

**Regular Commission Meeting Minutes
December 4, 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, Miff Devin, Jacob Cain, Anna Browne, Jason Hendricks, and Erika Lasater

Visitors Present: Torrie Griggs, Kim Coil, Greg Smith, Emily Collins, Mike Hughes, Jake Madison, Karen Pettigrew, Katie Murray, Ryan McCaffrey

By Zoom Meeting: (Staff) Marcine Brangham
(Guests) Sam Tucker, Calvin Bennett, John Doherty, Nella Parks, Debbie Radie, Aaron Palmquist, Kelly Morgan, City of Boardman, "X"

Conflict of Interest Declarations - None given

II. PUBLIC COMMENT PERIOD

Chief Mike Hughes spoke regarding the contract between the Boardman Fire Department and the CDA for CDA property in Morrow County. He gave a copy of the contract to the commissioners for their review.

III. CONSENT AGENDA

A. November 13, 2024, Regular Commission Meeting Minutes

B. November 25, 2024, Special Commission Meeting Minutes

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

IV. LEGISLATIVE UPDATES – None present

V. OLD BUSINESS

- A. CDA Update** – Greg Smith shared updates for the CDA, including litigation update, road funding and design, grievance letters regarding public meetings from Kelly Doherty, extension of a farming lease, their annual audit and budget. He also answered questions from the commissioners.
- B. WIFIA Application Update** – Lisa gave an update. She, Mark, and David are going to DC next week to meet with the EPA/WIFIA team.
- C. Kinzua / MDC Building** – Lisa gave an update. She and Kim Coil have decided to postpone the conversation until next year. Kim believes it would be a great benefit to the community, but the increase in costs will be a factor.
- D. Other**
Lisa and Mark gave an update and answered questions regarding the Morrow County Planning Commission land use decision regarding the new farm 6 to require a 1,300-foot set-back, which is being appealed.

VI. NEW BUSINESS

- A. Alluvial Wells – Jake Madison & JR Cook** – Mark introduced Jake who gave an overview of the project which would dilute groundwater that has elevated nitrates with water from the Columbia River to dramatically reduce the nitrate concentration and then he answered questions.
- B. Amended and Restated Resolution 2024-16 – Authorizing CWSRF Financing** – Lisa referred to the changes to the Resolution, which is in their packet.

John made the motion to approve Amended and Restated Resolution 2024-16. The commission agreed that the short title was sufficient for the motion. Kelly seconded the motion. There was no further discussion. The motion passed unanimously.

- C. WCVEDG – End of Year Report – Kim Coil** – Kim gave a report on how the CREZ funding has been spent in Heppner. They're working on a new tiny home project, housing rehabilitation, and additional services.
- D. Clean Water Consortium IGA** – Commissioners reviewed the draft version of the IGA in their packet and discussed wording relating to the LUBGWMA region, the budget, and other questions.

Rick made a motion to enter into an Intergovernmental Agreement to establish Morrow County Clean Water Consortium between Port of Morrow and Morrow County. Joel seconded the motion. Kelly voiced concerns regarding accounting, human resources, and other potential issues. John feels that if we are willing to address issues as they come up, he feels comfortable moving forward. Lisa reminded the commission that this is about safe drinking water, not nitrates. The motion passed unanimously.

E. Other

No other new business was discussed at the time.

VII. STAFF REPORTS

- A. Project Updates** – Jacob reported that BUILD Grant has moved into the close out phase. He touched briefly on the MARAD project and answered questions. The main waterline is being installed at the airport. Rock has slowed the project down, but we still expect to meet the project deadline. The lagoon project is ahead of schedule. Bids were opened for the Gar Swanson Road extension. Bids were better than expected. Mobilization will start on the 16th.
- B. Maintenance Update** – Erika showed project photos while Mark and Jacob talked about the projects and answered questions.
- C. Financial Update** – Eileen gave the financial report.
- D. Usage Reports** – The commissioners reviewed the information in the packet.
- E. Other** - No other staff reports were discussed at the time.

VIII. OTHER REPORTS

- A. WCVEDG** – The WCVEDG report was presented earlier.
- B. BCDA** – Torrie gave an overview of BCDA projects and answered questions.
- C. ICABO** – Neither Joel nor Mark were at the last meeting, but the sewer project is moving forward.
- D. Other** – Torrie requested time in January for a longer BCDA report.

IX. FOR THE GOOD OF THE ORDER – None given.

X. UPCOMING EVENTS:

December 13th	5:30-8:00pm	POM Employee Holiday Party
January 8th	1:30pm	POM Regular Commission Meeting
February 6-9th		SDAO Annual Conference - Bend

XI. EXECUTIVE SESSION

Joe read the executive session statement and recessed the open session at 3:20 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 Real Property Transactions – 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 open session at 4:44 PM.

There was a brief discussion regarding solar projects and competition with farmers. John asked about the purpose of an upcoming CREZ III meeting and a brief discussion was had.

Joe adjourned the meeting at 4:50 PM.

Submitted by:



Joe Taylor, Commission President



Lisa Mittelsdorf, Executive Director

PORT OF MORROW
Regular Commission Meeting
December 4, 2024

SIGN-IN SHEET

NAME PLEASE PRINT	COMPANY REPRESENTING	PHONE NUMBER	EMAIL ADDRESS (If we don't have it)
Tolke Madison	NOVA	(541) 571-0569	
Kym Coil	WCVEDG	541.980.3465	
Kate Murray	WCVEDG	503.504.7508	
Emily Collins	CDA		
Greg Smith	CDA		
Mike Aboates	Barnard Fire		
Karen Pettigrew			
Ryan Mcletrey	Walther Farms		

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: December 4, 2024

FULL NAME:

PHONE:

TOPIC:

FULL NAME:	PHONE:	TOPIC:
Mike Aubert	503-562-2464	CDA CARD