
Regular Commission Meeting Minutes
September 9, 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.

Commissioners Present: Rick Stokoe, John Murray, Kelly Doherty, Joel Peterson, and Jerry Rietmann

Staff Present: Eileen Hendricks, Mark Patton, Miff Devin, Jacob Cain, Marcine Brangham, Jeff Wilson, Jeff Montgomery, Tim Patton, Jason Hendricks, Brandy Warburton, and Erika Morton

Visitors Present: Mindy Wilson, Torrie Griggs

By Zoom Meeting: (Staff) Lisa Mittelsdorf, Angel Aguilar, Jessica Esparza
(Guests) Karen Pettigrew, Sam Tucker, Ryann Gleason, Kirby Garrett, Michael Miller, John Doherty, David Ulbricht, Ryan Smith, MC Planning, Jim Doherty, Michael Schrader, Jared Tesch, joe, Brandon Hammond, Misha Isaak, George Cress

Conflict of Interest Declarations - None declared

II. PUBLIC COMMENT PERIOD – None given

III. CONSENT AGENDA

A. August 3, 2026, Regular Commission Meeting Minutes

B. August 20, 2026, Special Commission Meeting Minutes

Rick made the motion to approve the consent agenda items. Jerry 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

IV. LEGISLATIVE UPDATES

- A. State** – Ryann gave the update for the Oregon Legislature. The September legislative days are currently going on. She should have a more robust report by the end of the week and next month. August was a quiet month. The revenue forecast for the biennium has improved, although challenges still exist. Northwest Container Services announced an abrupt closure of their Portland site last month. The topic of data centers is a hot topic, especially with the upcoming election. Connect Oregon is in the final stages of the process with public comment being received until September 22. She has reached out to Jacob and Walter for additional partners who can submit comments in support of Terminal 3 improvements. She has received a draft back concept from the Port's bond attorneys regarding the Local Improvement District. The deadline for submittal is this Friday.
- B. Federal** – Kirby gave the update for the federal legislature. The August recess is over, and legislators have returned to Washington. We are 55 days away from Election Day. Regarding government funding, congress has avoided an imminent deadline and come to a resolution without drama, although the funding deadline has simply been moved to December. On the transportation front, congress extended the programs through December. There is potentially encouraging news regarding appropriations. Staff has said they could start releasing information at the end of September. The project we have pending is the Lone Business Incubator Project for \$1.8 million. We continue to wait for DOT to announce awards for the Port Infrastructure Development Program. We have a \$2.2 million dollar request for Terminal 3 improvements. Similarly, we are also waiting on the \$7.3 million grant request through the CRISI Grant Program for the Port's South Spur project to replace aging rail infrastructure. Finally, we submitted a grant application to MARAD's Marine Highway Program for Terminal 3 for planning funding for rehabilitation of the gantry crane and geo-technical analysis.

Lisa remarked that Connect Oregon is also moving forward. She had a call from Margaret Barber with questions about Terminal 3. She should be reaching out to talk with Jacob.

V. OLD BUSINESS

- A. CDA Update** – John read the following statement.

"The first item of old business is a CDA update in two parts. The first being an update on current happenings and the second part of discussion of the recent OGEC concerning the past CDA Executive Director. You are all aware of this report, I'm sure.

The purpose of its inclusion today is to bring closure to this topic one way or another as far as the Port of Morrow was concerned. At least that is my hope. I am asking you, commissioners, to finish the cleanup of systems and obligations none of us implemented. This has been a black cloud over the Port long enough. This topic could have been discussed in executive session, but I felt it was important to have an open session for transparency and forthrightness.

We have in the meeting today our Port attorney, Misha Isaac of Stoll Reaves, to give us information toward an informed course of action, whether action is decided upon or not. I asked him to address the Port's options based on this recent finding, and on a meeting I asked him to have with Mr. Smith's legal representative, Mr. McClain, who I don't think was in attendance, at least I don't think I saw him in the beginning of the meeting anyway.

As we go through this topic, I will be asking you to voice your opinion based on the information presented today. To me, it is vitally important that this issue be dealt with decisively today so that we can better focus on issues such as secondary water treatment, its funding, and the \$632 million budget of public money for which we are currently responsible."

He asked if the request sounded reasonable to everyone and the consensus was yes.

Joel began with the current CDA update. He doesn't have final good news about the real estate agreements, but an agreement is still "getting close". The employee handbook and contract were accepted. They continue working on policies and procedures. They are also looking at long-term planning regarding the role of the CDA.

Wage Discussion – John thanked Misha for joining the meeting and invited him to speak. He provided a report regarding the Oregon Ethics settlement with Greg Smith, the issue of repayment of compensation, and his conversation with Greg Smith's attorney. A lengthy discussion by the commission, Misha, and Sam, followed. The consensus of the commission was to defer the responsibility to the CDA board.

- B. Morrow County Clean Water Consortium Update** – Jerry gave an overview of the meeting, which was last night. A month ago, we had 2 bidders for the design work for West Glenn. Concern was expressed that one of the bidders wrote the RFP so we directed them to go back and do a third-party RFP. Legal advised that everything was done correctly, but this way, it will be done cleanly. He expects bids to be received next month. We also had opportunity to look at a couple of technologies that would remove nitrates for a whole house. Progress is being made. Kelly brought up ORA 340-071-0130. A discussion was had regarding septic tanks and drain fields.

Jared was on Zoom and agreed with Jerry's summary and provided a few additional comments.

- C. Strategic Business Plan Update** – Lisa said the last update she had was from August 20. We are waiting on the waiver approval. She would like to get the RFP ready to go out so we can send it out once we're approved.

- D. Willow Creek Golf Course** – Mindy provided information the commission requested at August's meeting. John offered his opinion that if we are supporting the golf course in Boardman, we should also support the one in Heppner – especially considering that it's promoted as an economic development tool. There was a lengthy discussion.

John made the motion to support the Willow Creek Golf Course with \$30,000 a year on a continuing basis until the commission decides otherwise, including a single membership for Port employees. Kelly seconded the motion. There was additional discussion. Rick expressed concern that this would open the door to other organizations asking for funding. Kelly remarked that the Port has supported other sports and activities in other communities. The motion failed.

Joel Peterson – No

John Murray - Yes

Rick Stokoe - No

Kelly Doherty – Yes

Jerry Rietmann - No

There was further discussion regarding alternatives to support the course. Rick asked if she knew how many Port employees currently use the course. Mindy replied no, the course uses the honor system with a drop box for payments. Jerry asked about course employees and Mindy responded that they have one part-time, seasonal employee who works three days a week.

Joel made the motion to support the Willow Creek Golf Course for \$25,000 per year, including a single membership for Port employees. Jerry seconded the motion. Rick restated his earlier concern. He said that he would be willing to explore the option that we pay Port employee memberships if they want to sign up as a member. Brandy mentioned Port-paid membership to the Boardman Recreation Center, but usage is low although almost everyone signs up. The motion passed 4 to 1.

Joel Peterson – Yes

John Murray - Yes

Rick Stokoe - No

Kelly Doherty – Yes

Jerry Rietmann - Yes

- E. Resolution 2026-11 Port of Morrow Commission Bylaws** – John asked for clarification on any changes and Brandy answered. The clean version is in the packet today along with the Resolution.

Joel made the motion to approve Resolution 2026-11, A Resolution of the Port of Morrow Board of Commissioners Adopting the Amended and Restated Port of Morrow Bylaws. Rick 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

- F. Amended Audit Contract** – Eileen explained that the amendment has to do with federal dollars and we did not exceed that amount. It's a reduction in cost.

Rick made the motion to approve the amended audit contract. 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

- G. Other** - No other old business was discussed at the time.

VI. NEW BUSINESS

- A. Resolution 2026-10 – Amending Financing Authorization** – Eileen and David explained the resolution and answered questions. She also needs to be added as an authorized representative so that she can sign.

Joel made the motion to approve Resolution 2026-10, Resolution of Port of Morrow, Morrow County, Oregon Amending Resolution 2026-09, Which Authorized the Execution and Delivery of Full Faith and Credit Refunding Obligations, Series 2026 and Related Financing Documents and Agreements and Other Related Matters and authorize Eileen to sign. Jerry seconded the motion. Rick remarked that it's a lot of money. Kelly said this is the second time borrowing short-term and asked why we aren't thinking long-term? Mark replied that we're working on an LID, which will take a couple of years. Kelly asked if federal funding was out, and the response was federal funding is no longer an option. She asked Mark if we know what the total cost for secondary treatment is. Mark answered no, because we haven't gone out to bid. We hope to have an update next month. The motion passed unanimously.

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

- B. BPA Substation Road** – Mark introduced a new road located at the Airport which needs a name. It will be used for the BPA substation. Rick suggested "Power".

Jerry made the motion to name the new road "Power ---" with the county making the designation of "Road or Lane". Kelly seconded the motion. The motion passed unanimously.

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

C. Other - No other new business was discussed at the time.

VII. STAFF REPORTS – In Packet

A. Project Updates – Erika showed photos of projects while Jeff and Tim provided updates on the progress. Highlighted projects include the Surface Water Treatment Facilities, booster stations, Transload 1, paving projects, Digester, Vector Control, landscaping, the SAGE Event Center sign, Marker 40 Beach, and HDPE pipe welding certification.

Mark asked if the commissioners would like a tour of the projects and they responded yes.

B. Maintenance Update – Combined with the project updates.

C. Financial Update – Eileen gave the financial update.

D. Usage Reports – The commission reviewed the usage reports in the packet.

E. Other - No other staff reports were discussed at the time.

VIII. OTHER REPORTS

A. WCVEDG – None present.

B. BCDA – Torrie was present and gave a brief update. The biggest project is the new business space. Pickleball courts will be installed near City Hall. Housing development continues to grow. We've been working on getting workforce housing at a lower price point around \$280,000 price point.

C. ICABO – Jerry said their meeting is tomorrow.

D. Other – None

IX. FOR THE GOOD OF THE ORDER – Rick urged staff to increase security to Port-owned buildings. Lisa and Mark stated that improved security is in progress.

X. UPCOMING EVENTS:

October 14 1:30 PM POM Regular Commission Meeting

John asked Rick if he would be able to attend by Zoom. Rick said he would try but cannot guarantee attendance. Lisa commented the PNWA event is also taking place that week.

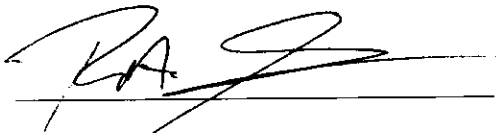
John asked about rescheduling the meeting. October 15 will work at 1:30 PM.

XI. EXECUTIVE SESSION

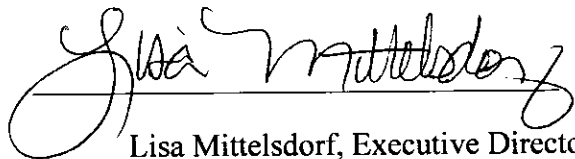
There is no executive session.

John adjourned the meeting at 3:33 PM.

Submitted by:

A handwritten signature in black ink, appearing to read 'Rick Stokoe', written over a horizontal line.

Rick Stokoe, Commission Vice-President

A handwritten signature in black ink, appearing to read 'Lisa Mittelsdorf', written over a horizontal line.

Lisa Mittelsdorf, Executive Director

PORT OF MORROW
Regular Commission Meeting
September 9, 2026

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: September 9, 2026

FULL NAME:

PHONE:

TOPIC:
