
Regular Commission Meeting Minutes
February 14, 2024 – 1:30 pm
2 Marine Drive, Boardman, Oregon 97818

I. CALL TO ORDER AND INTRODUCTIONS

Joe Taylor called the meeting to order at 1:30 p.m.

Commissioners Present: Rick Stokoe, Joe Taylor, John Murray, Kelly Doherty, and Joel Peterson

Staff Present: Lisa Mittelsdorf, Eileen Hendricks, Mark Patton, Jacob Cain, Jason Hendricks, Anna Browne, Erika Lasater, and Brandy Warburton

Visitors Present: Todd Gohram, Brian Lemke, Brian Hammond, Torrie Griggs, Karen Pettigrew, Kelly Morgan, George Shimer, Theresa Rehak

By Zoom Meeting: (Staff) Tim Patton, Marcine Brangham, Andrea Orcutt, Dori Drago
(Guests) Aaron Palmquist, Kirby Garrett, Debbie Radie, “Guest”, Dale Penn, John Doherty, 541-561-5339, Luis Campos, “Samsung SM-S916U”, Jeff Wenzholz, Sam Tucker, Morrow County Blog, Heather, Melanie Twitchell, “Boardman”, “Citizen”

II. ELECTION OF PORT OF MORROW COMMISSION OFFICERS FOR 2024

Joe opened the floor for nominations.

Joel nominated Joe Taylor for President. Rick seconded. There was no further discussion. Motion passed unanimously.

Joe nominated John Murray for Vice President. Kelly seconded. There was no further discussion. Motion passed unanimously

Joel nominated Rick for Secretary/Treasurer. John seconded. There was no further discussion. The motion passed unanimously.

III. PUBLIC COMMENT PERIOD

IV. CONSENT AGENDA

A. January 16, 2024, Regular Commission Meeting Minutes

B. February 1, 2024, Joint meeting with Morrow County Minutes

Joel made the motion to approve the consent agenda items. John seconded the motion. No further discussion was had. The motion passed unanimously.

V. LEGISLATIVE UPDATES

- A. Federal** – Kirby gave a brief federal legislation update. The foreign aid bill has been receiving all the attention and the annual government spending bills have been on the back burner. We will have four requests on the list for our region including rail safety upgrades for the south port area (\$1.8M), the Port of Morrow Interchange (\$2M), wastewater infrastructure upgrades (\$3M), and an Ione Incubator project (\$1.5M).
- B. State** – Dale Penn provided an update for the Oregon legislature. The economic forecast for the state was positive. There is a lot of extra cash for legislatures to spend. Housing and Measure 110 are the hot topics currently being discussed. Next Monday is the first deadline to cut bills. John asked about the 40-million-dollar bill, HB 4042/RSIS, they heard about at SDAO for the Port of Morrow and Port of Portland. Mark and Lisa responded regarding the Port projects.

Lisa added that Greg Smith is holding a listening session here on Saturday, February 17, 2024, regarding Measure 110.

VI. OLD BUSINESS

A. Ordinance 2024-01 Repealing Ordinance 92-02 – Second Reading

Joe called for a second reading of Ordinance 2024-01. John read the title, “An Ordinance of the Port of Morrow; Morrow County, Oregon Repealing Ordinance No. 92-2 and Ratifying the Repeal of Ordinance No. 15.”

John made a motion to approve Ordinance No. 2024-01, An Ordinance of the Port of Morrow; Morrow County, Oregon Repealing Ordinance No. 92-2 and Ratifying the Repeal of Ordinance No. 15. Kelly seconded the motion. There was no further discussion. The motion passed unanimously.

B. Morrow County Broadband Budget Committee Appointments

No applications have been submitted yet, but the deadline is April.

C. CDA Update

Joe stated the January meeting had been canceled due to weather. The next meeting is February 27 at 1 PM. The commission had a discussion regarding acquiring the property. Lisa asked if they’d like staff to draft a motion, and Joe replied in the affirmative. Joel read the land division from the previous CDA minutes. The commission gave their consensus that that’s what they’d like to see.

John said in the future he would like to hear more about our financial encumbrances regarding the CDA.

D. WIFIA Application Update

Lisa gave an update. Mark and Lisa went to Washington, DC to meet with delegates and the EPA administration in person and felt the visit was overall encouraging. The port is continuing to reply to requests for information as quickly as possible. Brandy distributed printed copies of the base application to the commissioners. The process is taking an entire team with multiple meetings each week. There is a lot of activity happening behind the scenes. The goal is still to reach closing in June.

E. CREZ II Disbursements

Rick asked what the delay was with the remaining \$900,000 in CREZ II funds was and what is the Port Commission's position on disbursements. Kelly replied that she and John voted to divide the remaining funds equally, \$300,000 each to Boardman Police, Boardman Fire, and Morrow County Health District but that vote didn't pass. The commissioners had a lengthy discussion regarding the CREZ II and III disbursements and representing the Port's goals and needs. A decision was made to table the discussion for a future meeting.

F. Community Projects

Mark and Jacob highlighted projects, including one in Ione, and helping get the Riverside baseball field ready for the season.

G. Golf Course Discussion

John asked if there was an update. He wants to see it go to the Boardman community rather than continue to be supported by the Port. Rick stated that the golf course is used as an economic development tool to bring people to our community and continues to generate revenue. Staff will be providing a strategic plan for the golf course. Joe said he is in favor of keeping the course.

H. Other

Eileen asked if there has been progress on appointing budget committee members. Kelly said she has not received a response and Rick has been out.

VII. NEW BUSINESS

A. Resolution 2024-02 – CREZ III Boundary Expansion

John made a motion to approve Resolution 2024-02, A resolution of the Port of Morrow, Oregon in the matter of authorizing expansion of the Columbia River Enterprise Zone III Boundary. Kelly seconded the motion. There was no further discussion. The motion carried unanimously.

B. CREZ III Disbursements

John thinks the next \$5 million should be divided amongst the sponsoring entities. Lisa

said she thinks it would be a good gesture to dedicate funding towards safe drinking water in Boardman. Each agency could dedicate funding towards getting the West Glen neighborhood connected to a public water system. Rick feels that there needs to be conversations with the communities in question to see if that's what they want. She agrees it's worth setting money aside to help. John agreed that it's important to start that process. The commission agreed safe drinking water is a priority to support through CREZ.

C. Housing Summit Representative

Joe stated Boardman City Manager, Brandon Hammond, had mentioned an upcoming housing summit. Brandon said it's still early in the process.

D. SDAO

Joe said there's always good information to learn at the conference.

E. Other

No other new business was discussed at the time.

VIII. STAFF REPORTS

A. Project Updates

Mark gave an update on DEQ Secondary Treatment. It's at 100% design. They're meeting weekly and it is going to bid next week. They're also working on getting WIFIA language approval within those documents. Winter lagoon storage is also at 100% design. We hope to have bid documents ready in March. Farm 4 has been given permission from DEQ for land application. Flood mitigation in Heppner has gone to bid. We're also working on bid documents for the incubator building. Jacob provided an update for BUILD.

B. Maintenance Update

Mark and Jacob answered questions while Erika showed photos of the SAGE expansion, BUILD, the new scale house, and the Internet Parkway Distribution Center.

C. Financial Update

Eileen presented the financial update.

D. Usage Reports

The commission reviewed the usage reports in the packet. Joe asked about the warehouse capacity. Marcine responded that inventory has been reduced due to a system upgrade and recent shutdowns at Lamb-Weston.

Brandy pointed out that the cooler warehouse received an award from Tillamook: the 2023 Distribution Partner of the Year.

E. Other

Erika said the 2024 wall calendars are here and there's one for each commissioner to take on their way out.

IX. OTHER REPORTS

- A. Willow Creek Valley Economic Development Group** – None present.
- B. BCDA** – Torrie gave an update for BCDA.
- C. ICABO** – Joel and Mark gave an update for ICABO.
- D. Other**

X. FOR THE GOOD OF THE ORDER

XI. UPCOMING EVENTS:

- | | | |
|------------------|----------------------|---------------------------------------|
| March 3-7 | | PNWA Mission to Washington |
| March 13 | 9:00/11:00 AM | Tour/Workshop |
| March 13 | 1:30 PM | POM Regular Commission Meeting |

XII. EXECUTIVE SESSION

John declared an actual conflict of interest for item A in the executive session. He has a relative involved. He will abstain from discussion and voting.

Joe read the executive statement as follows and recessed the public session at 3:40 PM.

The Port will hold an executive session meeting for the permissible reason(s) stated below under ORS 192.660(2). Representatives of the news media and designated staff and other persons shall be allowed to attend the executive session. All other members of the audience will be asked to leave the room. The public virtual Zoom Meeting link will be closed during the executive session as permissible executive session meetings are not subject to HB2560. Representatives of the news media are specifically directed not to report on any of the deliberations during the executive session, except to state the general subject of the session as previously announced. No decision will be made in this executive session. At the end of the executive session, we will return to open session and welcome the audience back into the room in-person and open the public virtual Zoom Meeting link again.

- A. For the Purpose of Consideration of Deliberations with the Port’s Executive Director and Other Staff Members Who Have Been Designated by the Port to Negotiate Transactions Related to the Sale or Lease of Real Property – ORS 192.660 (2)(e)**
- B. For the Purpose of Consultation with Counsel Concerning the Legal Rights and**


Duties of a Public Body with Regard to Current Litigation or Litigation Likely to be Filed – ORS 192.660 (2)(h)

Joe reconvened the public session at 4:31 PM adjourned the meeting at 4:32 PM.

Submitted by:

A handwritten signature in cursive script, appearing to read "Joe Taylor", written over a horizontal line.

Joe Taylor, Commission President

A handwritten signature in cursive script, appearing to read "Lisa Mittelsdorf", written over a horizontal line.

Lisa Mittelsdorf, Executive Director

PORT OF MORROW
Regular Commission Meeting
February 14, 2024

SIGN-IN SHEET

NAME PLEASE PRINT	COMPANY REPRESENTING	PHONE NUMBER	EMAIL ADDRESS (If we don't have it)
Todd Gorham	Western States Carpenter	541-749-4575	tgorham@wscarpenters.org
Brian Lemke	Carpenters Union	509-530-9925	blemke@wscarpenters.org
Tom McGuire			
Brandon Hammond			
Karen Pettigrew			
Kelly Ross	Lang West		
George Stinson	B.P.R.D	541 481 7212	
Theresa Rehall			

Port of Morrow Commission
Public Comment Sign-in Sheet



If you are interested in addressing the Commission under the Public Comment portion of the Agenda, please sign-in below before the meeting starts. A copy of the Public Comment Policy is available to any member of the public who wishes to speak.

DATE: 2/14/24

FULL NAME:

PHONE:

TOPIC:
