
Regular Commission Meeting Minutes
January 16, 2024 – 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 Present: Joe Taylor, John Murray, Kelly Doherty, and Joel Peterson

Staff Present: Lisa Mittelsdorf, Eileen Hendricks, Mark Patton, Miff Devin, Jacob Cain, Anna Browne, Erika Lasater, and Brandy Warburton

Visitors Present: Torrie Griggs, Mike Gorman, Wes Killion, Jonathan Tallman, Thomas Roberts

By Zoom Meeting: (Staff) Marcine Brangham, Tim Patton, Dori Drago
(Guests) Aaron Palmquist, David Sykes, Kim Cutsforth, Mike Alldritt, John Doherty, Ryann Gleason, Karen Pettigrew, Katie Imes, Sam Tucker, Corey Sweeny

II. ELECTION OF PORT OF MORROW COMMISSION OFFICERS FOR 2024

Kelly nominated John as president. There was no second and the motion failed.
Joel nominated Joe as president. There was no second and the motion failed.
It was decided to postpone the officer election to the February meeting.

III. PUBLIC COMMENT PERIOD

None.

IV. CONSENT AGENDA

A. December 6, 2023, Regular Commission Meeting Minutes

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

V. LEGISLATIVE UPDATES

A. Ryann Gleason gave the legislative update. Legislative days were last week in Salem. There was a LUBGWMA hearing for the state agency and governor's office focused on providing an overview of timelines and what's been done to date.

VI. OLD BUSINESS

A. 2024 Board Appointments – Joe read the appointments list.

CDA – Lisa is the voting member and Joe is the alternative currently. John said he feels the voting member for CDA should be a commissioner and not a staff person. John made a motion to nominate Kelly as the voting member for CDA. Joe and Joel stated they feel that the Port CEO is the best person for the voting member. Kelly seconded to nominate herself. John, Kelly, and Joe voted yes. Joel voted no.

John made a motion to nominate Joe as the alternate CDA member. Kelly seconded. Motion carried unanimously.

CREZ II – John and Rick are currently voting members and Joe is the alternate. John moved to nominate himself and Kelly to the CREZ II board with Joel as an alternate. Kelly seconded. John said he will recommend a bylaw change to insure rotation on board appointments. Joel said he would rather not be the alternate. John amended his motion to nominate Rick as the alternate instead of Joel and Kelly agreed. Motion passed unanimously.

CREZ III – Lisa is the voting member for staff with Mark as the alternate. Rick and Joe are the voting commissioners with John as alternate. John asked if we need to have the port director as a voting member for CREZ III. Joel nominated to keep the current appointments. Joe seconded the motion to keep the current members. John objected to having three members from Boardman on CREZ III. Kelly agreed to wanting wider representation from across the county. Joe and Joel voted yes. John and Kelly voted no. The motion failed.

Kelly made a motion to appoint Joel and John as the two commission voting members with Joe as alternate. She has a concern regarding staff voting and would remove them as voting members. Joel stated he is not in favor of removing staff. John and Kelly voted yes. Joe and Joel voted no. Motion failed.

John made a motion to be a voting member with Joe and Joel as alternate and keep the staff voting members the same. Kelly seconded the motion. Motion passed unanimously.

Audit Committee – Eileen said the audit committee can be filled at any time. Joe made a motion to appoint Kelly and Joel. John seconded. The motion passed unanimously.

Morrow County Broadband – Rick and John are currently on the board with Joe as alternate. Joe is happy to remain as an alternate. John made a motion to keep the current members. Kelly seconded. Motion passed unanimously.

John asked if anyone would be willing to attend the solid waste advisory meetings. They have asked for a representative. Let him know after the meeting.

B. Morrow County Broadband Budget Committee Appointments

The application has been linked on our website. Torrie provided background regarding this appointment. There is a little bit more time and this could be postponed. There have been no applications.

C. CDA Update

Lisa said there's a meeting on Thursday. There was a letter shared regarding a wage study and a request to increase compensation for the director and assistant and she will give it to Kelly as the new representative. Commissioners and staff talked about invoices for bills to be paid and budgets. Lisa read through the agenda for the next meeting. There was a lengthy discussion regarding the coming land transfer discussions.

Kelly asked Lisa for direction and Lisa recommended that we propose that the Morrow County property come to the Port of Morrow and the industrial property in Umatilla County go to the Port of Umatilla and the Tribes receive their 4,000 acres and the military has received their part. It's all based on zoning. The tribes have made a request for additional acreage to accommodate a solar facility. Sam added that he would recommend that Umatilla County property go to the Port of Umatilla unless they and Umatilla County agree to another option because they may want to agree to something else.

D. WIFIA Application Update

Lisa and Mark gave an overview of their meetings in Washington DC last week, including WIFIA, MARAD and the BUILD project. Best case scenario for closing the WIFIA loan is June 30, 2024. We may need intermediate financing. Projects start going to bid in February. He talked about changes to the scope of the project.

E. CREZ II Disbursements

John said this was a question he brought up a few months ago regarding the direction of this commission, but did not have any immediate items to discuss.

F. Other

3:00 PM – The commission jumped to VII. item E for the 2023-24 Property Tax Presentation. The presentation wrapped up at 3:55 PM.

VII. NEW BUSINESS

A. Resolution 2024-01 Reimbursement Resolution

Eileen explained the reason for this resolution. It allows us to reimburse ourselves for a certain amount of costs before closing of the WIFIA Loan.

Joel made the motion to approve Resolution 2024-01. John seconded the motion. No further discussion was had. The motion passed unanimously.

B. Ordinance 2024-01 Repealing Ordinance 92-02

Eileen explained Ordinance 92-02 is now obsolete. It was originally the ordinance the Port used to borrow money for issuing parity/revenue bonds. However, it's now affecting the

WIFIA loan. John said, “This is the first reading of 2024-01. Commissioners are aware of the language of the ordinance, so we will read the title. ‘It is an ordinance of the Port of Morrow, Morrow County, Oregon, repealing Ordinance number 92-2 and ratifying the repeal of Ordinance number 15’ this 16th day of January.” Action will be taken at the next meeting.

C. Community Projects

Mark and Lisa talked about the various community projects.

D. Appoint Budget Officer / Approve Budget Calendar

Eileen stated traditionally she would be appointed as budget officer, but it’s the choice of the commission. The proposed budget calendar is included in their packet.

John made the motion to appoint Eileen as the budget officer and approve the proposed budget calendar. Joel seconded the motion. There was a discussion regarding the proposed meeting times. The motion passed unanimously.

E. 2023-2024 Values and Taxes Report

Mike Gorman gave a report including a PowerPoint presentation on 2023-24 property taxes.

F. Farm 5 Lease

Mark stated this was a discussion in the executive session and then more to discuss.

G. CREZ III

There is a joint meeting on February 1st between the Port and the County to discuss an enterprise zone boundary expansion.

H. Other

No other new business was discussed at the time.

VIII. STAFF REPORTS

A. Project/Maintenance Updates

Mark combined the project and maintenance updates. Erika showed photos of the BUILD project and SAGE Expansion.

B. Financial Update

Eileen gave the financial report.

C. Usage Reports

The commission reviewed the information in the packet.

D. Other

No other staff reports were discussed at the time.

IX. OTHER REPORTS

A. Willow Creek Valley Economic Development Group

Kim highlighted their annual hosted luncheon tomorrow, talked about grants, childcare, and housing. More information is included in the packet.

B. BCDA

Torrie also referred the commission to the information in the packet and presented a few numbers from the previous year's projects.

C. ICABO

None

D. Other

X. FOR THE GOOD OF THE ORDER

UPCOMING EVENTS:

February 8-11th

SDAO Annual Conference (Seaside)

February 14th

1:30pm POM Regular Commission Meeting

March 3-7th

PNWA Mission to Washington

XI. EXECUTIVE SESSION

Joe recessed the regular session for a 5-minute break. After the break, Joe read the executive session statement and recessed the regular session at 4:48 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 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)

Joe reconvened the open session at 5:35 PM.

John made a motion to approve the agricultural lease between the Port and the Frank and LaVonne Mader Living Trust and also the Timothy and Shannon Rust Living Trust and the Clarkston Development Company as presented with the amendment. Joel seconded the motion. There was no further discussion. The motion passed unanimously.

Joe asked if the commission would consider the CREZ II disbursements at this time. John said he'd prefer the same formula that's been used in the past. He'd like to see an adjustment to the dollar amounts for what goes where. Joel thought it was good that the money can be used for other things throughout the county. Lisa suggested it would be good for Matt Combe to give a presentation to the CREZ board regarding funding for the schools. There was a discussion regarding the State funding model for enterprise zone funds.

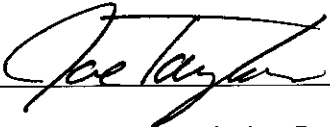
Brandy let the commission know about a new public meeting law training through SDAO. She will be getting more information to them.

Joe said he forgot to mention the need for budget representatives. Two new representatives will need to be selected and approved by the commission.

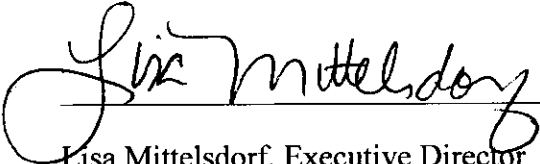
Lisa talked about removing the cities from the agenda for this meeting due to time constraints. The commission had a discussion regarding the matter.

Joe adjourned the meeting at 5:50 PM

Submitted by:



Joe Taylor, Commission President



Lisa Mittelsdorf, Executive Director

