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**Regular Commission Meeting Minutes**  
**February 12, 2025 – 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, Jason Hendricks, Anna Browne, Erika Morton, and Brandy Warburton

**Visitors Present:** Lisa Pratt, Mike Hughes, Mike Gorman, Karen Pettigrew, Anita Baumgart, Greg Barron, Torrie Griggs, Tom Roberts

**By Zoom Meeting:** (Staff) Marcine Brangham  
(Guests) John Doherty, Gus Peterson, Justin Nelson, Kelly Morgan, Michele Lanigan, Ryann Gleason, Sam Tucker, David Sykes, Aaron Palmquist, Kirby Garrett, Emily Collins, Greg Smith, Matt Jensen, Raven Hayes, City of Boardman, 15415711265, “Yes”

**II. PUBLIC COMMENT PERIOD - None**

**III. CONSENT AGENDA**

**A. January 13, 2025, Regular Commission Meeting Minutes**

**B. February 3, 2025, Special Commission Meeting Minutes**

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

Joe Taylor - Yes

Rick Stokoe - Yes

John Murray - Yes

Kelly Doherty - Yes

Joel Peterson - Yes

**IV. LEGISLATIVE UPDATES**

- A. Federal** – Kirby gave an update for the federal legislation, including the recent spending freezes, which caused a lot of backlash from both sides and created much uncertainty. He

doesn't believe there should be an impact to WIFIA or other funding programs the Port will be pursuing. March 14 is the spending bill deadline. Next month is the PNWA Mission to Washington conference.

- B. State** – Ryann presented the state legislative update. The federal budget question has also created uncertainty at the state level. February 26 is the next revenue forecast. May 14 is the second revenue forecast, which will be used to create the 2025-27 budget. A couple of bills relevant to the Port are HB 2169 relates to reuse water, which we provided comments and suggestions on in support of it. SB 747 would require irrigated acres of 200 or more to report fertilizer application to the Dept of Agriculture. We would fall into the requirements, but we already report and track this information. She's waiting for direction on HB 2725. She's working on a couple of projects we can submit to the capital construction process.

## V. OLD BUSINESS

- A. CDA Update** – Greg gave an update on the CDA and gave a list of the items in progress. Accounting for CDA is the number one priority, the ODLCC grant is number two. The CDA budget committee is in the process of putting the budget together and preparing for the annual audit. New project inquiries are still being received. There will be a resolution at the next meeting to authorize him to sell up to 100 acres at market rate. Other back burner items are attending chamber meetings, marketing/branding, updating the website, and Oregon Prospector. One requirement with the ODLCC is the liquidation of all the stored equipment and furniture on the property. There's a question of who will assist in that auction. Another outstanding issue is the transfer of land to CTUIR. The last project is the Oregon Trail parking lot. He thanked Eileen, Lisa, and their team for the follow-up work to assist the CDA. Lisa commented on terms of the special district budget process - Eileen had a conversation with the Department of Revenue. Lisa has also called and has not received a call back. She believes the answer may also affect committees like CREZ and the Water Consortium.
- B. WIFIA Update** – Lisa stated there is nothing new to share. We continue to go back and forth on the term sheets. There was a discussion regarding federal funding and how it may affect the loan. It was noted that other financing options may be available. Kelly asked about the secondary treatment design. Mark provided an update and remarked that it will be a good idea to invite Consor to the next meeting to give a presentation regarding the design changes.
- C. CWSRF Update** – Mark gave an update. We have submitted everything and are waiting for their feedback.
- D. OHA SEP Update** – Brandy stated the only update is that we are waiting on DEQ to supply us with updated language for the MOA. Payments are scheduled for later this year. They are willing to work with the Morrow County Clean Water Consortium on their

project.

- E. Morrow County Clean Water Consortium** – Lisa and Kelly attended the meeting. Lisa noted that an advisory committee has been created. Two seats are still available, and Kelly is pushing for community members. John agreed that including community members who are affected is important. There's another meeting Friday at 4 PM. There's a meeting tomorrow for GSI with the county at 3 PM.
- F. Board Appointment Representative / Commission Direction** – John requested this item for input regarding the CREZ meetings, however, due to the timing, the meetings have already happened.
- G. Budget Committee Appointments** – Eileen said action is needed before the April budget meeting to confirm the open four spots.

John made a motion to approve Mike McNamee, Lisanne Currin, and John Kilkenny to the budget committee. Kelly seconded. There was no further discussion. The motion passed unanimously.

Joe Taylor - Yes

Rick Stokoe - Yes

John Murray - Yes

Kelly Doherty - Yes

Joel Peterson - Yes

- H. HB 2725** – Ryann summarized the update. The bill has not been scheduled for a hearing yet. Lisa read the amendment draft language concerning east/west location of ports and how this bill would affect them. There was a lengthy discussion by all. The consensus is to pursue an IGA with the County on how to work on future SIP's and to support the HB 2725 – (*dash*) 2 amendment.

Rick made a motion to oppose HB 2725 as it is presented today and then, if amended with the – (*dash*) 2 amendments, that we support it. Joe seconded. John asked Rick if he would amend the motion to say the Port Commission would also support working towards an IGA with the county on how we can work together on these projects. Rick agreed and amended his motion. Joe seconded the amendment. The motion passed unanimously.

Joe Taylor - Yes

Rick Stokoe - Yes

John Murray - Yes

Kelly Doherty - No

Joel Peterson - Yes

- I. Vector Control Location Swap** – Lisa said that Vector Control is ready to expand. We have offered them 3 acres at another location on Port property in exchange for the buildings they own on the current property they lease from us. Greg Barron said they

appreciate the opportunity to do the land swap. They need a location where they can keep their staff and public safe and do the testing they need to do.

John made a motion to support a land swap for vector control needs as determined by staff. Rick seconded the motion. He commented that it has been a good partnership with Vector Control and thanked them for their work. The motion passed unanimously.

Joe Taylor - Yes  
Rick Stokoe - Yes  
John Murray - Yes  
Kelly Doherty - Yes  
Joel Peterson - Yes

- J. Port of Morrow Pension Plan – Updated** – Eileen stated the Port is proposing to change our plan document to a standard model plan. There are no substantial changes. The contribution from the employee and port remains the same. It allows for modification to comply with changes in IRS code.

John made a motion to change to move the Port of Morrow Pension Plan to a more standard model plan with Empower. Kelly seconded the motion. There was no further discussion. The motion passed unanimously.

Joe Taylor - Yes  
Rick Stokoe - Yes  
John Murray - Yes  
Kelly Doherty - Yes  
Joel Peterson - Yes

**K. Other**

No other old business was discussed at the time.

**VI. NEW BUSINESS**

- A. SDAO Annual Conference** – Kelly, Joel, and John attended along with Brandy, Marcine, Eileen, Jeff, Jessica, and Lisa. As usual, it was good information. Discussion was had regarding the different sessions that were attended. It was requested to have Miff, Bill, and Rob give a presentation regarding IT Cyber Security at the next meeting. Changes going forward with updated public meeting laws will be implemented as well.
- B. City of Irrigon Letter** – John asked for this item to be included on the agenda and would like to hear from Aaron. Aaron highlighted the main points in the letter and the request from the City of Irrigon. He answered questions from the commissioners. A discussion was had by all.

At 3:46 PM, Joe recessed the meeting for a short break. The meeting was called to order again at 3:54 PM.

- C. Morrow County Assessor Presentation** – Mike gave the 2024-25 property tax presentation from the county.
- D. Strategic Planning** – Lisa reported to the commission that it's time to redo the Strategic Plan. She would like to go out for an RFP. John asked if a SWAT analysis had been included previously and would like to include it.
- E. Other**  
Joe asked if there was anything on the agenda we could bypass for the sake of time. Lisa remarked that we need to have an executive session. Rick suggested forgoing the reports, however, Joe asked to see the project photos.

**VII. STAFF REPORTS**

- A. Project Updates** – Mark simply stated projects are going well.
- B. Maintenance Update** – Mark gave brief updates and answered questions while Erika showed photos of the projects at the farms, airport, Gar Swanson, Well 6, and a ROLO move at Terminal 3.
- C. Financial Update** – Eileen gave the financial update.
- D. Usage Reports** – The commission reviewed the reports in the packet.
- E. Other**  
No other staff reports were discussed.

**VIII. OTHER REPORTS** – None given.

**IX. FOR THE GOOD OF THE ORDER**

**X. UPCOMING EVENTS:**

|                              |   |
|------------------------------|---|
| <b>February 8-March 20th</b> | <b>POM Commission Candidate Filing Period</b> |
| <b>March 10-13th</b>         | <b>PNWA Mission to Washington</b>             |
| <b>March 12th</b>            | <b>POM Regular Commission Meeting</b>         |
| <b>May 20th</b>              | <b>POM Commission Elections</b>               |

**XI. EXECUTIVE SESSION**

Joe read the executive session statement and recessed the open session at 4:44 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 5:15 PM.

John asked about bills from the CDA considering the suspended grant funds from ODLCC. Eileen stated Umatilla County has not been paying their 20% for a little over a year and the Tribes have not paid what they were billed for a couple of quarters. About the time, the compliance review started, we have spent money that we would normally have expected to be reimbursed totaling \$479,614. We account for CDA in the site segment of our general ledger. In addition, we have paid 50% of the Umatilla litigation invoices, totaling \$69,542.58. There is \$40,000 for a new attorney hired by the CDA for employment related issues. She has not paid that. They have spoken to us about doing more of their outside of the grant bill-paying and collections because they have lost staff. Rick remarked that he feels uncomfortable discussing this topic without it being on the agenda, however, he does feel we need to have the discussion. John said he has the information he was looking for and can continue the conversation at the next meeting.

Joe stated that the items in front of the commission are amendments to leases.

John made a motion to approve the settlement agreement and lease with Walther Farms, the third amendment of the farm lease agreement with Walther Farms and the release between Port of Morrow and Walther Farms. And finally, give staff the ability to execute the agreements/leases. Kelly seconded the motions. There was no further discussion. The motions passed unanimously.

Joel Peterson – Yes

John Murray – Yes

Joe Taylor – Yes

Rick Stokoe – Yes

Kelly Doherty – Yes

John made a motion to refuse the option on the right of first refusal on the Buchan property. Rick

seconded the motion. There was no further discussion. The motion passed unanimously.

Joel Peterson – Yes

John Murray – Yes

Joe Taylor – Yes

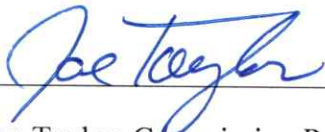
Rick Stokoe – Yes

Kelly Doherty – Yes

Lisa stated that we need to change the date of the March commission meeting. It was decided to change the meeting date to Thursday, March 20, 2025, at 1:30 PM.

Joe adjourned the meeting at 5:30 PM.

Submitted by:



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Joe Taylor, Commission President



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Lisa Mittelsdorf, Executive Director

