
Regular Commission Meeting Minutes
March 20, 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, Anna Browne, Brandy Warburton, Rob Shultz, Chad Snyder, Erika Morton

Visitors Present: David Ulbricht

By Zoom Meeting: (Staff) Jessica Esparza,
(Guests) John Doherty, Aaron Palmquist, David Sykes, Griffin Beach, Jackie, Kelly Morgan, Ryann Gleason, Scott Ezell (Irrigon Fire), iPhone 3, Les Zaitz, Kirby Garrett, IRIDS Office, Yo

John asked for an addition to the agenda to Old Business, other, he would like a Heppner update. Joe also requested a PNWA update.

II. PUBLIC COMMENT PERIOD - None

III. CONSENT AGENDA

A. February 12, 2025, Regular Commission Meeting Minutes

B. February 24, 2025, Special Commission Meeting Minutes

C. March 18, 2025, Commission Workshop Minutes

John made the motion to approve the consent agenda items. Joel 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

There was a discussion regarding roll-call voting. The minutes need to reflect individual votes, but a roll-call vote for every motion isn't needed unless requested.

IV. LEGISLATIVE UPDATES

- A. State** – Ryann gave an update for state legislative matters. She mentioned SB 916, which passed with the minimum number of votes required. It allows striking workers to receive unemployment benefits. The budget framework has been released. There is uncertainty regarding cuts to federal funding. The Joint Ways and Means committee is traveling around Oregon to hear from citizens regarding their budget priorities. HB 2725, which the Port took a position earlier this year regarding the SIP program, the only action on the bill has been to move it to revenue, which is a more appropriate place to discuss it. The bill is now “alive” until the final session gavel. HB 2169 for water reuse has seen an amendment adopted this week and has moved to ways and means. Challenging water conversations have started regarding water transfer bills, one in the house, two in the senate. She’s keeping watch on those and how they might impact the Port. There’s also a bill by Gov. Kotek that would alter the groundwater management designation process.
- B. Federal** – Kirby gave an update for federal legislative matters. The government avoided a shutdown last week. They passed a year-long continuing resolution to maintain spending levels, which may be the first of its kind. All earmarks for FY2025 were cut. Port staff were in DC last week for PNWA. We had meetings with EPA and met with staff from Senator’s Wyden, Merkley, and Congressman Bentz. We talked about the earmark projects for the next appropriation cycle. Those projects include Morrow County Clean Water Consortium for \$2 million; Mid-Columbia Water Commission for \$2 million for nitrate remediation project; the City of Lone to renovate their Legion Hall into a business incubator location; and the City of Boardman to address the Exit 165 and 164 interchanges. There were questions and discussion regarding the water recharge project.

V. OLD BUSINESS

- A. CDA Update** – Joe asked about the Boardman Fire letter and would like direction. At the last meeting, he asked the CDA Board not to move forward. It was stated that there was a signed agreement with Boardman Fire.

John made a motion to instruct the Port of Morrow’s CDA representative to make a motion that the CDA, at their next meeting, give 30-day notice to Boardman Fire terminating the insurance fire support MOU and direct that all CDA property in Morrow County proceed and apply ORS 478 for annexation and protection under, with, and from Irrigon Rural Fire Protection District. Kelly seconded the motion. John said he was willing to amend the motion if needed. There was a lengthy discussion by the commission and Sam Tucker for legal counsel regarding the matter, asking if the MOU was a binding agreement and what might be meant by “modification”. Rick feels we should allow time for our legal counsel to review all the documents in question. Motion failed three no to two yes.

Joe Taylor - No
Rick Stokoe - No
John Murray - Yes
Kelly Doherty - Yes
Joel Peterson - No

Rick and Joel both would like to revisit this after legal counsel has a chance to review the matter.

Joe said he sent the commissioners a letter from JD Tovey. It doesn't need any action, he just wanted everyone to be aware. There was discussion regarding the grant and being the fiscal agent. John read the letter aloud to everyone.

Joe asked Lisa about a resolution and if it was an executive session item. Lisa responded yes. It can be revisited after the executive session because it's related to property transactions.

Sam provided a few remarks regarding the motions by JD Tovey that concern past decisions.

- B. OLDCC Update** – Lisa provided an update. The additional 15-day extension deadline is March 28. We intend to terminate the grant via letter at the beginning of next week. Lisa and Joe said a meeting was not scheduled with OLDCC and the meeting with BRAC was cancelled by BRAC. Joe said Greg has a meeting next week with BRAC on March 26. The commission feels that we shouldn't change our direction regardless of what happens with the CDA.

John made a motion to instruct Lisa to terminate the OLDCC grant before the March 28, 2025 deadline. Rick seconded. The motion passed unanimously.

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

The Port will be withdrawing as the fiscal agent of the CDA. Kelly asked for clarification if that means everything or just the grant and if we are/will keep paying bills that aren't ours. Lisa said the CDA board needs to have this on their agenda next week. Kelly feels that we should include language in the IGA to safeguard the Port when other agencies aren't paying their share.

- C. WIFIA Update** – Lisa said they attended a meeting when they were in DC last week and the agreement is being elevated to the credit counsel. David Ulbricht gave an update on

where we are at with the process. Lisa also stated we continue looking at other financing options.

- D. CWSRF Update** – Lisa said there is nothing new with this update.
- E. Morrow County Clean Water Consortium – Update** – Lisa and Kelly remarked that there hasn't been another meeting. A budget committee is being formed. David Sykes provided a short update on the consortium. A regular scheduled meeting will be in April, date to be determined.
- F. Confirm Budget Committee Appointments** – Eileen said there are four open positions with recommendations, and we would like action taken today. Lisanne Currin (John), Clint Carlson (Joel), John Kilkenny (Kelly) and Mike McNamee (Joe); Von Studer (Rick) is on year two of a three-year term.

Rick made a motion to approve the budget committee appointments for Lisanne Currin, Clint Carlson, John Kilkenny, and Mike McNamee. John 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

G. Other

Mark provided an update for Heppner. We are waiting for the County and the land-use compatibility study. He hopes it will be resolved in the next couple of weeks.

Lisa gave an update on the PNWA conference. The conference has been shortened by a day. It's a day of in-house meetings at the hotel and a day on the legislative side. It's impactful when there is a large group of people discussing the same issues. Joe added his thoughts.

VI. NEW BUSINESS

- A. Updated Secondary Treatment Design** – Mark stated we will be postponing this as part of the special workshop next week.
- B. Cyber Security** – Rob gave a presentation regarding cyber security for the Port of Morrow and answered questions from the commission.
- C. Other**
No other new business was discussed at the time.

VII. STAFF REPORTS *

- A. **Project & Maintenance Updates** – Mark gave an update on projects while Erika showed photos.
- B. **Financial Update** – Eileen gave the financial update and answered questions.
- C. **Usage Reports** – The commission reviewed the usage reports in the packet and Eileen answered questions.
- D. **Other**
*At the beginning of the staff reports, Chad Snyder introduced himself to the commission and answered questions. He is the new secondary treatment plant manager.

VIII. OTHER REPORTS

- A. **WCVEDG** – None present
- B. **BCDA** – None present, the report is in the packet.
- C. **ICABO** – Mark and Joel gave a brief update.
- D. **Other** – None given

IX. FOR THE GOOD OF THE ORDER

X. UPCOMING EVENTS:

A special session workshop was scheduled for March 26, 2025, from 9AM-12PM.

April 9	POM Budget Committee Meeting
April 9	POM Regular Commission Meeting
May 20	POM Commission Elections

XI. EXECUTIVE SESSION

Joe read the following executive session statement and recessed the regular meeting at 3:33PM.

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 4:33 PM.

Joel made a motion to authorize port staff to negotiate and execute a purchase and sale agreement for the property in "Exhibit A", pending right of first refusal. Rick seconded the motion. Rick stated for the record that we attach a copy of the exhibit so we have a copy for future reference. The motion passed unanimously.

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

Sam Tucker commented regarding the earlier motion instructing Lisa to withdraw from the grant agreement by a March 28. In future resolutions/motions, he believes it would be preferable to authorize a person to withdraw but not include a firm date in case something changes before that deadline. Discussion by all was had.

Rick made a motion to instruct Lisa to work with Sam and Joe to negotiate language to propose to CDA for any release of 100-acre parcels for CDA land sale. Kelly seconded the motion. A discussion was had by all. Rick amended his motion to add "and authorize the said language previously stated to come back before the commission for discussion. Kelly seconded the amendment. Sam asked if that means Joe can't vote on it if it comes up for a vote at the CDA meeting next week. Discussion was had regarding options. Rick amended his motion with Sam's help "...not approve the resolution as written, but to approve a resolution with the two changes we discussed that are acceptable to the port commission." Lisa read the resolution. The two changes being 1) change Greg Smith to CDA Executive Director and at the end add "and acceptable to CDA and Port of Morrow." Kelly seconded the amendment to the resolution.

The motion passed unanimously.

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

It was agreed that the changes should be made as outlined and presented to the CDA for adoption at their next meeting. The suggested resolution does not need to come before the port commission again.

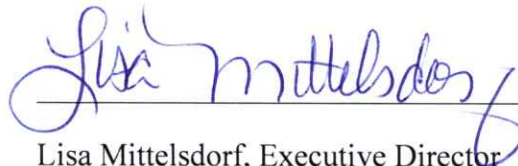
John reminded the commissioners of the SEI filings due date.

Joe adjourned the meeting at 4:52 PM.

Submitted by:



Joe Taylor, Commission President



Lisa Mittelsdorf, Executive Director

7:36



ON **X** HUNT



Lewis & Clark Dr

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WILDLIFE AREA

COYOTE SPRINGS
WILDLIFE AREA - COYOTE
SPRINGS TRACT



River Hwy



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TERRA
POMA
LAND

