
Regular Commission Meeting Minutes
February 11, 2026 – 1:30 pm
2 Marine Drive, Boardman, Oregon 97818

I. CALL TO ORDER AND INTRODUCTIONS

John Murray called the meeting to order at 1:30 p.m. and gave a special welcome to the newly elected commissioner, Jerry Rietmann.

Commissioners Present: Rick Stokoe, John Murray, Kelly Doherty, Jerry Rietmann, and Joel Peterson attended via Zoom.

Staff Present: Lisa Mittelsdorf, Eileen Hendricks, Mark Patton, Brandy Warburton, Jason Hendricks, Marcine Brangham, Anna Browne, Angel Aguilar, Tim Patton, Donnie Griggs, Chad Snyder, Jacob Cain, Jeff Wilson, and Erika Morton

Visitors Present: Mike Hughes, Karen Pettigrew, Jered Tesch, Gordon MacKenzie, Torrie Griggs

By Zoom Meeting: (Staff) Jessica Esparza
(Guests) John Doherty, Kyla Baumgartner, Marty Broadbentt & Sam Irons, Isabel Gonzalez, 15047171180, Kirby Garrett, Sam Tucker, Steven Eliscu, Jackie E., Brandon Hammond

John requested adding two items to the agenda – Strategic business plan under old business and also under new business a discussion for a possible tour plan for the commissioners in the near future.

II. SWEARING IN OF NEWLY APPOINTED OFFICIAL

John swore in Jerry Rietmann to the Port Commission.

Lisa introduced Donnie Griggs, who started a new role as assistant project manager at the Port of Morrow this week. She also introduced Jered Tesch, who was just hired as the Managing Director of the Clean Water Consortium. She also announced that Angel was recently promoted as the interim director of the SAGE Center/Event Center.

There were no declarations of conflicts of interest.

III. PUBLIC COMMENT PERIOD - none

IV. CONSENT AGENDA

A. January 20, 2026, Regular Commission Meeting Minutes

B. January 30, 2026, Special Commission Meeting Minutes

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

Joel Peterson – Yes

John Murray - Yes

Rick Stokoe - Yes

Kelly Doherty – Yes

Jerry Rietmann - Yes

V. LEGISLATIVE UPDATES

- A. Federal** - Kirby gave an update on federal legislative matters. There was a brief federal shutdown last week. Congressionally Directed Spending has passed for the full year. We have two asks for the next cycle. It's a quick turnaround due at the end of February. We are requesting \$1.8 million for the Terminal 3 Face Dock updates. We are also partnering with the City of Ione for \$1.8 million to renovate the American Legion building into a business incubator space. Ryann is not able to attend due to the Oregon short session in progress. John expressed concern over bills that may impact the port. Lisa said she could get a list for the commission.

VI. OLD BUSINESS

- A. CDA Update** – Joel announced that a settlement agreement has been reached with Umatilla County. The other announcement is that Greg Smith resigned. Emily Collins has been selected as interim director. There should be a BIN number soon so they can start paying employee salaries. John asked about the Tapani bill that was previously discussed. Lisa said we have received an agreement and as soon as it is completed and signed, it will be executed. Joel said he has a goal for the CDA to get financing apart from the Port of Morrow to cover that bill. John also asked about the status of the 5 million grant from UEC, but nothing new is known.

Chief Mike Hughes reported that a judge has moved to go to trial for the lawsuit between Boardman and Irrigon Fire departments.

Lisa asked for a formal motion to have the Port formalize paying Morrow County's portion of the bills for CDA. We received the property and Morrow County doesn't have direct assets at the CDA. There was a lengthy discussion about the IGA and how costs are divided between the partners. Rick made and withdrew his first motion.

After additional discussion, Rick made the motion to cover Morrow County's percentage, including legal and operational costs, up to \$100,000 in addition to our 20%. Jerry

seconded the motion. There was discussion regarding specifics. The motion passed unanimously.

Joel Peterson – Yes
John Murray - Yes
Rick Stokoe - Yes
Kelly Doherty – Yes
Jerry Rietmann – Yes

Lisa said she would follow up regarding updating the IGA.

- B. WIFIA Update** – Lisa said we are trying to set up a meeting in person in March. We are conditionally approved and can move forward with funding. We are still pursuing private funding. Eileen gave an update regarding the private funding options.
- C. CWSRF Update** – Eileen stated we were awarded a small amount up front because they won't award the full amount until plans are in place. We will borrow \$50 million in total from the state for secondary treatment.
- D. Morrow County Clean Water Consortium Update** – Kelly gave the update, saying they had a meeting was earlier this week and they hired a manager. Irrigon is moving forward with test wells. Kelly also said that we received funding from CREZ - \$400,000 with up to 20% of that for operational expenses.
- E. SIP IGA with County** – John said he told Commissioner Sykes that we wished to have a joint meeting. Lisa said a poll was sent with dates for scheduling. There was a question whether or not they received the redline version. Lisa will resend it.
- F. South Morrow County Water and Transportation Infrastructure Development Amendment Number 1 with Oregon Business Development Department** – Eileen said this is the funding for Ione and Heppner. The Amendment makes two changes, a half sentence to the description and a firm date for the project completion.

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

Joel Peterson – Yes
John Murray - Yes
Rick Stokoe - Yes
Kelly Doherty – Yes
Jerry Rietmann - Yes

- G. Board Appointments** – The commission referred to the list in the packet.

Rick made the motion to keep the existing assignments as presented, replacing Danny with Jerry. John seconded the motion. No further discussion was had. The motion passed

unanimously.

Joel Peterson – Yes

John Murray - Yes

Rick Stokoe - Yes

Kelly Doherty – Yes

Jerry Rietmann -Yes

H. Other

John asked for an update on the strategic plan. Lisa reported that we will be moving forward with an RFP for the planning process. It will be at least April before a decision from Business Oregon is made.

Rick made a motion to move forward with the strategic plan and economic impact analysis. Kelly seconded the motion. The motion passed unanimously.

Joel Peterson – Yes

John Murray - Yes

Rick Stokoe - Yes

Kelly Doherty – Yes

Jerry Rietmann -Yes

VII. NEW BUSINESS

A. SDAO Annual Conference – Rick, Kelly, Brandy, Marcine, Tim, Lisa, and Eileen attended. They all felt it was a good conference overall. Kelly feels we need to provide some help - there could be a better variety of topics. Rick added comments regarding the repetition of sessions. John asked if Jerry needs to take the meeting law, and Brandy responded yes. It's already being scheduled.

B. BPA Lease Purchase Program – Eileen provided background about the program, outlined the new agreement, and referred to the letter in the packet. The authorized signors will need to be updated, and a resolution will need to be passed, however, a consensus will be suitable for now. The commissioners provided the consensus.

C. Appoint Budget Officer / Approve Budget Calendar – Eileen gave an overview and answered questions.

Rick made the motion to appoint Eileen Hendricks as budget officer and approve the budget calendar as presented with the ability to modify if necessary. 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

Jerry Rietmann -Yes

There was a discussion regarding the committee members.

- D. **Other** – John would like to plan a tour because of all the changes and a new commissioner. Lisa and Mark will provide several date options in March.

VIII. STAFF REPORTS

- A. **Project Updates** – Erika showed photos of projects while Tim, Jacob, Jeff, and Chad provided information and answered questions. Aqua Engineering will be here next month with an update for secondary treatment.
- B. **Maintenance Update** – Tim and Mark provided the maintenance update.
- C. **Financial Update** – Eileen gave the financial update and answered questions.
- D. **Usage Reports** – The commission reviewed the usage reports in the packet.
- E. **Other**
No other staff reports were discussed at the time.

IX. OTHER REPORTS

- A. **WCVEDG** – None given.
- B. **BCDA** – Torrie gave an update for BCDA. They submitted the annual report to the CREZ board. She expressed appreciation for the funds. The new incubator space is in the design phase. John asked if Torrie could provide an update for the Morrow County Broadband Consortium. Torrie spoke that most of the county has or will be covered soon. Starlink will be an option for the south county due to cost. The Consortium will be dissolving soon.
- C. **ICABO** – None given.
- D. **Other** – None given.

X. FOR THE GOOD OF THE ORDER

XI. UPCOMING EVENTS:

March 11	1:30 PM	POM Regular Commission Meeting
March 15		SEI Filing Window Opens
April 15		SEI Filing Deadline
April 20-23		PNWA Mission to Washington

Mark said there is one thing we need to add to other new business. We have been asked to give an intent to deliver water to old city property out on Tower Road. There are 306 acres

of space age industrial property that transferred hands. They need a non-binding letter of intent to provide water to get through zoning. He said everything is preliminary and non-binding.

Rick made the motion to authorize our staff to negotiate a non-binding agreement with NexGenerations, LLC. Jerry seconded the motion. There was no further discussion. The motion passed unanimously.

Joel Peterson – Yes

John Murray - Yes

Rick Stokoe - Yes

Kelly Doherty – Yes

Jerry Rietmann - Yes

XII. EXECUTIVE SESSION

John recessed the regular session at 3:36 PM and read the following statement.

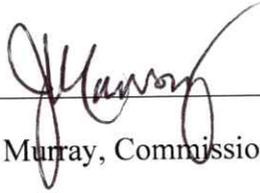
The Port will hold an executive session meeting for the permissible reason(s) stated below under ORS 192.660(2). Representatives of the news media and designated staff and other persons shall be allowed to attend the executive session. All other members of the audience will be asked to leave the room. 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 reopened the regular session at 4:45 PM. He called for any further business. Hearing none, the meeting was adjourned.

Submitted by:



John Murray, Commission President



Lisa Mittelsdorf, Executive Director

PORT OF MORROW
Regular Commission Meeting
February 11, 2026

SIGN-IN SHEET

NAME PLEASE PRINT	COMPANY REPRESENTING	PHONE NUMBER	EMAIL ADDRESS (If we don't have it)
Raymond AKERS		541 371 4990	
Luis Campos		541-701-8880	
Karen Pettigrew	City		
Gordon MacKenzie	Banner Bank	541-656-9216	
Jared Tesch	CWC	503-689-6052	
Mick Hinkley	BARRONET FIRE		

