital improvement items may be updated before final approval. Cagle stated the preliminary budget is scheduled for adoption, with a revised version to be presented on November 4 and final approval scheduled for November 18. Cagle stated that the preliminary budget information is available on the Port's website. Approval will be requested during action items.

**PUBLIC COMMENT #2:**
John Spencer: Spencer explained that he serves on both the Airport Master Plan Technical Advisory Committee and the Airport Advisory Committee, and that both groups had intense discussions reflecting on the community surveys and general fears that the Airport could become a dense development in the future. Spencer explained that the group was extremely detailed about the wording chosen for the vision statement and goals and kept those concerns in mind. Spencer noted that it was neat to discuss the Airport's fee structure at the meeting and then see it incorporated into the budget. Spencer complimented the Port's community engagement.

Bob Martilla: Martilla said FAA standards are non-negotiable and that they exist for a reason. He noted an example of the Puyallup Airport redoing its runway, but the asphalt was not load-bearing, so they had to strip it, removing the asphalt and costing the county upwards of $300,000 to redo it because it did not meet FAA standards.

Steve Carrol: Carrol asked how the Port had reached 25,000 annual Grove Field visitors and what technology was used to determine that number. He also asked about the FAA's position on airports needing to include larger aircraft in their planning to secure funding, as well as what modifications were needed to the runway.

**ACTION ITEMS**
**AMP Project Update #1**
Commissioner Keister requested formal approval of the AMP Project Update #1 which was presented as a discussion item. Upon motion by Commissioner Richardson, seconded by Commissioner Marshall, and carried unanimously, the AMP Project Update #1 is effective as of October 21, 2026.

**Adoption of the 2027 Preliminary Budget**
Commissioner Keister requested formal approval of the Adoption of the 2027 Preliminary Budget, which was presented as a discussion item. Upon motion by Commissioner Marshall, seconded by Commissioner Richardson, and carried unanimously, the Adoption of the Preliminary Budget is effective as of October 21, 2026.

**STAFF REPORTS & COMMENTS**
**Executive Director Trang Lam:**
Lam thanked the public for their questions about the Airport Master Plan. Lam explained that she serves on the Georgia Pacific committee and appreciated Eshghi's comments on ecological feedback. Lam said she had the opportunity to meet with US Fish & Wildlife and that the organization has changed over the years, which was nice for putting faces to names. Lam

explained that the Port and Fish & Wildlife are still working on a land swap, and it is great to have actual people to connect with on it. Lam reminded the public that Coffee with Trang is this Friday at 1 pm and the Hyas Point Real Estate agent will be there to answer questions.

**Deputy Director Marlo Maroon:**
Maroon explained that she participated in the Washougal Harvest Festival last weekend and enjoyed seeing so many families and kids. She explained that two weeks ago the Marina Advisory Committee met and recommended a pilot parking program for 2027; she added that the item will come before a commission workshop on November 4. Maroon also noted that the committee has been working on reevaluating the marina manual and its target audience. She added that the Port held its annual Industrial Park Forum last week, and the Airport Advisory Committee meets tomorrow from 12-2 pm.

**Director of Finance Krista Cagle:**
Cagle requested that the commission approve moving the December 16 meeting time to accommodate the annual Holiday Chamber Luncheon that afternoon. Cagle suggested moving the meeting to 10 am the same day.

Upon motion by Commissioner Richardson, seconded by Commissioner Marshall, and carried unanimously, the Special Meeting on December 16 at 10 am is effective as of October 21, 2026.

**Director of Facilities Eric Plantenberg:**
Plantenberg noted that the Scary Run will take place on the levy trail this weekend and that the Waterfront trail will reopen this Friday.

**Business Development & Leasing Manager Derek Jaeger:**
Jaeger noted that the IP forum had a great turnout and that their team included commercial Marina & Airport tenants in the invite this year.

**Environmental Project Manager Jennifer Taylor :**
Taylor explained that Port staff met with CSI's tech lead regarding the Industrial Symbiosis project. Taylor stated they will develop a list of potential projects for Port stakeholders and tenants to agree to move forward with. Taylor explained that the Port will meet with these groups for an opportunity analysis at the end of November.

**COMMISSIONER REPORTS & DISCUSSION**
**Commissioner Richardson:**
Richardson explained that he met with the Hamilton family, who owned the mill, and discussed the site's history and legacy. He said he attended the Pumpkin Harvest Festival, enjoyed seeing the Port's Washougal partners, and thanked City of Washougal staff member Rose Jewell for her hard work organizing the event. Richardson also noted that he attended the Washougal library groundbreaking and then thanked Maroon for her great presentation at the Industrial Park forum.

**Commissioner Marshall:**
Marshall thanked Maroon for her presentation on the Economic Impact Study and expressed excitement about the next steps for Industrial Symbiosis. Marshall also thanked Port staff Jessica Warta and Jaeger for their hard work organizing the IP forum.

**Commissioner Keister:**
Keister also thanked Warta and Jaeger for their hard work and explained that it was great to see the industrial park tenants.

The Regular meeting was adjourned at 1:39 p.m.

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