
**Regular Commission Meeting Minutes
September 10, 2025 – 1:30 pm
2 Marine Drive, Boardman, Oregon 97818**

I. CALL TO ORDER AND INTRODUCTIONS

John 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, Jason Hendricks, Jeff Montgomery, Chad Snyder, Jacob Cain, Brandy Warburton, and Erika Morton

Visitors Present: Torrie Griggs, Jake Madison, Nick Graue, Wade Aylett, Jr., Rebecca Place, Karen Pettigrew

By Zoom Meeting: (Staff) Jessica Esparza
(Guests) Kyla Baumgartner, Nick Graue, Sam Tucker, Cody Vavra, Aaron Palmquist, Ryann Gleason, John Doherty, Brandon Hammond, Kirby Garrett, iPhone 3, Bob Frchetti, Jackie E., Patricia, Isavel Gonzalez, Kaleb Lay

II. PUBLIC COMMENT PERIOD

Rebecca Place, from Rock Solid Sand and Gravel, spoke to the commission requesting (fair) consideration when it comes time to move forward with developing CDA property.

Wade Ayelett, Jr., also from Rock Solid Sand and Gravel, spoke to the commission regarding soil engineering studies they were allowed to conduct on CDA property, and they were able to determine which areas will provide the best resource opportunities. He would like to present a plan to process the minerals as a local resource instead of importing from outside the region.

III. CONSENT AGENDA

A. August 13, 2025, Regular Commission Meeting Minutes

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

IV. LEGISLATIVE UPDATES

- A. State** – Ryann provided the update for state legislative matters. This summer has been an exception to the usual quiet schedule. After the transportation package failed to pass, Gov. Kotek required legislators to remain until a package could be passed. Lawmakers also heard more definitively about the impact of the Federal HR 1 bill or “One Big Beautiful Bill” on the State budget. A bleak picture has been painted. It will have a significant influence on decisions during the 2026 session. Legislative Days are September 29 and October 1. November 21 is the deadline for 2026 submittals.
- B. Federal** – Kirby talked about big picture updates in Washington DC and how local funding projects might be affected. Government spending remains the looming topic. The Federal government runs out of money in three weeks and there appears to be no clear way forward on a resolution. Congressionally directed spending is affected by the funding question. The MARAD review period for Port Infrastructure Development Program grants will begin this week. Our application was submitted in the spring, but the deadline was extended. We should know later this year or early next if our project was approved. He also talked briefly about the WIFIA loan. There has been speculation among applicants about the future of the program. No loans have been closed since the beginning of the year. The program director assures him that the administration is committed to the program and delays are due to the change in administration. He will be closely monitoring what happens moving forward.

V. OLD BUSINESS

- A. CDA Update** – Joel stated there was an emergency meeting to accept a bid on the road construction. Lisa said they took a tour of CDA property this morning. John said he enjoyed the tour and found it more informative than his first tour. It was helpful to see where the industrial ground would be and the challenges accessing the properties. Danny remarked that it was good to see the property they had been discussing and the lack of access points. Joel said the discussions are still underway with Umatilla County. John said the fire service is also still being discussed and he has more information to share later.
- B. WIFIA Update** – Eileen said they had meet with WIFIA for the first time since a retirement last spring. At that time, we asked them since we are requesting less money if there's an opportunity to revisit the terms. Last spring we were told no; however, we are still hoping to have a second chance to discuss those terms again.
- C. CWSRF Update** – Eileen said we provided a list of requests regarding the loan agreement. We did receive a response earlier this week. She feels it's promising but David is still reviewing the response.
- D. Morrow County Clean Water Consortium Update** – Kelly said the meeting last night was three hours with many updates. The County outreach meeting was well attended with lots of good questions; however, answers are still hard to come by. She believes there are

many obstacles before pipes can go into the ground. There was a lengthy discussion regarding information, processes, testing, funding, meetings, solutions, and timelines.

E. Resolution 2025-12 – Public Records Request Policy – Updated

John said this has been discussed a couple of times. There was a discussion regarding fees.

Rick made the motion to approve Resolution 2025-12, A Resolution Adopting Updated Port of Morrow Request for Public Records Policy and Fees. Danny seconded the motion. No further discussion was had. The motion passed four to one.

Joel Peterson – Yes

John Murray - Yes

Rick Stokoe - Yes

Kelly Doherty – No

Danny Kerns – Yes

John requested staying informed of incoming requests.

F. Aquifer Recharge Grant – Eileen outlined the details. We would request the commission to approve the grant and authorize Miff Devin to sign.

Joel made the motion to approve the Oregon Business Development Department Aquifer Recharge Due Diligence Program Grant Contract and authorize Miff to sign. Rick 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

G. Draft IGA for Management of SIP with Morrow County – Lisa said we asked the County to write the first draft of IGA contract, and she is now asking for our commission's feedback on that document. There was a lengthy discussion regarding concerns, potential changes to the agreement, and differences between SIP and enterprise zone. The commission decided to have staff bring a proposed updated draft that is closer to the current CREZ III IGA back to the next meeting.

H. Other

No other old business was discussed at the time.

VI. NEW BUSINESS

A. Secondary Treatment Update – Aqua Presentation

Nick Graue from Aqua Engineering, gave a presentation on the updated secondary treatment process. A 30% preliminary design report has been submitted to DEQ by the

deadline. The presentation included the purpose of the update, project drivers (why), timeline, basis of design, design targets, evaluation of alternatives, process flow diagram, site plan layout, solids handling approach, capital and operations, implementation schedule, next steps, summary, and discussion.

- B. Sand Dune Dam Safety Review** – Jacob gave an update regarding the dam safety review. An inspector came from Salem, and it passed with flying colors.

- C. Other**

No other new business was discussed at the time.

VII. STAFF REPORTS

- A. Project Updates** – Mark gave an update for Heppner. Silver Creek will start mobilizing on Friday. The well will be advertised next week. Jacob talked about the surface water treatment plants, which are on schedule and on budget, scheduled for completion by the end of 2026. The Kunze feedline is out to bid. Bids that have been opened are coming in with good rates. We are still working with West Extension for the Kunze permit. The bore permit will be issued as soon as documents are signed. General airport distribution is operational. Well 6 is commissioned. The electricians finished their work last week. Upgrades to the East Beach booster station will be completed in 3-4 months. Nick gave the lagoon updates. Farm 3 Lagoon looks like it's done but electrical work is being completed. Farm 4 lagoon is still under construction. Lining has started even though earthwork is still under way.

- B. Maintenance Update** – Erika showed photos of the Farms 3 and 4 lagoons, surface water treatment facilities, Tower Road Solar project, and maintenance at the airport while Jacob gave highlights of the projects.

- C. Financial Update** – Eileen gave the financial update and answered questions while the commission reviewed the information in the packet.

- D. Usage Reports** – The commission reviewed information in the packet and Eileen answered questions.

- E. Other**

No other staff reports were discussed at the time.

VIII. OTHER REPORTS

- A. WCVEDG** – None present.

- B. BCDA** – Torrie gave an update for BCDA, highlighting the homebuyer's grant, incubator building project, beautification projects, and the field house. Community development that comes from enterprise zone funds is a vital tool across the county in all communities.

C. ICABO – The next first meeting will be tomorrow.

D. Other – None given.

IX. FOR THE GOOD OF THE ORDER – None given.

X. UPCOMING EVENTS:

September 12 th	Governor's Lunch
October 4 th	Harvest Festival
October 8 th 1:30pm	POM Regular Commission Meeting

XI. EXECUTIVE SESSION

John read the following statement and recessed the regular session at 3:35 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 regular session at 4:33 PM after the executive session.

Conflict of Interest Declarations - John declared an actual conflict of interest on one topic that was discussed during executive session regarding Lindsay Ranch, which is owned by family. He will not take part in any discussion, any decision, or any vote related to that topic.

Kelly made the motion to move forward with the farm management agreement with Madison Farms with the presented changes and authorize Lisa to sign. Due to John's declared conflict, Rick led the meeting. Danny seconded the motion. No further discussion was had. The motion passed four yes and one abstain.

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

John called for any additional business.

Kelly made a motion to instruct Sam to put in an affidavit or statement that we would like to join in the circuit court litigation with Irrigon and Boardman Rural Fire to present our position. John seconded the motion. There was no further discussion. The motion failed three to two.

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

John called for any additional business and adjourned the meeting.

Sam spoke up saying he had been given no direction. Kelly remarked that he doesn't have to do anything because the motion had failed. There was a discussion regarding appearing or not appearing.

Joel made a motion to not put in an appearance and instruct Sam to get an agreement that they would not seek cost or disbursement from the port if there was a default.


There was some confusion and Rick asked if the meeting had officially been adjourned. It was determined that it had. John reopened the meeting at 4:38 PM.

Joel then made a motion to remain absent from the litigation between Irrigon and Boardman Fire Districts and instruct legal counsel to request that there be no fees or fines. Danny seconded the motion. There was a discussion to clarify what the motion was. A roll call vote was taken. The motion passed three to two.

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

The meeting was adjourned.

Submitted by:

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

John Murray, 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
September 10, 2025

SIGN-IN SHEET

[illegible]

Port of Morrow Commission
Public Comment Sign-in Sheet



If you are interested in addressing the Commission under the Public Comment portion of the Agenda, please sign-in below before the meeting starts. A copy of the Public Comment Policy is available to any member of the public who wishes to speak.

DATE: September 10, 2025

FULL NAME:

PHONE:

TOPIC:

Wade Rylett JR	541 571 9203	Aggregate Deposit
Rebecca Place	541 215 9063	Aggregate