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**Regular Commission Meeting Minutes**  
**June 11, 2025 – 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, Jacob Cain, Brandy Warburton, Jason Hendricks, and Erika Morton

**Visitors Present:** Torrie Griggs, Danny Kerns

**By Zoom Meeting:** (Staff) Marcine Brangham  
(Guests) Kelly Morgan, Isavel Gonzalez, Aaron Palmquist, Kirby Garrett, Claire McLeod Ruiz, John Doherty, Brandon Hammond, Ryann Gleason, iPhone3, MC Planning, Debbie Radie, "The", Greg Smith, Eastern Oregon Well Owners Assoc.

**II. PUBLIC COMMENT PERIOD - None**

**III. OPEN BUDGET HEARING**

**IV. CONSENT AGENDA**

**A. May 14, 2025, 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.

Joel Peterson – Yes

John Murray - Yes

Joe Taylor - Yes

Rick Stokoe - Yes

Kelly Doherty - Yes

**V. LEGISLATIVE UPDATES**

- A. Federal** – Kirby gave the federal legislative update. The reconciliation bill has been passed by the House, which has also been called the "One Big Beautiful Bill". It has an impact of \$2.3 trillion and has created drama within the House. It now moves to the Senate where changes are expected. Even though that has taken a lot of the focus, a few appropriations are still moving forward. Senator's Merkley and Wyden have put forward our requests for

the City of Boardman interchange project for a roundabout at exit 165. We should know about the others in the next couple of weeks. Draft bills should be available sometime next month.

- B. State** – Ryann gave the update for state. Tension is high – there are 18 days remaining to get things accomplished. She highlighted a new legislative member, the transportation package (HB 2025), agency budgets, and talked about the status of several bills pertaining to Port interests (SB 916, SB 1154, SB 1153/1153-10, HB 2725/2725-2), and capital construction funding for connecting Boardman’s West Glenn area to the public drinking water system.

Kelly would like to see the board make the decision for the Port’s position on future legislative bills. John said that if something has an outward facing appearance to the public, it might be beneficial for the board to discuss. Ryann thanked the commission and said she hopes to be able to bring bills before the commission “in buckets” sooner in the legislative process.

## **VI. OLD BUSINESS**

- A. CDA Update** – Lisa said that Greg is calling at 2PM. Greg gave the CDA update at 2:22 PM. He said the CDA budget is being reviewed with suggested changes and adoption will be considered at the next meeting. An RFP is being finalized for \$12 million road construction. The significant Umatilla County property line adjustment faces ongoing and increasing questions from Umatilla County. They are requesting additional monuments by the surveyor, who is in the process of completing work. It will turn over 4,019 acres to the Confederated tribes of Umatilla. He mentioned the ongoing dispute and legal questions between Boardman Fire and Irrigon Fire concerning who the primary service provider for property on the Morrow County side will be. Greg also noted that the CDA spent over \$94,000 on public records request, but the board wants them provided free of charge. They are working with legal counsel to see if there’s a better way to provide the records and save resources. Finally, Umatilla County’s litigation process is ongoing. The next board meeting is June 24 at 1 PM. He mentioned there are several inquiries from the film and video industry regarding the use of several igloos. Lisa stated there will be further discussion regarding the CDA budget during the executive session.
- B. WIFIA Update** – There is no change since the last meeting.
- C. CWSRF Update** – Jacob gave a report and answered questions on secondary treatment value engineering design. A change-order agreement has been made with Aqua for engineering services for about \$2 million. The preliminary data they provided is being reviewed and should have an estimated operating cost soon. Geo Technical investigations will begin next week. Aqua is engaging with DEQ on checking the box on value engineering approach to qualify for funding. 30% design will be available by August. Complete design is supposed to be next spring. We are still on schedule. John asked if HB

2725 passes, would we need an IGA with the County. Lisa said she met the County last week and asked them to draft an IGA.

- D. Morrow County Clean Water Consortium Update** – Kelly reported that they are working on processes and passed the budget. An RFP process added to the bylaws, so they have flexibility to hire an engineer and grant writer. The City of Boardman provided a presentation on their water to the group. GSI gave a presentation about connections. Meetings have been scheduled for the second Tuesday of each month. Lisa discussed various funding opportunities. John asked how much West Glen would cost and Kelly replied \$29 million. The entire LUBGWMA is divided into four areas (Irrigon, Umatilla, Hermiston, and Boardman) and to provide service in all areas is around \$95 million. There was discussion regarding how high the connection costs sound and scenarios if property owners wanted to opt-out.

**E. Other**

John asked about the updated public records request policy rates – Brandy said they aren't ready yet but it's on the agenda for next month. He then asked about the school bond and retroactive payments from AWS and also asked about the status of the Kinzua water and bid process. The bids will open tomorrow. He asked about dredging and all bids being rejected. Jacob said it has to do with timing and permitting.

**VII. NEW BUSINESS**

- A. Call for comments and close budget hearing** – Joe asked if there were comments regarding the budget hearing. Hearing none, Joe called for a motion to close the budget hearing. John made a motion to close the budget hearing. Joel seconded the motion. The motion carried unanimously.

Joel Peterson – Yes

John Murray - Yes

Joe Taylor - Yes

Rick Stokoe - Yes

Kelly Doherty – Yes

*\* Item D below* - John made a motion to approve Resolution 2025-06, Resolution Adopting the Budget and Resolutions Imposing and Categorizing the Tax and Appropriating the Budget. Kelly seconded. There was no further discussion. The motion passed unanimously.

Joel Peterson – Yes

John Murray - Yes

Joe Taylor - Yes

Rick Stokoe - Yes

Kelly Doherty - Yes

- B. Resolution 2024-04 – Budget Appropriation Transfer** – Eileen explained Resolution 2024-04. Joel made a motion to approve Resolution 2025-04, Transfer of Budget Appropriation. John seconded the motion. There was no further discussion. The motion passed unanimously.

Joel Peterson – Yes  
John Murray - Yes  
Joe Taylor - Yes  
Rick Stokoe - Yes  
Kelly Doherty - Yes

- C. Resolution 2025-05 – Utility Rates** – Eileen explained the resolution and rate increases. Rick made a motion to approve Resolution 2025-05, A Resolution of the Port of Morrow Commission, Morrow County, Oregon, Establishing Utility Rates for Morrow Industrial Park Tenants. John seconded the motion. There was no further discussion. The motion passed unanimously.

Joel Peterson – Yes  
John Murray - Yes  
Joe Taylor - Yes  
Rick Stokoe - Yes  
Kelly Doherty - Yes

- D. Resolution 2025-06 - Adopt and Appropriate Budget** – *\*Adopted out of order, see above.*

*\*Greg Smith came on the Zoom and gave the update for CDA.  
(see VI. Old Business item C above)*

- E. Resolution 2025-07 – Rail Tariff** – Eileen explained the resolution. Rick made a motion to approve Resolution 2025-07 Rail Tariff Increase. John seconded the motion. There was no further discussion. The motion passed unanimously.

- F. Onboarding Videos / Schedule Photos** – Brandy explained the online portal for all employees and that a series of onboarding videos have been created to convey a consistent message and tell the Port's story for all incoming employees. The only one waiting to be finished is the segment for meeting the leadership and management. It was decided to take photos before the next commission meeting starting at 12:45. The commission asked if the introduction video could be viewed by the county as well. The introduction video was shown to the group.

- G. Other**

No other new business was discussed at the time.

## **VIII. STAFF REPORTS**

- A. Project Updates** – Jacob provided updates regarding port projects and answered questions. Farm 3 and 4 ponds are progressing. Farm 3 Pond liner is 75% installed. Project is scheduled for testing late July, but the pipeline won't be finished until August, after harvest. Farm 4 Pond embankment is underway. Testing and turnover are scheduled for October. Gar Swanson road project is down to a few punch list items. The airport water lines and tank are 99% complete. Water is scheduled for delivery by July 1. Surface water treatment plants have broken ground at East Beach and the Airport. We may be impacted by tariff rates. There are multiple projects out to bid. John asked about dust control and Jacob replied multiple short- and long-term measures are being implemented.
- B. Maintenance Update** – Included with the project update.
- C. Financial Update** – Eileen gave the financial update. The final penalty payment has been made, farm crop share payment, and a first bond payment has been made. We are above the required two months of operational costs.
- D. Usage Reports** – Reports were reviewed.
- E. Other**  
John spoke for the commission to acknowledge Joe's 20 years of service on the Port of Morrow Commission. John remarked that Joe is a true "country gentleman" – someone who is soft-spoken, kind, generous, and thoughtful, who speak after they think. He thanked Joe for his role in helping the port become the second largest in the state. Joe received a plaque in honor of his service. "Thank you for your 20 years of dedicated service to Morrow County Citizens. We wish you well in your next chapter. 2005-2025. Lisa said she appreciated Joe's leadership, by example, and his thoughtfulness and desire to make the right decision. Rick remarked that it has been an honor to work with him and expressed thanks for his service to the citizens of the county.

## **IX. OTHER REPORTS**

- A. WCVEDG** – None present
- B. BCDA** – Torrie Griggs remarked that a detailed report is in the packet and gave a summary of BCDA projects, including the business incubator project, housing incentives, retail space development, community improvement/beautification projects, and upcoming events. Kelly asked when BCDA meetings were held – the second Thursday of each month at 7:30 AM.
- C. ICABO** – Joel reported that the sewer project in Ione was paused but has restarted and is continuing.
- D. Other** – No other reports were given.

## **X. FOR THE GOOD OF THE ORDER**

**XI. UPCOMING EVENTS:**

<b>July 9</b>	<b>1:30 PM</b>	<b>POM Regular Commission Meeting</b>
<b>July 9</b>	<b>4-7 PM</b>	<b>POM Employee &amp; Family BBQ</b>

**XII. EXECUTIVE SESSION**

Joe read the following statement and recessed the open session at approximately 3:05 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 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)**
- C. For the Purpose of Review of the Employment-Related Performance of the CEO – ORS 192.660 (2) (i)**

Joe reconvened the regular session at 6:00 PM.

Joel made a motion to appoint Joe and Rick to negotiate with the CEO and execute a compensation package. Kelly seconded the motion. There was no further discussion. The motion passed unanimously.

Joel Peterson – Yes

John Murray - Yes

Joe Taylor - Yes

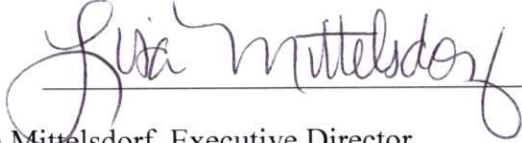
Rick Stokoe - Yes

Kelly Doherty - Yes

Joe adjourned the meeting at 6:02 PM.

Submitted by:

  
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Commission President

  
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Lisa Mittelsdorf, Executive Director

**PORT OF MORROW**  
**Regular Commission Meeting**  
**June 11, 2025**

# SIGN-IN SHEET

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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: June 11, 2025

FULL NAME:

PHONE:

TOPIC:
