
Regular Commission Meeting
July 13, 2022 – 1:30 pm
2 Marine Drive, Boardman, Oregon 97818

I. CALL TO ORDER AND INTRODUCTIONS

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

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

Staff Present: Lisa Mittelsdorf, Eileen Hendricks, Mark Patton, Miff Devin, Jason Hendricks, Kim Rill, Eva Martin, Erika Lasater, and Brandy Warburton

Visitors Present: Torrie Griggs, Karen Pettigrew, and Mike Hughes

By Zoom Meeting: (Staff) Tim Patton and Marcine Brangham
(Guests) Kirby Garret, Robert Fritz, Patrick Collins

II. CONSENT AGENDA

A. June 8, 2022 Regular Commission Meeting Minutes

B. June 27, 2022 Special Commission Meeting Minutes

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

III. LEGISLATIVE UPDATES

- A. Federal** – Kirby gave an update on congressionally directed spending. All four projects submitted by the Port were approved to move forward but it's not likely that all four projects will be funded. We should know more by the end of July. He also reported on the Snake River dams. A draft of the report was released a couple of weeks ago and drastically underestimates the value of the dams. Finally, the Build Back Better bill has been revived. A scaled down version is being developed.

Lisa asked Kirby to give an update on communications. Kirby responded that the process is moving forward on how the Port can best tell its story.

IV. OLD BUSINESS

- A. POM Bylaws Subcommittee Update** – Joe reported that Brandy took comments from the committee and the process is still in works. Brandy believes that by the next meeting a proposed draft will be available.

B. Finalize Cleaver Storage Sale – Lisa reported that Cleaver built storage at Patterson Ferry that overlapped a property line. They would like us to provide Title insurance.

C. Other

Joe asked if we had been invited to any meetings regarding the water issues in Umatilla and Morrow counties. Lisa responded that meetings will be happening every Monday morning and there are others who would like to be involved from Irrigon, Boardman, and the Chamber. There was discussion regarding filter systems that are going to homes. The Morrow County website has the most up to date information.

V. NEW BUSINESS

A. New Leases - Lisa stated that we have no new leases at this time.

B. Policy Update – Contract Review Policy - Brandy reported that it was updated in 2017. It's in the packet with a couple of minor changes. Joe asked about \$100,000 and Eileen stated that amount is state law.

C. IGA – City of Boardman - Lisa said this is an update. The city council approved the IGA revision at their meeting last night. Rick noted the changes are on page 2. Joe asked if there was a price change, Marv responded that its \$0.48. There was a discussion regarding the amount of water used.

Staff recommends approval of the contract.

John made the motion to approve the IGA contract with the City of Boardman and authorize Lisa to sign. Jerry seconded the motion. No further discussion as had, and the motion passed unanimously.

D. Land Sale – Columbia River Machinery is ready to exercise the purchase of the 5-acre property for \$20,000 per acre (\$200,000) The price will be adjusted slightly since it's slightly more than 5 acres.

Lisa said there's another company interested in a small parcel to be used for a building. \$40,000 per acre.

Joe moved that we approve the sale of 5 acres to CRM and authorize Lisa to negotiate and sign. Jerry seconded the motion. There was no further discussion. The motion passed unanimously.

E. Other

Lisa mentioned that 24/7 Heating and Cooling is interested in the purchase of the old fitness center building at \$50 per square foot with the right of first refusal and the opportunity to buy back. The property itself is leased, so the sale is just for the building.

Jerry moved that we authorize the sale of the building for \$50 per square foot and authorize Lisa to sign. Marv seconded the motion. The motion passed unanimously.

Joe mentioned to the group the memorial tree and plaque that was purchased by the Kiwanis Group of Boardman and planted in memory of Ryan.

VI. STAFF REPORTS

A. Project Updates

- **SAGE Center Addition** – Mark noted that there's nothing new to report. Torrie said there are many local partners who are anxious to have the new addition available.
- **B.U.I.L.D.** – Mark reported that plans were submitted again and rejected again. There are a few little line items that need to be tied up. He said we're also working to schedule a meeting with MARAD regarding a scope change for the project.

B. Maintenance Update – Tim gave an overview of the digester, the Internet Parkway Distribution Center, Irrigon track, other projects around the Port while Erika showed pictures. Other photos included were of the SciFri event and the Educator Externship.

C. Financial Update – Eileen stated we are pursuing financing for projects and provided a summary. Lisa added that we have had meetings with state agencies and all options are for loans, not grants. After the financing discussion, Eileen finished giving an overview of the financials. Eileen reported that the auditors will be here August 22.

D. Usage Reports – Eileen reported that we have adjusted our water billing. There were no additional questions or comments regarding the usage reports.

E. Other

In between the maintenance update and the financial update, Lisa mentioned that Kim Rill is leaving at the end of the month for a new job. The position was advertised, and we already have 12 applicants. Rick commented that the Workforce program is extremely valuable and thanked Kim for her help in making it succeed. Lisa replied that the Port has a very good template for what is involved. Marv seconded the importance of the program. He also thanked Kalie and Kim for their efforts.

After the usage report, Mark reported that there is interest in Heppner for athletic fields and an RV park at the Kinzua property and asked the commission about the location. Lisa suggested a community meeting in Heppner to see what they would like to see happen with that property.

VII. OTHER REPORTS

A. Willow Creek Valley Economic Development Group / Heppner Chamber – None present.

- B. Boardman Chamber Update / BCDA** – Torrie gave an update on community events and BCDA.
- C. City Updates** – Karen added a comment regarding projects that BCDA and the City are working on that have taken longer than expected. Karen also mentioned that the City of Boardman is hearing reports about the City water also being affected by nitrates, but she clarified that the city water isn't affected. The Laurel Lane project has been paved.
- D. County Updates** – None present
- E. Other** – Chief Hughes gave an update on the status of the fire station construction. A camera will be installed so people can watch the construction from the fire department website. They have also started a new paramedic program that has already saved 3 lives. Finally, the fire department has secured a rescue boat.

Kim introduced Eva as the Workforce Development intern.

Debbie Radie gave an update on efforts by the business coalition that is helping with the water efforts in the county. She also gave a summary on Boardman Foods and the childcare facility. There will be a port tour on August 13. Finally, she thanked Kalie and Kim for their efforts in workforce development. She said it's a vital position that has helped Boardman Foods and other local businesses.

VIII. FOR THE GOOD OF THE ORDER

There were no comments for the good of the order.

IX. UPCOMING EVENTS:

July 19 – 4-7 PM POM Employee & Family BBQ
August 10, 1:30 PM POM Regular Commission Meeting

Rick recessed the meeting at 2:52 PM for the executive session. No decision will be made during the executive session and the meeting will be adjourned after the executive session. The Commission will not return to the general session.

X. EXECUTIVE SESSION

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 in-person. 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 Transactions Related to the Sale or Lease of Real Property – 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)**

Executive session ended at approximately 4:25pm

Submitted by:



Rick Stokoe, Commission President



Lisa Mittelsdorf, Executive Director

PORT OF MORROW
Regular Commission Meeting
July 13, 2022

SIGN-IN SHEET

NAME PLEASE PRINT	COMPANY REPRESENTING	PHONE NUMBER	EMAIL ADDRESS (If we don't have it)
Mike Ault	Barron Fiske		
Bonnie Jirgog			
Karen Petty	Coby		