

Regular Commission Meeting
July 17, 2019 – 1:30 pm
2 Marine Drive, Boardman, Oregon 97818

I. CALL TO ORDER AND INTRODUCTIONS

Jerry Healy called the meeting to order at 1:30 p.m.

Commissioners: Jerry Healy, Joe Taylor, Rick Stokoe, Marv Padberg and John Murray.

Staff: Ryan Neal, Lisa Mittelsdorf, Eileen Hendricks, Mark Patton, Erika Lasater, Lisa Patrick, Marcine Brangham, Miff Devin, Kalie Davis, Stephanie Swindler, Daniel Rodriguez, Jennifer Rodriguez and Brandy Warburton

Guests: As listed on sign-in sheet

II. SWEARING IN OF RE-ELECTED AND NEWLY ELECTED COMMISSIONERS

Brandy led Marv Padberg and John Murray in taking the oath as elected Commissioners for the Port of Morrow.

III. ELECTION OF NEW COMMISSION SECRETARY

With Larry Lindsay retiring as Port Commissioner, his position of Secretary was vacant and needed to be filled. Rick nominated Joe as Commission Secretary. No other nominations were voiced at the time. All Commissioners unanimously approved Joe as new Commission Secretary.

IV. APPROVAL OF MINUTES –June 12th Regular Commission Meeting Minutes

Rick moved to approve the June 12th Regular Commission Meeting minutes. John seconded the motion. No further discussion was had and the motion passed unanimously.

V. OLD BUSINESS

A. Well 5 Update

Miff reported that we are just waiting on lab samples to come back which should be this week. The State will review findings from the samples and issue a letter of approval to operate the well.

B. East Beach Unit Train Expansion

Mark reported that the contractor is finishing up the rail spur now by regulating it and they should be done with the walkway ballast by next week. The rest of the project is on hold until the B.U.I.L.D. agreement is finalized.

C. B.U.I.L.D. Update

Ryan reported that the draft letter will be done and sent to MARAD by the end of this week. The environmental review is not finished yet on the project and he's hoping it will be done by the end of this month so we can have a 30-day public

comment period. He's hoping for a final approval by September. The Connect Project is a little behind schedule and the expected completion date is now June of 2020.

D. Warehouse Expansion Update

Mark reported that things are going well at the expansion site. The underground electrical and plumbing should start next week in some areas. The concrete slab should be poured around the end of August and structural steel should be here mid-September. The estimated completion date is February 2020.

E. Other

Ryan updated the group on CDA. He talked with Greg Smith earlier in the day and he said that he's two weeks away from finishing the Section 106. There will be a 30-day public comment period and then the transfer process will start.

Lisa updated the group on the Army Corps of Engineers land next to our Administrative offices. The State will not be renewing our \$350 thousand dollar grant from 2011 at this time. The next round of funding with State Parks starts in January. She is encouraged though by a recent meeting that she had with the tribes. The Lobbyist is working with BIA and the tribes on trying to get a new lease agreement reached.

VI. NEW BUSINESS

A. Resolution 2019-17 Three-Mile Conduit Bond Financing

Eileen explained that this is the digester project at Three-Mile and Doug Goe, who is the OREC Bond Attorney, was there to explain the resolution and answer questions. Doug reminded the Commissioners that they had already given preliminary approval of the financing in May of 2019. This resolution approves up to \$50 million dollars of accommodations of tax exempt and taxable bonds and the broad authority to move forward. The Port would have no legal or financial liability.

Marv moved to approve Resolution 2019-17, Three-Mile Conduit Bond Financing. Rick seconded the motion. No further discussion was had and the motion passed unanimously.

B. Annual Audit Contract

Eileen explained that this is the same firm that we have used before and for many years before that. They are requesting a 2% increase in fees for this year. They anticipate coming for field work on August 26th and they would like to have an

Audit Committee meeting the week before. The Audit Committee members are currently Joe and Jerry. No changes were made to the Audit Committee members.

Marv moved to approve the annual audit contract for the year. Joe seconded the motion. No further discussion was had and the motion passed unanimously.

C. Other

No other new business was discussed at this time.

VII. STAFF REPORTS

A. SAGE Center Update

Lisa reported on the SAGE Center's recent activities including the number of visitors to the center and where they were from. She showed the group pictures from the different events and the new billboard that will be going up soon advertising the SAGE Center. The concert was a success with just under a 100 people attending and she hopes to make it a regular series in the future.

Stephanie went over her summary of school visits for the year with the group, which included a break down of numbers by month.

B. Warehousing Update

Marcine reported on the numbers for the warehouse facilities for the month of June. All numbers are good and up from last year. She also finished all the customer contracts renewals for the upcoming year. They currently have 69 employees which includes employees for the cooler expansion that is in progress now.

C. Workforce Training Update

Kalie and Daniel just finished 2 weeks of Educator Externship training and had really good feed back from all the participants on how they could better help their students on their future career paths. She showed the group pictures from the program. Next week will be the Nuts, Bolts and Thingamajigs camp for area students. They currently have 22 students enrolled which is up from last year. And she has scheduled the first Steering Committee meeting for next year's summer internship program for August.

Daniel gave an update on the Riverside High School Career Day that he has been put in charge of for this upcoming school year.

D. Maintenance Shop Update

Tim was not in attendance, so Miff and Mark went over the update for the maintenance projects. The Ione Fitness Center bids came back way over budget, so they are stepping back and re-evaluating the project. The crews are almost done cleaning up the Heppner mill site and will move on to Paterson Ferry Rd. and then Bombing Range Rd. to continue clean up. The landscape crew have been busy at the Main Office, Transload 3 and the 45 Building installing new irrigation and grass.

E. Communications Update

Erika showed photos of various projects and programs going on around the Port to the group. The walls of the Main Office now have all new updated photos from around the Port taken by both her and Kurtis Paine from the IT department using the drone. And she's finishing up the final articles for the next newsletter now and it should be sent out for printing soon.

F. Usage Reports

Staff reports on water and rail usage were reviewed and discussed.

F. Other

Ryan reported an update on the third-party switching agreement that he's been working on with Union Pacific. He has run into some challenges with Hinkle and the main customer on the agreement. He's still hopeful that an agreement will be reached.

VIII. OTHER REPORTS

A. Willow Creek Valley Economic Development Group

Sheryll Bates reported that the new duplex is moving along, and they hope to be ready to rent in January of 2020.

The housing rehab program has spent about \$106 thousand to date on the program. They have completed 6 homes and have 16 more in the program.

B. Boardman Chamber Update

Torrie Griggs reported that the 4th of July was a success this year. The one issue is the parade may need to be re-routed due to how many participants signed up this year. The Chamber has 3 new board members including Shane Lazinka from the Bank of Eastern Oregon, Lea Harris and Karen Pettigrew, Boardman City Manager. The printed directory is in the works and Robert from "Our Town Publishing" is busy contacting businesses about ads.

BCDA is working on new signage around Boardman with a new look and updated current information. The Home Buyer's Incentive Program has allocated \$250 thousand for the year. Since the program started, they have received 247 applicants and funded 235 of those with 5 more pending approval.

Upcoming events –

8/14

1:30pm Port of Morrow Regular Commission Meeting

The meeting was recessed at 2:45 pm. Executive session under **ORS 192.660**, started at approximately 2:55 pm. The commissioners came out of executive session at 3:33 pm and there being no further business the Regular Commission meeting adjourned.



Ryan Neal, Executive Director



Jerry Healy, Commission President

PORT OF MORROW
Special Commission Meeting
July 17, 2019

SIGN-IN SHEET

NAME PLEASE PRINT	COMPANY REPRESENTING	PHONE NUMBER	EMAIL ADDRESS <small>(If we don't have it)</small>
Sheryl Bates	WCVB	541676 5536	
Douglas Bennett	Iw Local 29	503 781 8004	
Lauri Grigg	Chamber/BESA		
Davis Jones	Frontier Court/City	541-561-7835	