
Regular Commission Meeting Minutes
July 9, 2025 – 1:30 pm
2 Marine Drive, Boardman, Oregon 97818

I. CALL TO ORDER AND INTRODUCTIONS

John Murray called the meeting to order at 1:30 p.m.

Commissioners Present: Rick Stokoe, John Murray, Kelly Doherty, Joel Peterson, and Danny Kerns

Staff Present: Lisa Mittelsdorf, Eileen Hendricks, Mark Patton, Jacob Cain, Jason Hendricks, Anna Browne, Brandy Warburton, and Erika Morton

Visitors Present: Torrie Griggs, Ryann Gleason, Sam Tucker, Karen Pettigrew, Jay Marlow

By Zoom Meeting: (Staff) Marcine Brangham
(Guests) Griffin Beach, Kelly Morgan, John Doherty, Kirby Garrett, "The", Tamra Mabbott, Carla McLane, iPhone (4), Jackie E., Isavel Gonzalez, JessicaE, Jim Doherty, Sherri, Aaron Palmquist

II. ELECTION RESULTS – SWEARING IN OF NEWLY ELECTED AND RE-ELECTED OFFICIALS

As notary public, Brandy swore in the newly elected officials, Rick Stokoe, Joel Peterson, and Danny Kerns.

III. ELECT OFFICERS FOR PORT OF MORROW COMMISSION – UPDATE

Kelly nominated John Murray as president. Danny Kerns seconded the nomination. There was no further discussion. The motion passed three to two.

Joel Peterson – No

John Murray - Yes

Rick Stokoe - No

Kelly Doherty – Yes

Danny Kerns – Yes

Danny nominated Rick Stokoe as vice-president. Joel seconded the nomination. There was no further discussion. Motion passed four to one.

Joel Peterson – Yes

John Murray - No

Rick Stokoe - Yes

Kelly Doherty – Yes

Danny Kerns – Yes

Rick nominated Joel as secretary. Danny seconded the nomination. There was no further discussion. The motion passed unanimously.

Joel Peterson – Yes

John Murray - Yes

Rick Stokoe - Yes

Kelly Doherty – Yes

Danny Kerns – Yes

IV. PUBLIC COMMENT PERIOD – none given

V. CONSENT AGENDA

A. June 11, 2025, Regular Commission Meeting Minutes

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

Joel Peterson – Yes

John Murray - Yes

Rick Stokoe - Yes

Kelly Doherty – Yes

Danny Kerns – Yes

VI. LEGISLATIVE UPDATES

A. State – Ryanne gave the legislative update for Oregon, highlighting several key bills that will or would have impacted the Port. She also discussed funding for the Clean Water Consortium. She recognized Rep. Greg Smith, who helped with the process that resulted in getting the funding awarded. The funds will not be available until 2027, but community engagement will continue.

B. Federal – Kirby presented the update for federal legislative matters and answered questions. He thanked Mark for a recent tour of the Port. The One Big Beautiful Bill Act was signed into law. There is nearly \$4.5 trillion in tax cuts. There is \$300 billion in new spending for defense, border security, and immigration enforcement. There is \$1.5 trillion in spending cuts, primarily reforms to Medicaid, SNAP, and clean energy initiatives. There is also \$5 trillion in increases to the debt ceiling. Nothing within the bill directly impacts the Port. With that bill passed, attention has moved to the annual government spending bills. Three projects have been put forward by Sen. Merkley and Widen, which include \$1.8 million for the Ione business incubator, \$2.7 million for the exit 165 roundabout interchange, and \$2.4 million for the Morrow County drinking water request.

VII. OLD BUSINESS

- A. CDA Update** – Joel provided an update for the CDA and topics discussed at the last meeting. Road construction is moving forward. An auction was discussed to liquidate furniture. The fire contract is still being discussed. The litigation with Umatilla County is moving forward with the big question about who will cover legal fees still unanswered. Other topics discussed are a potential employee handbook, public information request policy, and a position description and employment agreement. He believes that when litigation is concluded, things may be easier to resolve. There will be no meeting in July or August. John asked for clarification on funding for the roads. He also asked for a reminder about how long we committed to act as fiscal agent and Lisa replied that we agreed to August 1. There was a discussion about the topic. Lisa recommends that we continue until October. There will be an additional update from Sam during the executive session. The next CDA board meeting is not until September 23. The commission will wait until after the executive session to make any motions.
- B. WIFIA Update** – There are no new updates.
- C. CWSRF Update** – Mark said we are waiting on DEQ to follow up on loan documents for engineering design.
- D. Morrow County Clean Water Consortium Update** – Lisa gave a recap of the meeting last night. The biggest topic was the \$2.8 million in funding that was received. They also adopted a public procurement policy and a couple of additional agreements for grant writing and an engineer of record. Also discussed was canvassing the West Glen neighborhood and the best way to gather new information about wells and houses. Tamra Mabbott and Isavel Gonzalez helped provide additional information.
- E. Policy Update – Public Records Request Policy** – Brandy talked about the policy and answered questions. There was discussion regarding including attorney fees in charges for requests. The commission's consensus is they don't have an issue with adding extra language for clarity regarding fees and asked Brandy to bring a revision at the next meeting. John asked for reports throughout the year regarding how many public requests are received.
- F. Other**
No other old business was discussed at the time.

VIII. NEW BUSINESS

- A. Board Liaison Appointments – Appoint Joe's replacement**
CDA - Rick recommends Lisa be included back on the CDA board due to her history and experience. Lisa said she is willing to serve either as a voting or alternate representative. Kelly said she thinks public accountability is critical for someone in that position. John said he agrees with Kelly. Danny asked if a compromise would be possible and appoint Lisa as an alternate.

Rick made a motion to appoint Joel as the voting member and Lisa as the alternate CDA member. Danny seconded the motion. There was no further discussion. The motion passed four to one.

Joel Peterson – Yes
John Murray - Yes
Rick Stokoe - Yes
Kelly Doherty – No
Danny Kerns – Yes

CREZ II – Rick proposed Danny be the alternate for CREZ II. John seconded the motion. There was no further discussion. The motion passed unanimously.

Joel Peterson – Yes
John Murray - Yes
Rick Stokoe - Yes
Kelly Doherty – Yes
Danny Kerns – Yes

CREZ III – Rick made a motion to appoint Joel to replace Joe on CREZ III. John seconded the motion. There was no further discussion. The motion passed unanimously.

Joel Peterson – Yes
John Murray - Yes
Rick Stokoe - Yes
Kelly Doherty – Yes
Danny Kerns – Yes

Broadband – Rick made a motion to appoint Danny to be alternate on the Broadband committee. John seconded the motion. There was no further discussion. The motion passed unanimously.

Joel Peterson – Yes
John Murray - Yes
Rick Stokoe - Yes
Kelly Doherty – Yes
Danny Kerns – Yes

B. Strategic Business Plan – RFP – Lisa has requested samples and received comments and feedback. She hopes to have an RFP ready by August. There may be a grant from the State of Oregon to help cover the cost.

C. Resolution 2025-08 – BPA Transaction – Sam Tucker provided a background about the BPA Transaction.

Rick made a motion to approve Resolution 2025-08, A Resolution of the Port of Morrow, Oregon, authorizing the Port of Morrow to sell certain electric transmission assets, which it acquired or constructed with loan proceeds, to Idaho Energy Resources Authority, an

independent public body politic, corporate and a public instrumentality of the state of Idaho pursuant to the terms of an asset purchase agreement; approving the sale and other documents to be executed and delivered or distributed in connection therewith; approving the defeasance of related bonds with the proceeds of the sale; appointing an authorized representative and delegating authority; and certain other matters related thereto. Joel seconded the motion. There was no further discussion. The motion passed unanimously.

Joel Peterson – Yes
John Murray - Yes
Rick Stokoe - Yes
Kelly Doherty – Yes
Danny Kerns – Yes

- D. Resolution 2025-09 – Banking Authorizations** – Eileen explained the purpose of the resolution is to update with current commissioners.

Joel made a motion to approve Resolution 2025-09, A resolution authorizing signatures and online banking on all accounts at the Bank of Eastern Oregon, Boardman Branch. Kelly seconded the motion. There was no further discussion. The motion passed unanimously.

Joel Peterson – Yes
John Murray - Yes
Rick Stokoe - Yes
Kelly Doherty – Yes
Danny Kerns – Yes

- E. Resolution 2025-10 – Marine Drive Road Jurisdiction** – Jacob explained the purpose of the resolution is to dedicate authority of a section on Marine drive to the Port. The City has also approved a resolution for this authority.

Rick made a motion to approve Resolution 2025-10, A resolution assigning jurisdiction of Marine Drive. Kelly seconded the motion. There was no further discussion. The motion passed unanimously.

Joel Peterson – Yes
John Murray - Yes
Rick Stokoe - Yes
Kelly Doherty – Yes
Danny Kerns – Yes

- F. Audit Contract** – Eileen stated we have a contract with 3% cost of living adjustment and said that the auditors will be here in August.

Danny made a motion to approve the audit contract with Connected Professional Accountants LLC. Kelly seconded the motion. There was no further discussion. The motion passed unanimously.

Joel Peterson – Yes
John Murray - Yes
Rick Stokoe - Yes
Kelly Doherty – Yes
Danny Kerns – Yes

G. Other

Eileen stated there is a grant that needs commission approval. Anna explained there is a Workforce Training grant for \$38,440 from the Higher Education Coordinating Council.

Rick made a motion to accept the grant funds and authorized Lisa to sign for the grant and Anna to manage the grant. Kelly seconded the motion. There was no further discussion. The motion passed unanimously.

Joel Peterson – Yes
John Murray - Yes
Rick Stokoe - Yes
Kelly Doherty – Yes
Danny Kerns – Yes

IX. STAFF REPORTS

A. Project and Maintenance Updates – Jacob and Mark provided an overview of major projects and answered questions while Erika showed photos of the projects, including the ponds at Farms 3 and 4, the surface water treatment facilities at the airport and East Beach, Tower Road Solar project, and the POM water tank.

B. Financial Update – Eileen gave the financial update and answered questions.

Rick asked if the remaining agenda items could be bypassed due to the need for an executive session and the upcoming POM Family BBQ. The commission agreed.

X. EXECUTIVE SESSION

John read the following statement and recessed the open session at 3:23 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)

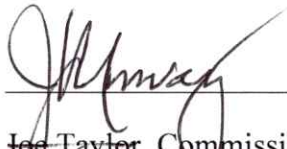
B. For the Purpose of Consultation with Counsel Concerning the Legal Rights and Duties of a Public Body with Regard to Current Litigation or Litigation Likely to be Filed – ORS 192.660 (2)(h)

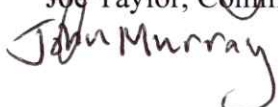
John reconvened the open session at 4:00 PM. He announced that no discussion occurred regarding property, but they did discuss legal actions.

Rick made a motion to extend our role as fiscal agent of the CDA until November 12, 2025. Joel seconded the motion. Kelly remarked that the date is 5 months out and hopes that we hold to the deadline this time instead of kicking the can down the road. She hopes this is our last vote on this. The motion passed unanimously.

Joel Peterson – Yes
John Murray - Yes
Rick Stokoe - Yes
Kelly Doherty – Yes
Danny Kerns – Yes

Submitted by:



Joe Taylor, Commission President




Lisa Mittelsdorf, Executive Director

PORT OF MORROW
Regular Commission Meeting
July 9, 2025

SIGN-IN SHEET

[illegible]