

**Regular Commission Meeting  
February 10<sup>th</sup> – 1:30 pm  
2 Marine Drive, Boardman, Oregon 97818**

**I. CALL TO ORDER AND INTRODUCTIONS**

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

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

**By Zoom Meeting:** Jerry Healy

**Staff Present:** Ryan Neal, Mark Patton, Lisa Mittelsdorf, Eileen Hendricks, Kalie Davis, Erika Lasater and Brandy Warburton

**By Zoom Meeting:** Pat Tolar, Marcine Brangham, Jacob Cain and Tim Patton

**Visitors Present:** Karen Pettigrew

**By Zoom Meeting:** Wendy Neal, Mike Aldritt, Scott Keillor, Debbie Pedro, Ryan Degroff, Kirby Garret, Greg Smith, Torrie Griggs, Kristin Meira, Aaron Palmquist

**II. APPROVAL OF MINUTES –January 13<sup>th</sup> Regular Commission Meeting Minutes**

Joe moved to approve the January 13<sup>th</sup> Regular Commission Meeting minutes. Marv seconded the motion. No further discussion was had, and the motion passed unanimously.

**III. OLD BUSINESS**

**A. Legislative Updates**

Kirby Garrett from CFM Advocates reported that congress is moving ahead quickly with covid relief legislation. The \$1.9 trillion package includes \$350 billion to state, local and tribal governments but it doesn't include funding for the maritime sector. The goal is to finalize the bill by March 15<sup>th</sup> before the current extra unemployment benefits expire.

Representative Greg Smith reported that the legislative session opened up about three weeks ago and all committees are being conducted online during covid. He reported on the I-5 bridge project and if it moves forward the Port of Morrow will be a staging area for the materials on that project. He will work with Ryan on the details of that project and the benefits if it does move forward. The Ways and Means Committee is looking at a \$1.7 billion deficit in their budget, but he doesn't think that will be a huge problem for the committee.

He also reported for CDA, that they are in the process of finalizing the agreement for the land transfer of the chemical depot land. His goal is to have that completed by the end of September.

**B. East Beach Unit Train Expansion**

Mark reported that construction is complete except for a few punch-list items and the inspection with U.P. is scheduled for February 18<sup>th</sup>. There was a lot of sand erosion from the last windstorm that is needing to be repaired now as well.

**C. B.U.I.L.D. Update**

Jacob reported that Walter has been working on getting the 30% submittal done and submitted and he hopes that will be completed by the end of the day. Once that is finished, then we wait for preliminary approval to start construction.

Lisa reported that we did ask for some changes in dates that are in the contract, but it didn't change the overall estimated completion date.

**D. New South Lift Station**

Mark reported that as soon as the engineers get time, they will start designing the pumps for the project.

**E. Heppner Update**

Mark reported that the water system is designed, and materials are out to bid now. His plan is to send one maintenance operator to Heppner to work with Forest on the project this spring. FEMA did have some questions and he has a meeting with Anderson Perry to discuss those.

Jacob reported that the partitions are in the final process now and he is expecting a final approval from the surveyor by the beginning of next week. He is expecting that whole process to be done within a week to 10 days.

**F. Mader/Rust Reuse Expansion**

Mark reported that the final building was finished last week, and the project is nearly complete.

**G. Airport Well**

Mark reported that the well drilling truck isn't on site yet because it got stuck in the bad weather, but he is hoping that they will be here on February 15<sup>th</sup>.

**H. Gar Swanson Extension**

Mark reported that mass excavation is done and the 1 ½ base rock is almost completely down. The paving bid will be open this week and he's hoping to be completed with that part by mid-April.

**I. East Beach Utility Improvements**

Mark reported that the materials have been awarded to HD Fowler on the project and he expects the materials to start arriving the first part of March and start the project the second week of March.

**J. Strategic Plan**

Lisa introduced Scott Keillor from WSP to update the group on the Strategic Plan that they did for the port. Scott went over the key projects for the port and asked for any questions or comments on the plan. Rick thanked Scott for their work on the plan.

Marv moved to approve the 2021 Strategic Business Plan as presented. John seconded the motion. No further discussion was had, and the motion passed unanimously.

Lisa noted that the plan is on our website for anyone wishing to view it and a copy will be provided to the State of Oregon. She has also received the contract for the Economic Impact Analysis and it will be completed by June 1<sup>st</sup> at the latest.

**K. CREZ III Update Discussion**

The latest version of the two IGA's, one agreement between the County and the Port, and one agreement between the County, Port and City of Influence were presented to the commissioners for review.

The IGA between the County and the Port has no changes since the last agreement that was viewed by the Commission and the County has signed it already. Ryan recommended that the Port Commission sign the agreement.

Jerry moved to approve the IGA for CREZ III between the County and Port and simultaneously rescind all previous signed CREZ III IGA's between the County and Port. Marv seconded the motion. No further discussion was had, and the motion passed unanimously.

The IGA between the County, Port and City of Influence, Ryan explained all changes since the last version was discussed with the Commission and recommended approval.

Marv moved to approve the IGA for CREZ III with the City of Influence, County, Port agreement as presented. Joe seconded the motion. No further discussion was had, and the motion passed unanimously.

Joe asked whether new appointments would need to be made to the CREZ III Board. Ryan requested more time to make recommendations for the Board. The appointments will be tabled until further notice.

**L. Other**

No other old business was discussed at the time.

**IV. NEW BUSINESS**

**A. PNWA Update – Kristin Meira**

Kristin reported that policy and funding is going well with the PNWA. There's new big projects on the horizon including a new downstream gate which will be installed at McNary navigation lock within the next 5-7 years. The big issue is the proposal from Congressman Simpson to change the river system by removing the four Snake River Dams and replacing them with other kinds of energy production, shifting barging to rail transportation and road shipping to benefit the fish. Discussion was had by all on Congressman Simpson's proposal.

**B. SDAO Conference**

Discussion was had by all about the differences between the virtual online conference that was held this year and in-person conference that they normally have. All sessions were recorded and are available to watch on their conference platform.

**C. Amendment to Resolution 2021-01**

Eileen explained to the Commission that Resolution 2021-01 was previously approved, and it allowed for the issuance of new money and the refinance of several bond issues. David Ulbricht, our municipal financial advisor, suggested that we also refinance our 2019 and 2020 series bonds for even greater cost savings. This resolution will allow those two bond series to be refinanced as well.

Marv moved to approve the Amended and Restated Resolution 2021-01, authorizing bond refinancing with the additional bond series added. John seconded the motion. No further discussion was had, and the motion passed unanimously.

**D. Other**

John brought up that Ryan had previously reported about a meeting with Columbia River Community Health Clinic regarding industrial medicine possibilities at the port. John would just like to ask that Morrow County Health District be included in the conversation to help build a bridge. No objections were raised to the idea.

Mark reported that we are building a 16,000 square foot flex space building next to the freezer that will be divided up into 4000 square foot office spaces. The building has been ordered and the engineers are working on a design.

**V. STAFF REPORTS**

**A. SAGE Center Update**

The SAGE Center is still closed to the public. Ryan reported that we recently conducted interviews for the SAGE Center Manager but a decision hasn't been made yet.

**B. Warehousing Update**

Marcine reported on the numbers for the month of January for the warehouse which were down a little from last year. Warehouse capacity is at 70% currently and the

cooler is at 98% capacity. They just added two new customers at the dry storage warehouse. She recently attended a transportation meeting that is working towards a Hermiston to Boardman connection for employees in the port.

**C. Workforce Training Update**

Kalie reported on her recent activities which included submitting a grant request to the Eastern Oregon Workforce Board for the Educator Externship program which was awarded in the amount of \$12,000. She's been doing virtual presentations for the Columbia Works internship program recruitment and IMESD gave approval for the high school internship program. Currently there is 34 employers signed up for that program with 55 different positions. Kalie will also be speaking at the Chamber Live next week and she is working with the chamber on an upcoming virtual job fair.

**D. Maintenance Shop Update**

Erika showed pictures of the projects to the group as Tim explained the progress of each including East Beach Rail, Gar Swanson expansion, Marker 40 Golf Club updates, airport well, flex space building, Riverside High School FFA greenhouse and Boardman Foods landscaping project.

**E. Communications Update**

Erika reported on her recent activities which included taking pictures of various projects around the Port, working on the winter newsletter and the new photos that will be displayed in the lobby.

**F. Golf Course Update**

Pat reported on the numbers for the month of January including visitors, green fees and golf cart rentals.

**G. Usage Reports**

Staff reports on water and rail usage were reviewed and discussed.

**G. Other**

Eileen gave the commissioners a copy of the most recent financials for their review.

**VI. OTHER REPORTS**

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

No representative were available for a report.

**B. Boardman Chamber Update**

Torrie Griggs reported on the chamber's recent activities which included the virtual legislative affairs weekly webinar, the monthly chamber luncheon with Kalie Davis as the speaker, a virtual lunch and learn series, annual awards banquet which will be virtual and the annual Frostbite Scholarship Golf Tournament.

BCDA –

They are working on their priority list for 2021 which is based off of the community feedback.

Home Buyer's Grant has ten applications submitted so far this year and Business grant has seven applications pending.

**C. Other**

Karen Pettigrew thanked the port for allowing the city council to use their bus for a tour of the city. They will be having a special meeting on February 16<sup>th</sup> to sign the CREZ III IGA.

Aaron Palmquist reported that things are going well on major projects in Irrigon. He has five developers currently and one who wants to build 50-70 stick-built homes. He would also like a rough draft of the IGA for CREZ III if possible.

Upcoming events –

|         |        |   |
|---------|--------|---|
| 3/10    | 1:30pm | Port of Morrow Regular Commission Meeting |
| 3/15-18 |        | PNWA Mission to Washington (Virtual)      |
| 3/18    |        | Port of Morrow Candidate Filing Deadline  |
| 5/18    |        | District Elections                        |

The meeting was recessed at 3:20 pm. Executive session under **ORS 192.660**, started at approximately 3:25 pm. There being no further business, the Regular Commission meeting adjourned at approximately 4:10pm.

Submitted by:

  
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Ryan Neal, Executive Director

  
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Rick Stokoe, Commission President

**PORT OF MORROW**  
**Regular Commission Meeting**  
**February 10, 2021**

**SIGN-IN SHEET**

| <b>NAME</b><br><b>PLEASE PRINT</b> | <b>COMPANY</b><br><b>REPRESENTING</b> | <b>PHONE NUMBER</b> | <b>EMAIL</b><br><b>ADDRESS</b><br><b>(If we don't have it)</b> |
|------------------------------------|---------------------------------------|---------------------|--|
| <i>Karen Polyanov</i>              | <i>City</i>                           |                     |  |
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