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**Regular Commission Meeting**  
**August 10, 2022 – 1:30 pm**  
**2 Marine Drive, Boardman, Oregon 97818**

**I. CALL TO ORDER AND INTRODUCTIONS**

Rick Stokoe called the meeting to order at 1:30 p.m.

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

**Staff Present:** Lisa Mittelsdorf, Eileen Hendricks, Mark Patton, Miff Devin, Eva Martin, Erika Lasater, and Brandy Warburton

**Visitors Present:** Don Russell, Karen Pettigrew, Chief Mike Hughes, Joe Rudie, and Nikole Green

**By Zoom Meeting:** (Staff) Tim Patton and Marcine Brangham  
(Guests) Debbie Radie, Kirby Garret, Dawson Quinton, Tamra Mabbott, David (no last name given), Robert Fritz, and Sam Tucker

**II. CONSENT AGENDA**

**A. July 13, 2022 Regular Commission Meeting Minutes**

**B. Contract Review Policy**

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

**III. LEGISLATIVE UPDATES**

- A. Federal** – Kirby presented an update regarding the senate appropriations, which includes the \$1 million for the business incubator building in Irrigon. The bill moves to the house and should be going forward around the end of the year. Unfortunately, the other funding requests by the Port were not approved. He also gave an update regarding other hot topics at Washington DC, including the PACT Act, issues with China and the Build Back Better legislation (now dubbed the Inflation Reduction Act), which mostly deals with health insurance issues and clean energy funding. Finally, he provided an update on the Water Resources Development Act has passed the Senate. The House has their own version. It will be going into conference sometime in September with hope of having a final version by the end of the year.

Lisa provided clarification on the Port's commitment to the City of Irrigon regarding the incubator building.

- B. **State** – Dawson reported on the upcoming legislative dates and deadlines.

#### IV. **OLD BUSINESS**

- A. **Summer Family BBQ** - Lisa reported that there was a great turnout and many staff said thank you and appreciated that the summer BBQs are happening again.

- B. **Other**

Joe provided an update on the CDA meetings. The MOA has not been signed with the Army to start the turnover of the facility yet. Water rights and availability has been a large topic of discussion. Lisa also provided her viewpoint of the last meeting. There were additional discussions regarding water rights, funding, and transferring the property. Tamra Mabbott also provided input.

#### V. **NEW BUSINESS**

- A. **New Leases** - Hanley Energy Update by Joe Rudie

Lisa introduced Joe Rudie and Nikole Green from Hanley Energy to provide an update on their expansion projects at the Port. Joe Rudie gave a summary regarding their expansion plans at the Columbia mill site, which includes a facility to assemble units with 50-55 staff at the new site. He answered questions from the commissioners. They also showed a video about the company. Erika showed photos of the remodeling at the mill site.

- B. **Policy Update** - Utility Easement Permit Policy

Brandy stated that this is just a review of the policy this month. Jerry stated that he thinks “easement” should be removed from the policy. Sometimes it’s an easement and sometimes it’s simply a right-of-way utility permit. His second comment was regarding the changing term “phone” to “communication”. Brandy also noted changing “general manager” to “executive director”. Jerry had additional questions that Mark answered. Changes will be made and presented at the next meeting.

- C. **Updating Authorized Signatory**

Eileen said that this update is needed to add John Murray and Lisa as signatories to the BPA bonds. There is currently \$1.3 billion in outstanding BPA bonds.

John made a motion to update the signatories for BPA as presented. Jerry seconded. The motion passed unanimously. The motion passed unanimously.

- D. **Other**

No other new business was discussed at the time.

#### VI. **STAFF REPORTS**

- A. **Project Updates**

- **B.U.I.L.D.** – Mark said that we have submitted two additional changes since the last commission meeting. Each time UP has responded with more changes. The commission and staff discussed options so we can move forward. There is a meeting next week with MARAD regarding the scope changes.

**B. Maintenance Update**

Erika showed photos of the digester, distribution center, IHS Track, and SAGE Center bridge, while Tim talked about the projects. She also showed photos from the All-Staff BBQ, SAGE Center events and Workforce Training events.

**C. Financial Update**

Eileen gave the financial update. There were no questions from the commission.

**D. Usage Reports**

The commission reviewed the information in the packets and Eileen noted that the only surprising item is that water usage has gone up.

**E. Other**

Lisa reported for Torrie that visitor numbers at the SAGE Center are up. The Tesla charging stations have been seeing a lot of use. The biggest comment has been a request for snacks.

**VII. OTHER REPORTS**

**A. Willow Creek Valley Economic Development Group / Heppner Chamber** – None Present

**B. Boardman Chamber Update / BCDA** – None Present. Information has been included in the packet.

**C. City Updates** – Karen said that if signs are up on the east side of the Loop Road, then the project is complete. The biggest change is no left turn to Yates Lane when heading south on Laurel Lane. She announced that there are several open city counselor positions. A crane is at Sailboard Beach to do work on that project. Construction on the new lagoon is also moving forward. She also commented on the work that Windwave is doing along the streets in Boardman.

**D. County Updates** – Joe asked Don Russell about water tests. Don provided a brief update and noted that Paul Gray had complete information. Only about 1/3 of the wells tested have come back with high levels. Lisa and Tamra reported that there are meetings scheduled to talk about the funding options but the federal funding cannot be used to provide filters. Debbie Radie said about 66% of the wells tested at less than 10ppm. About 150 wells need filters. She provided an overview about the testing processes used and talked about ongoing education for well owners. Tamra provided additional information on

the two county efforts on studying the data. John stated his appreciation for the work that has been done.

**E. Other**

**VIII. FOR THE GOOD OF THE ORDER**

**IX. UPCOMING EVENTS:**

**September 14 1:30 PM POM Regular Commission Meeting**  
**September 15 SDAO Summer Conference & Awards Banquet (Salem)**

Rick adjourned the regular session at 3:02 PM for a brief break and read the executive session statement.

**X. EXECUTIVE SESSION**

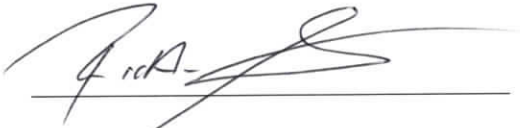
The Port will hold an executive session meeting for the permissible reason(s) stated below under ORS 192.660(2). Representatives of the news media and designated staff and other persons shall be allowed to attend the executive session in-person. All other members of the audience will be asked to leave 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 not return to open session as no decisions will be made.

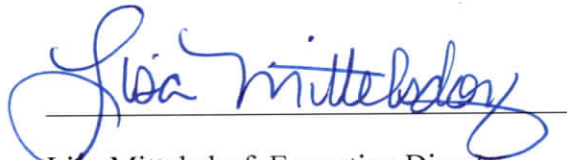
- A. For the Purpose of Consideration of Deliberations with the Port's Executive Director and Other Staff Members Who Have Been Designated by the Port to Negotiate Transactions Related to the Sale or Lease of Real Property – ORS 192.660 (2)(e)**
  
- B. For the Purpose of Consultation with Counsel Concerning 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)**

Executive Session ended at approximately 4:17pm.

Submitted by:

A handwritten signature in black ink, appearing to read "Rick Stokoe", written over a horizontal line.

Rick Stokoe, Commission President

A handwritten signature in blue ink, appearing to read "Lisa Mittelsdorf", written over a horizontal line.

Lisa Mittelsdorf, Executive Director

**PORT OF MORROW**  
**Regular Commission Meeting**  
**August 10, 2022**

**SIGN-IN SHEET**

NAME <b>PLEASE PRINT</b>	COMPANY REPRESENTING	PHONE NUMBER	EMAIL ADDRESS (If we don't have it)
<i>Karen Pettigrew</i>	<i>Foly</i>		
<i>Don Russell</i>	<i>Morrow County</i>		