

Regular Commission Meeting
June 9th – 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, Jerry Healy, Marv Padberg, Joe Taylor and John Murray

Staff Present: Ryan Neal, Lisa Mittelsdorf, Eileen Hendricks, Kalie Davis, Erika Lasater, Jacob Cain, Tim Patton, America Pacheco and Brandy Warburton

By Zoom Meeting: Miff Devin, Andrea Orcutt, Pat Tolar, and Marcine Brangham

Visitors Present: Don Russell

By Zoom Meeting: Candy Chick, Sheryll Bates, Molly Tucker, Wendy Neal, Debbie Pedro, Melissa Lindsay, Kim Cutsforth, Karen Pettigrew and Debbie Radie

II. APPROVAL OF MINUTES –May 12th Regular Commission Meeting Minutes

John moved to approve the May 12th Regular Commission Meeting minutes. Joe seconded the motion. No further discussion was had, and the motion passed unanimously.

III. OPEN BUDGET HEARING

Rick opened the budget hearing at 1:33pm.

IV. OLD BUSINESS

A. Legislative Updates

No representative was available to give an update.

B. CDA Update

Debbie Pedro wasn't available at the moment, so Rick moved on to the next agenda item and returned later for her update. She reported that the CDA continues to work closely with the Army on the transferring of the chemical depot land. They have been working on the programmatic agreement which determines how the historical property will be managed and protected in the future and they expect it to be out for public review in the next couple weeks.

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

Jacob reported that we are falling behind on our timeline for completion, but they've been working on the structural review for U.P. and it should be submitted by this Friday or the following Monday. The 100% design submittal should be the next step and it will be submitted within the next two-three weeks.

D. Heppner Update

Tim reported that our crews will be going over next week to start on the pipe installation.

Ryan reported that we are still about a month out on designing the industrial building and he gave a brief report on the current leases we hold in Heppner.

E. Airport Well

Miff reported that the depth is a little beyond the 900 feet level now, the cement seal issues have been resolved and they expect the well to be operational by fall.

F. Gar Swanson Extension

Tim reported that the paving is done now, and they will wait a couple of weeks to do the striping and add signage.

G. East Beach Utility Improvements

Tim reported that the utilities for the first phase will be done by the end of the week.

H. Flex Space Building

Tim reported that the frame is up and the roof is being placed this week on the building.

Ryan reported that the building is now split into two 8000 square foot spaces that are rented out already.

I. Community Projects

Ryan reported that there's nothing new to add to the list of projects but that the crews had some free time this week to work on the dog park.

M. Other

Debbie Radie from Boardman Foods reported that they are getting ready to break ground on their 35,000 square foot freezer expansion in the next couple of weeks and the project should take about 6-7 months to complete. She will notify the Commission of the ground breaking date when it's scheduled.

She also reported on the fundraising for the Families First Child Care Center and the expected numbers of students to be enrolled.

V. NEW BUSINESS

A. Call for Comments and Close Budget Hearing

Rick called for comments about the budget and hearing none, he closed the budget hearing at 1:52pm.

B. Resolution 2021-04 – Adopt and Appropriate Budget

Marv moved to approve Resolution 2021-04, adopting and appropriating the budget approved by the Budget Committee for fiscal year 2021-2022 in the total amount of \$87,921,229 and imposing the following ad valorem property taxes upon the assessed value of all taxable property within the district for the tax year 2021-2022: \$.0841/\$1000. Jerry seconded the motion. No further discussion was had, and the motion passed unanimously.

C. Resolution 2021-05 – Utility Rates

John moved to approve Resolution 2021-05, establishing utility rates for Morrow Industrial Park Tenants at \$.68 per 1,000 gallons for freshwater and \$2.10 per 1,000 gallons for disposal of wastewater effective July 1, 2021. Marv seconded the motion. No further discussion was had, and the motion passed unanimously.

D. Resolution 2021-06 – Port / Bonneville Matter – Sale of Assets to Idaho Energy Resources Authority

Eileen explained that we have done several bond issues with Bonneville Power that are typically short-term and then we refinance later. This is the last short-term issue that we have currently, and the Port's involvement is very limited and will not have any liability. Molly Tucker concurred with Eileen on her explanation.

Jerry moved to approve Resolution 2021-06, a bond resolution of the Port of Morrow authorizing the Port of Morrow to sell certain electric transmission assets to Idaho Energy Resources Authority and authorizes the Commission President, Secretary and Ryan Neal, Executive Director to sign all necessary documents. Joe seconded the motion. No further discussion was had, and the motion passed unanimously.

E. Other

No other new business was discussed at the time.

VI. STAFF REPORTS

A. Financial Update

Eileen gave all commissioners a cash balance report and the report was reviewed and discussed. They also each got a current budget versus actual report.

B. SAGE Center Update

Torrie was not in attendance, so Ryan gave the update for the SAGE Center including the number of visitors and what groups they were with for the month of May. The Lamb Weston hiring event, the Sci-Fri event, new digital reader board and the new AWS exhibit were also discussed.

C. Warehousing Update

Marcine reported on the numbers for the month of May for the warehouse which were down from this time last year. Freezer capacity is at 77% currently, the cooler is at 99% capacity and the dry storage is at 99%. The warehouse passed the Lamb Weston audit, and they continue to struggle with finding new employees to fill vacancies.

D. Workforce Training Update

Kalie introduced her summer intern America Pacheco and allowed her to say a little about herself. Then Kalie reported on her recent activities which included the finalizing of the high school internships for this summer, Educator Externship Program has 11 teachers this year, Columbia Works Summer Internship Program Professional Development series, Lamb Weston hiring event which had 8 offers made and NBT summer camp is full and looking into new youth camps for next summer.

E. Maintenance Shop Update

Erika showed pictures of the projects to the group as Tim explained the progress of each including the new signage at south Morrow industrial park, Gar Swanson paving and pipe in the ground, East Beach rail crossing, flex space building, Marker 40 Golf Club cart storage, Marker 40 beach clean-up, Boardman Foods landscape and landscaping at hole one at the golf course.

F. Communications Update

Erika reported on her recent activities which included taking pictures of various projects around the port, Lamb Weston hiring event at SAGE Center, PGE Mural that was installed, new logo ideas for SAGE Center, updating POM Warehouse video at SAGE and updating the driving tour of Port of Morrow.

G. Golf Course Update

The wifi was down at the golf course so Andrea sent in the numbers to the group by text. The number of visitors for the Golf Club during the month of May were 606 rounds of golf played by non-members, 242 rounds by members, and 86 rounds played by employees with 357 cart rentals total.

H. Usage Reports

Staff reports on water and rail usage were reviewed and discussed. Eileen reported that we are in the process of replacing meters on our 2 largest users now.

G. Other

Eileen reported that our annual audit is scheduled for the week of August 23rd. We'll discuss it and the audit committee at next month's meeting.

VII. OTHER REPORTS

A. Willow Creek Valley Economic Development Group

Kim Cutsforth reported that they held their annual luncheon on May 26th and had good attendance. They also bought 23 acres in town to build houses on after all infrastructure work is complete.

Workforce Housing duplex in Ione is almost complete with all rented currently.

Housing Rehab Grant Program continue to be very popular with 28 homes currently in the program and 18 completed.

Business Incentive Grant Program also continues to be very popular with just under \$430,000 paid out so far.

B. Boardman Chamber Update

Torrie Griggs was not in attendance, so no report was given.

C. Other

Sheryll Bates reported for the Heppner Chamber. They have their monthly luncheon on the first Thursday of each month and their community awards will be June 17th at the Gilliam Busbee Building.

Lisa reported for Torrie on BCDA activities which included the starting of the dog park, Homebuyers Incentive program has awarded \$165,000 as of today and resurfacing of the basketball courts.

Morrow County Commission Don Russell reported that they still have a couple of building projects in construction that are on budget and on schedule and they are actively working on getting more vaccines to the community of Morrow County with incentives.

Upcoming events –

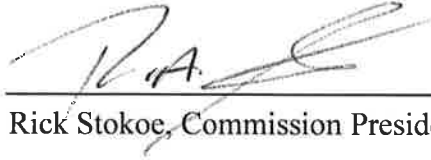
7/14 1:30pm POM Regular Commission Meeting

The meeting was recessed at 2:33 pm. Executive session under **ORS 192.660 (2)(e), 192.660 (2)(i) and 192.660 (2)(a)**, started at approximately 2:38 pm. There being no further business, the Regular Commission meeting adjourned at approximately 3:58pm.

Submitted by:



Ryan Neal, Executive Director



Rick Stokoe, Commission President

