
Regular Commission Meeting Minutes
May 8, 2024 – 1:30 pm
2 Marine Drive, Boardman, Oregon 97818

I. CALL TO ORDER AND INTRODUCTIONS

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

Commissioners Present: Rick Stokoe, Joe Taylor, John Murray, Kelly Doherty, and Joel Peterson

Staff Present: Lisa Mittelsdorf, Eileen Hendricks, Mark Patton, Jason Hendricks, Anna Browne, Jacob Cain, Brandy Warburton, Jeff Montgomery, and Erika Lasater

Visitors Present: Torrie Griggs, Karen Pettigrew, George Shimer, Stuart Dick, Mike Hughes, Renee Grace, Darren Helm, Laurie Kelly, David Sykes, Brandon Hammond, Theresa Rehak

By Zoom Meeting: (Staff) Tim Patton
(Guests) John Doherty, Sam Tucker, Christine Reynolds, Madison Rosenbalm, 5036791116, 5039109925, Aaron Palmquist, Dale Penn, Samsung user, Lisa Pratt, 5415615339, Mike Alldritt, MG

II. PUBLIC COMMENT PERIOD

Mike Hughes from Boardman Fire & Rescue commented regarding CREZ II & III Funds. He said, "I see on your agenda that you have an update on CREZ II & III. I'm urging the Port to explain why representatives from the Port on CREZ II continue to block the public safety funds. Given one of the director's history or whatever, with a special district, I would urge you to replace that person so we can move forward. There's some, in my opinion, some bias there, and I would like to see this move forward. Thank you, sir."

Stuart Dick representing Morrow County Citizens for Liberty and Justice condemned the land decision made by the CDA Board.

III. CONSENT AGENDA

A. April 16, 2024, Regular Commission Meeting Minutes

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

IV. LEGISLATIVE UPDATES

A. **State** – Dale Penn gave the legislative update. Legislative days are upcoming May 29-20.

V. **OLD BUSINESS**

A. **CDA Update** – Kelly gave an update for the most recent brief meeting, which was mostly housekeeping. Umatilla County has voted to pursue legal recourse to reverse the land decision. Joe added remarks from Greg Smith regarding a budget and bills that are coming due. There was a discussion regarding the CDA budget. Kelly will ask about the budget at the next meeting. Lisa gave an update on Port planning.

B. **WIFIA Application Update** – Staff gave a status update regarding the application process. There have been numerous meetings about the term sheets. Mark and Lisa will be meeting in person with them next week.

C. **CREZ II & III** – Kelly reported there were plans in the works to hire a manager. County Commissioner David Sykes added comments regarding the new assistant county administrator and how that position or other county staff might help fill that role. He also answered questions regarding Resolution 2024-05. Lisa recommended approving the resolution just in case it is needed.

Joel asked about remaining money in CREZ II. John explained the motions that were made regarding those funds. There was additional discussion. The commission requested the CREZ II chair call a meeting so the funds can be disbursed.

D. **Community Projects** – Mark said staff are finishing up in Ione. Plans are underway for the incubator building in Irrigon. Lisa said we received a request for additional parking in Irrigon.

E. **Executive Session Policy Review** – Joe asked attorney Sam Tucker if he had any comments regarding the policy. He said the policy before them is the most practical way to approach the issue.

John made a motion to approve the Executive Session News Media Attendance Policy with a change to page 3, number 5, “Application to Boards and Commissions. These policies and procedures shall apply to the Port and all of its boards and commissions.” Change to: “Application to Committees. These policies and procedures shall apply to the Port and all of its committees.”

Rick seconded the motion. There was no further discussion. The motion passed unanimously.

F. **Heppner Industrial Park Land Donation** – Lisa said this is just to keep the item on the agenda while discussions with the county are in progress. David announced that there are two upcoming county public meetings regarding the sites.

Rick commented that it might be a good idea not to limit what the land is donated for. Lisa said there have been conversations with the Morrow County Fair regarding possible expansion or relocation of the fairgrounds. David relayed that the County is under a time restriction for the new courthouse.

G. Ordinance 2024-02 – Commission Comments – Joe asked when we need to have this ordinance done. Lisa said we'd like to approve it by August. Questions can be directed to Lisa.

H. Other

No other old business was discussed at the time.

VI. NEW BUSINESS

A. Resolution 2024-04 – BPA Series 2024 Bonds – Darren and Laurie from Bonneville provided information regarding these bonds.

Rick made the motion to approve Resolution 2024-04, BPA Series 2024 Bonds. John seconded the motion. No further discussion was had. The motion passed unanimously.

B. Resolution 2024-05 – CREZ III Boundary Expansion – Discussion was held under Old Business item C earlier in the meeting.

John made the motion to approve Resolution 2024-05, CREZ III Boundary Expansion, A resolution of the Port of Morrow, Oregon in the matter of authorizing expansion of the Columbia River Enterprise Zone III Boundary. Joel seconded the motion. No further discussion was had. The motion passed unanimously.

C. IGA with City Town of Lexington – Rick asked for clarification, asking if all the IGAs for each entity were identical. Lisa said they are.

John made the motion to approve IGA with the Town of Lexington. Rick seconded the motion to approve the IGC with the Town of Lexington. No further discussion was had. The motion passed unanimously.

D. IGA with City of Irrigon – This has already been approved and is just waiting for Irrigon to approve it.

Rick left the meeting.

E. Other

Joe said we will be doing a review next month for the executive director. Bring comments to the next meeting. Lisa is concerned about scheduling and time availability for the next meeting. Joe suggested a special executive session meeting before the end of May. They decided on May 31 at 11AM.

VII. STAFF REPORTS

- A. Project Updates** – Mark said the Farm 4/5 expansion is going well. Lagoons are out to bid. There's a lot of interest in the projects. Secondary Treatment is going a bit slower. Contractors have a concern about the tight timeline.
- B. Maintenance Update** – Tim and Mark talked about the projects while Erika showed photos.
- C. Workforce Training Update** - NA
- D. Financial Update** – Eileen gave the financial update.
- E. Usage Reports** – Commissioners reviewed the usage reports in the packet. Joe asked about the Jurassic Flats Expo and Torrie explained what the event was.
- F. Other**
No other staff reports were discussed at the time.

VIII. OTHER REPORTS

- A. WCVEDG** - NA
- B. BCDA** – Torrie gave an update on BCDA. The homebuyer's grant remains popular. The Sam Boardman sidewalk project is moving forward. The SAGE Center play structure is also moving forward.
- C. ICABO** - NA
- D. Other**
There were no other staff reports.

IX. FOR THE GOOD OF THE ORDER

Joel asked if the June meeting could be moved to June 20. He has a conflict with another meeting. Lisa asked about meeting in the morning instead of the afternoon. It was decided to hold the meeting on June 20 at 9 AM.

X. UPCOMING EVENTS:

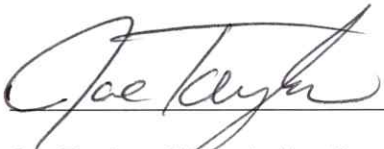
May 8	3:30 PM	POM Budget Committee Meeting
May 31	11:00 AM	POM Special Executive Session Commission Meeting
June 4-6		PNWA Summer Conference
June 18	1:30 PM	POM Regular Commission Meeting
June 18		POM Budget Hearing

XI. EXECUTIVE SESSION

There was no executive session today.

Joe adjourned the meeting at 3:21 PM.

Submitted by:

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

Joe Taylor, 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

May 8, 2024

SIGN-IN SHEET

NAME PLEASE PRINT	COMPANY REPRESENTING	PHONE NUMBER	EMAIL ADDRESS (If we don't have it)
Jeff Montgomery	Pomco	541-371-4977	
George Stamer	BPPD	541 212 1043	
Karen Rutledge			
Stuart Dick	Wagon Co. Citizens Liberty	541-377-5451	stuart.dick@citizenslib.org
Anna Browne	POM		
Jennifer Gigg	POM		
Kent Grace	First American HR	541-481-2280	
Miss Forbes	BPPD		
Darre Heim	BPPD	503 270 3570	
Laurie Kelly	BPA	503-230-4961	lkelly@bpa.gov
Theresa Powell	COB		
Brandon Hammond			

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: 5/8/24

FULL NAME:

PHONE:

TOPIC:

FULL NAME:	PHONE:	TOPIC:
MIKE AUGERSS		CW28 II
Stuart Dick		