

**Regular Commission Meeting Minutes
October 9, 2024 – 1:30 pm
2 Marine Drive, Boardman, Oregon 97818**

I. CALL TO ORDER AND INTRODUCTIONS

Joe 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, Erika Lasater, and Brandy Warburton

Visitors Present: Karen Pettigrew, Greg Smith, Emily Collins, Debbie Pedro

By Zoom Meeting: (Staff) Marcine Brangham
(Guests) Kirby Garrett, Sam Tucker, John Doherty, "iPhone", "Samsung user", Kim's iPad (2), Lisa Pratt, 15413792597, Tommy Welsh, Sherri, Brandon Hammond

Conflict of Interest Declarations – In case any action items related to property, John Murray declared an actual conflict of interest on a real estate transaction due to family leasing the land which is being purchased. He will not partake in any discussion, any decision, or any vote related to that topic.

John requested adding a broadband update and a DEQ update to the agenda. Joe requested adding a discussion regarding CDA representation.

II. PUBLIC COMMENT PERIOD

III. CONSENT AGENDA

A. September 11, 2024, Regular Commission Meeting Minutes

B. September 25, 2024, Special Commission Meeting Minutes

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

IV. LEGISLATIVE UPDATES

A. Federal – Kirby presented the update for federal legislative occurrences. Congress is out of session and will not return until after the election. Congress will have to take time in

November and December to negotiate a compromise spending bill. Passing a disaster relief bill will also have an impact on government funding. Regarding Port specific items, he's been continuing talks with delegates regarding the WIFIA application progress. We have a pending application with MARAD for funding.

V. OLD BUSINESS

- A. **CDA Update** – Greg Smith provided multiple updates for the CDA, including the property line adjustment to separate out the acreage for CTUIR and the CDA, litigation between Umatilla County and the CDA, several potential projects, and road design, which is at 90% design. The audit should be complete in about a week. He also talked about financing and preserving culturally significant sites. Lisa asked for clarification that the lawsuit filed by Umatilla County is against all the CDA members and Greg responded yes, it is against all members.

There is a CDA meeting on Friday.

- B. **WIFIA Application Update** – Mark said there isn't much to update the commission on today.
- C. **Short Term Financing Update** – The financing was successful. Lisa and Eileen gave an update and answered questions.
- D. **Land Purchase Update** – Lisa signed documents at the Title company before 1 PM and there are still more to sign. Documents are still going between attorneys. Funds are at the title company waiting for the final signatures. The transfer should be complete by the end of our meeting.
- E. **Other**
1. **Broadband Update** - John called attention to an email that was sent by the program director regarding grants. Morrow County's application was not scored, along with 22 other applications. There are many complaints about the process.
 2. **DEQ Update** – The Port received an invitation to attend a training session related to the funding awards. Mark added there's a public hearing at Riverside High School this evening regarding our permit modification request.

VI. NEW BUSINESS

- A. **Personnel Policy Update** – Joe requested looking at this next month, so the commission has a chance to review it completely. Brandy noted this has been updated with new changes and information from the state.

- B. PNWA Update** – Lisa did not attend because she was involved in the processes here. Joel attended and enjoyed meeting people and listening to various reports and information.
- C. OPPA Update** – Lisa attended the Oregon Public Ports Association meeting. It's the first she's attended since covid. It was nice to see all the port managers face to face for a change.
- D. CDA Board Appointment** – Postponed until after the executive session.
- E. Other**
No other new business was discussed at the time.

VII. STAFF REPORTS

- A. Project Updates** – Jacob gave an update for BUILD. It should be complete by next week. The crane is here and installed and belongs to us. The airport is moving forward. Striping for the road is the same timeline for the BUILD grant. Farm 3 lagoon is going well. We're about to issue an agreement for the floating barge (pump station) supplier. Mark stated Farm 5 expansion is near completion with testing next week. SAGE Center is nearing completion too. Jacob and Mark talked about secondary treatment and answered questions from the commission.
- B. Maintenance Update** – Erika showed photos of ongoing projects at the SAGE Center, including the Harvest Festival, the airport, Farm 3 pond, Farm 5, and BUILD. Mark and Jacob answered additional questions.
- C. Financial Update** – Eileen presented the financial update and answered questions.
- D. Usage Reports** – The commission reviewed the reports in the packet. Eileen commented on water usage and the rail.
- E. Other**
No other staff reports were discussed at the time.

VIII. OTHER REPORTS

- A. WCVEDG** – Kim Cutsforth gave an update for WCVEDG.
- B. BCDA** – Brandy referred the commissioners to the report in the packet.
- C. ICABO** – There is a meeting tomorrow. Mark noted construction on the sewer system will be starting. The football field looks good.
- D. Other** – There were no other reports.

IX. FOR THE GOOD OF THE ORDER

John inquired regarding the Kinzua mill and the Morrow Development building and requested a discussion next month. Lisa gave a 2-minute update.

X. UPCOMING EVENTS:

October 29	5:30pm	City, County, Port Joint Meeting (Irrigon)
November 13	1:30pm	POM Regular Commission Meeting
November 15 (Tentative)	4:30-6:30pm	SAGE Center Event Center Grand Opening
December 13		POM Christmas Party

Karen Pettigrew announced that they're trying to increase attendance for the Senior Lunches and issued an invitation to attend. They are inviting speakers to start giving a presentation twice a month.

XI. EXECUTIVE SESSION

Joe read the executive session statement and recessed the open session at 2:55 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 reopened the open session at 3:57 PM.

CDA Port Representative – The commission discussed the September 20 CDA meeting and

actions by the Port CDA representative during that meeting. A discussion was had on whether the actions represented the entire Port of Morrow.

Joe made a motion to remove Kelly from the CDA board. Joel seconded the motion. There was no further discussion. Rick, Joel, and Joe voted yes. John and Kelly voted no. The motion carries.

Rick asked Sam if, based on our agenda, to have the replacement vote today or do they need a special meeting. Sam replied he believes that they have the right to vote on a replacement today.

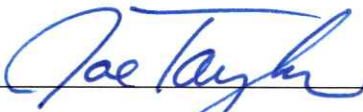
Kelly made a motion that if you have an allegation against you, you shouldn't sit on the CDA board. The motion failed for lack of a second.

Rick made a motion to appoint Lisa to the CDA board based on her history and knowledge. Joel asked if Lisa agreed with that and she replied no, specifically because the commission had previously decided to have an elected official on the CDA board. Rick withdrew his motion.

Rick moved that Joe be appointed as the representative and Joel as alternate. Joel seconded the motion. Rick, Joel, and Joe voted yes. John and Kelly voted no. The motion carries.

Joe adjourned the meeting at 4:45 PM.

Submitted by:



Joe Taylor, Commission President



Lisa Mittelsdorf, Executive Director

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: October 9, 2024

FULL NAME:

PHONE:

TOPIC:
