

**Regular Commission Meeting**  
**September 14th – 1:30 pm**  
**2 Marine Drive, Boardman, Oregon 97818**

**I. CALL TO ORDER AND INTRODUCTIONS**

Joe Taylor called the meeting to order at 1:30 p.m.

**Commissioners:** Rick Stokoe, Larry Lindsay, Joe Taylor, Jerry Healy and Marv Padberg

**Staff:** Gary Neal, Lisa Mittelsdorf, Dori Drago, Tim Patton, Mark Patton, Kalie Davis, Ron McKinnis

**Guests:** As listed on sign-in sheet

**II. APPROVAL OF MINUTES – August 10th Regular Commission Meeting**

Marv moved to approve and Jerry seconded the motion to approve the minutes. No discussion. Passed unanimously.

**III. OLD BUSINESS**

**A. Willow Creek Valley Economic Development Group**

Sheryll said they are continuing to fund the residential housing grants. They had a brainstorming meeting a couple weeks ago to discuss the workforce housing for South Morrow County, now they need to prioritize their options. She said the guy that bought the grocery store is having to stay at the Motel because there is nothing available.

**B. Boardman Chamber Update**

Gary said they interviewed three local people and are in the process of deciding on who they will hire as the new Chamber Director.

**C. SAGE Center Update**

Kalie said there were about 150 people last weekend for the Jungle Book movie. She will be at the Pendleton Round-up parade on Friday. She highlighted some of the upcoming events which included; The Kiwanis Annual Banquet on the 29<sup>th</sup>, the Harvest Festival on October 1<sup>st</sup>, also on October 1<sup>st</sup> is the Kiwanis Kayak race from the lodge to the marina. There will be 400 4<sup>th</sup> graders here on October 6<sup>th</sup>, SAGE Saturday on October 8<sup>th</sup>, The Navy Band on October 14<sup>th</sup> and the movie *Alice Through The Looking Glass* October 21<sup>st</sup> and 22<sup>nd</sup>. She also gave an update on the exhibits; Lamb Weston has picked out the laminate color for the shelves that the new tablets will go on, they should be installed in a couple of weeks. She has a meeting tomorrow with UEC to go over the 100% design, they are hoping it will be fabricated and installed by the end of the year.

Marv said he visited with Debbie Radie at the Freezer Warehouse Grand Opening and she said representatives from the Campbell Soup Company were here and they visited the SAGE Center and that they were very impressed.

**D. Pipeline Project Update**

Mark said they started on the borings, Patterson Ferry Rd is complete and they have moved to 730. Deliveries for the pipe will start around October 1<sup>st</sup> and about a week later they will start putting it in the ground. The Manifolds and Electrical will be going out for bid soon. They are doing the GeoTech analysis for the dikes this week and next week.

**E. Other**

Mark reported on the Early Learning/Workforce Training Center, he said most of the architectural design is complete, but has not all been reviewed yet and they are starting on the structural design. Mark is hoping to have bids started the first couple weeks of October. Gary said he has been working on the Grant Agreement and should have it for approval in October.

Joe asked about the project with Mike Duncan, Lisa said it's a firewood business and John Greenup will be leasing 1 acre from us for \$100 per acre. The firewood will be coming from the Forest Service.

**IV. NEW BUSINESS**

**A. Lease Option Expansion with One Energy**

One Energy would like to expand their existing lease option from 170 acres to 320 acres for \$475 per acre. Said property is parallel to the freeway on the North and transmission lines on the South.

Jerry moved to approve the property expansion to the lease option agreement with One Energy. Marv seconded the motion. No further discussion. Motion passed unanimously.

**B. Gantry Crane Maintenance with Tidewater**

Gary and Ron met with Roy Drago, Jr and Ron McClary of Tidewater, who have put together a plan to do some maintenance work and improvements on the Gantry crane during the extended lock closure. The trolley wheels and rail need to be replaced. Tidewater will pay the material costs but has asked the Port of Morrow to help with the labor. It could take 2-4 days, they would like to have the work completed a couple weeks prior to the locks opening. Tim will coordinate with Ron on the project.

**C. Land Application Agreement with Madison Farms**

Gary provided the Commissioners with a copy of the draft Land Application Agreement with Madison Farms. There is a freshwater pipeline that goes from Madison to Hale Farms, we can use this pipeline in the winter months for land application and Hale can use it in the summer months for fresh water. Land Application will be handled by Madison and Hale. We will be responsible for DEQ monitoring and recording. Discussion took place regarding what will need to transpire at the end of the agreement. The Commissioners would like to review the agreement. Gary said we would need to have it approved and submitted prior to our first draw down request. Joe said we can call a Special Meeting if it needs to be approved prior to the next Commission meeting.

**D. Tim Patton – Introduction & Report**

Tim introduced himself and after thanking Gary and the Commission for the opportunity to work for the Port of Morrow he highlighted on his background. He then reported on some of the projects going on at the Port. He will work with Dick and Chester this winter to get all the valves and pipelines marked and logged and into the GPS for easy locates. Finishing the rec center sewer, it should be done tomorrow. The Early learning fire hydrant move should be done next week, we will start on the settling pond next to the T1 slip, so we can get it dredged this fall. We will be removing the row of trees by marker 40 because they are ruining the walking path. Gary told Ron that we need to go out for bid to dredge the slip and put in a turn cell.

**E. Other**

Gary thanked the Commissioners for attending the freezer warehouse expansion dedication today. He said product will start going in tomorrow.

UEC update - Josh introduced Chris, who is new to their Engineering dept. Josh said Chris will be taking on a lot of the construction projects happening at the Port of Morrow.

**V. STAFF REPORTS**

Gary reviewed freshwater, wastewater, rail tariff and rail car numbers as well as the Riverfront and SAGE centers' usage numbers.

Lisa said we are putting 22" tv's outside of each meeting room downstairs and a kiosk where the white board is that will show the name of each room and what meeting is in that room, along with pictures of the Port. This will be controlled from a computer upstairs.

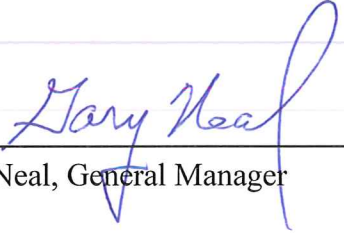
Gary told the Commissioners there are going to be some changes to the front office. Carmen and Dori will be moving to the back office, between his office and Eileen's office. Maria Madrigal will begin Monday morning as the new Facility Coordinator and Brandy Warburton will begin October 3<sup>rd</sup>, she will be handling our Safety program and help out with some of the Personnel items.

Gary mentioned that he, Ron, Lisa and Mark are working on putting together a summary of Capital projects they would like to put in front of our Legislatures.

Gary reminded the Commission that the next Commission meeting and the City County Port meeting will be moved to Tuesday October 18<sup>th</sup> and it was agreed the Commission Meeting will start at 2:30.

Marv read thank you letters from UEC and the Dept of Transportation.

The meeting was recessed at 2:34 pm. Executive session started at approximately 2:40pm. The commissioners came out of executive session and adjourned the regular meeting at 4:22pm.

  
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Gary Neal, General Manager

  
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Joe Taylor, Commission President