

**Regular Commission Meeting  
June 12, 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, Larry Lindsay, Rick Stokoe and Marv Padberg.

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

**Guests:** As listed on sign-in sheet

**II. APPROVAL OF MINUTES –May 8<sup>th</sup> Regular Commission Meeting Minutes**

Rick moved to approve the May 8<sup>th</sup> Regular Commission Meeting minutes. Larry seconded the motion. No further discussion was had and the motion passed unanimously.

**III. OPEN BUDGET HEARING**

Jerry opened the budget hearing and asked for questions or comments. No questions were voiced at the time.

**IV. OLD BUSINESS**

**A. Well 5 Update**

Mark reported that the switchgears didn't show up on time, causing a delay but he is hoping the well will be operational in two weeks.

**B. East Beach Unit Train Expansion**

Mark reported that we now have UP approval on the re-design of the project. H & H will be here Monday to start putting rock down and are expected to have about 20 working days on the project.

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

Lisa reported that we have reviewed our archeological survey and the maps had to be changed a little bit due to the re-design but other than that, they looked good. We will be required to have someone watching us on a small portion, (2 days) of the construction work and the rest will be on an Inadvertent Discovery Plan, which means we stop digging and call the archaeologist immediately if we see something.

**D. Warehouse Expansion Update**

Mark reported that we're about 95% done with the bidding process. The expansion will be adding 45,000 square feet of space to the warehouse. The plan is to start footings next week and the sub-contractors will start showing up the week after that. He estimates about 2 months of work before the steel starts showing up and an estimated completion date of January or February of 2020. The offices for the warehouse will be added sometime in the spring of 2020.

**E. Other**

Jerry asked for an update on the Army Corps of Engineers land next to our Riverfront Administrative offices. Lisa reported that they are hoping to schedule a joint meeting with the City, BIA and us soon. She has requested an extension on our grant from the State Parks and they are talking it over now.

**V. NEW BUSINESS**

**A. Call for Comments and Close Budget Hearing**

Eileen reported that the budget was approved by the budget committee and was advertised per the rules.

Jerry then called for questions or comments about the 2019-20 budget. No further questions or comments were voiced and the budget hearing was closed.

**B. Resolution 2019-12 Adopt and Appropriate Budget**

Marv moved to approve Resolution 2019-12, Adopting and appropriating the budget for next year. Rick seconded the motion. No further discussion was had and the motion passed unanimously.

**C. Resolution 2019-13 Authorizing County to Invest Funds**

Rick moved to approve Resolution 2019-13, Authorizing the County Treasurer to invest funds. Larry seconded the motion. No further discussion was had and the motion passed unanimously.

**D. Resolution 2019-14 Utility Rates**

Eileen reported that the proposed increase in rates for freshwater usage go from \$.62 to \$.64 per 1000 gallons and wastewater usage from \$1.92 to \$1.98 per 1000 gallons.

Marv moved to approve Resolution 2019-14, new utility rates. Larry seconded the motion. No further discussion was had and the motion passed unanimously.

**E. Resolution 2019-15 Rail Tariff Rates**

Eileen explained that the budget committee had discussed an increase in rail tariffs at the last meeting but the proposed increase doesn't even come close to covering

the rail repair costs, so a higher increase was proposed. The new proposed rail tariff is \$17.50 per move.

Rick moved to approve Resolution 2019-15, Rail tariff rates. Marv seconded the motion. No further discussion was had and the motion passed unanimously.

**F. Resolution 2019-16 Conduit Bonds for BPA**

Sam Tucker, our attorney, introduced Molly Tucker who did most of the handling of this deal for us. Molly explained that this transaction entails the Port refinancing short-term bonds to long-term bonds. The amount of the refinancing will not exceed \$100 million and closing will take place the week of July 8<sup>th</sup> in New York City.

Larry moved to approve Resolution 2019-16, Conduit bonds financing for BPA and authorized the President, Secretary and Ryan to sign the necessary documents. Rick seconded the motion. No further discussion was had and the motion passed unanimously.

**G. CREZ Economic Impact Study**

Lisa made sure that each Commissioner had a copy of the CREZ Economic Impact Study which is a summary of the benefits of the Enterprise Zone to date. Morrow County is number one in economic output per capita in the state.

**H. Other**

Eileen reported that the Private Activity Bond Committee met yesterday in Salem and they approved the extension of the allocation for the digester project out at Three Mile. They will be looking to the Port for an updated resolution at the next meeting.

**VI. 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 also noted that the center has 7 new art pieces up by Michelle Walchli. She just returned from Wallowa County where she attended a meeting with the State Commission from Travel Oregon where they committed to a 24-hour itinerary of things to do in Boardman which would be on their website. The SAGE Center will be hosting a concert on June 30<sup>th</sup>, "Tylor and the Train Robbers" with local Wade Aylett as the opening act. She then showed the group photos of recent activities at SAGE Center.

**B. Warehousing Update**

Marcine reported on the numbers for the warehouse facilities for the month of May. It was their biggest month so far. Lamb Weston is moving some product from Twin Falls, Idaho to our warehouse soon and is asking us to up our rail car production from 40 cars a week to 45. She is still deciding on that.

**C. Workforce Training Update**

Kalie had Daniel Rodriguez, who is her Workforce Training Coordinator summer intern, introduce himself to the group. She then updated the group on her recent activities including the Hermiston job fair, Oregon Works Workshop, Morrow County High School Internship program, Educator Externship program and the Nuts, Bolts and Thingamajigs camp. She then showed the group pictures of all the recent events.

**D. Maintenance Shop Update**

Tim was not in attendance so Mark, Miff and Ryan went over the pictures that Erika had taken of recent projects including well 5, warehouse expansion, sawmill site, new landscaping and the office remodel.

**E. Communications Update**

Erika showed photos of various projects and programs going on around the Port to the group. The new billboard is up now and she's working on a new one for the SAGE Center. She's also working on websites for CDA and the Port. The summer newsletter is in the works now and will be out soon.

**F. Usage Reports**

Staff reports on water and rail usage were reviewed and discussed. Eileen pointed out a correction to the water numbers for last month due to a meter interpretation issue.

**F. Other**

Ryan reported that NW Container is going to discontinue their garbage service that comes in on rail with UPRR soon because of the rate increase.

**VII. OTHER REPORTS**

**A. Willow Creek Valley Economic Development Group**

Kim Cutsforth reported that the Workforce Housing Development duplex has now turned into two duplexes with four rentals and construction has started. They hope to be ready to rent by January 2020.

The housing rehab program now has 18 homes in it and she's had 5 applications in the last 10 days for the program. If all of them are approved, the program will have spent \$230 thousand total.

The Community Pride and Enhancement Grant has awarded \$96,567 in grants.

The Business Enhancement Grant program has 5 businesses in the program to date.

**B. Boardman Chamber Update**

Torrie Griggs showed the group the official new logo for the Boardman Chamber. The Board voted today to do a new printed directory which will be done by an outside company, Our Town Publishers. This month's monthly meeting will be

June 19<sup>th</sup> at the Senior Center. All fourth of July festivities are under way and are being promoted in all of Morrow County. The monthly email has changed a little to be more user-friendly.

**C. Other**

Karen Pettigrew reported that the summer recreation program is starting next week and Music in the Parks has started and was a success last week. The City of Boardman will be updating their personnel policy and they are also participating in the KRAZE training with the police department soon.

Upcoming events –

6/25-27 <sup>th</sup>	PNWA Summer Conference – Hood River
7/17	1:30pm Port of Morrow Regular Commission Meeting
7/17	4-7pm All POM staff and family bbq at SAGE Center

The meeting was recessed at 2:45 pm. Executive session under **ORS 192.660**, started at approximately 2:50 pm. The commissioners came out of executive session at 3:40 pm and there being no further business the Regular Commission meeting adjourned.

  
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Ryan Neal, Executive Director

  
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Jerry Healy, Commission President

**PORT OF MORROW**  
**Special Commission Meeting**  
**June 12, 2019**

**SIGN-IN SHEET**

NAME <b>PLEASE PRINT</b>	COMPANY REPRESENTING	PHONE NUMBER	EMAIL ADDRESS <small>(If we don't have it)</small>
Sam Tucker	attys	541-932-3377	
Melis Tucker Husband	Atty	" " "	
John M. Murray	Parrery's	541-985-8885	
Kim Curtis Parfitt	MCI/SE/DG	541 980 3465	alltalkin541@gmail.com
Tonnie Griggs	Chamber		
Kara Pettigrew	City Boardman		