PORT OF MORROW

REGULAR COMMISSION MEETING

Riverfront Center

#2 Marine Drive Boardman, Oregon

June 10, 2026

1:30 p.m.

AGENDA

Zoom meeting information is available on our website.

PORT OF MORROW

Regular Commission Meeting
June 10, 2026, 1:30pm
2 Marine Dr., Boardman, OR 97818

I. CALL TO ORDER AND INTRODUCTIONS

CONFLICTS OF INTEREST DECLARATIONS

II. PUBLIC COMMENT PERIOD

III. OPEN BUDGET HEARING

IV. CONSENT AGENDA
- A. May 13, 2026 Regular Commission Meeting Minutes

V. LEGISLATIVE UPDATES

VI. OLD BUSINESS
- A. CDA Update
- B. Morrow County Clean Water Consortium Update
- C. SIP IGA with County
- D. Strategic Business Plan Update
- E. Commission Bylaws Update
- F. BPA Financing
- G. Other

VII. NEW BUSINESS
- A. Call for Comments and Close Budget Hearing
- B. Resolution 2026-06 – Utility Rates
- C. Resolution 2026-07 - Rail Tariff
- D. Resolution 2026-08 – Adopt and Appropriate Budget
- E. LID Discussion
- F. Other

VIII. STAFF REPORTS
- A. Projects Update
- B. Maintenance Update
- C. Financial Update
- D. Usage Reports
- E. Other

IX. OTHER REPORTS
- A. Willow Creek Valley Economic Development Group
- B. BCDA
- C. ICABO

D. Other

X. FOR THE GOOD OF THE ORDER

XI. UPCOMING EVENTS:

June 16-18th		**PNWA Summer Conference – Newport, OR**
July 8th	**1:30pm**	**POM Regular Commission Meeting**

XII. 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. The public virtual Zoom Meeting link will be paused 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 the room, start the public virtual Zoom Meeting link again open the regular session meeting.

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)**

Next Resolution 2026-09

The meeting location is accessible to persons with disabilities. A request for an interpreter for the hearing impaired or for other accommodations for persons with disabilities should be made at least 48 hours before the meeting to Brandy Warburton @ (541) 481-7678.

Port of Morrow provides the option for Zoom Translated Captions.
Instructions: https://support.zoom.us/hc/en-us/articles/6643133682957-Enabling-and-configuring-translated-captions

Commission Tour
May 13, 2026 – 9:30 am

Tour of Port Projects – Informational only, no decisions or actions were taken.

Regular Commission Meeting Minutes
May 13, 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. He thanked port staff for the morning's informational tour of East Beach and the CDA property.

Commissioners Present:	Rick Stokoe, John Murray, Kelly Doherty, Joel Peterson, and Jerry Rietmann
Staff Present:	Lisa Mittelsdorf, Eileen Hendricks, Mark Patton, Chad Snyder, Miff Devin, Angel Aguilar, Jeff Wilson, Jacob Cain, Jason Hendricks, Anna Browne, Brandy Warburton, and Erika Morton
Visitors Present:	Torrie Griggs, Gordon McKenzie
By Zoom Meeting:	(Staff) Jessica Esparza, Rob Schultz (Guests) John Doherty, Aaron Palmquist, Brandon Hammond, Claire S. McLeod Ruiz, Cody Vavra, David Ulbricht, Dave's Phone, Jared Tesch, Joe Mitzel, Kelly Morgon, Kirby Garrett, Lauryn Guerrissi, Michael, Nick Graue, Quay Rubin, Rachel Hull, Sam Tucker, Steph Blecker, Tamra Mabbott, Zach Girod

Conflict of Interest Declarations - None declared

John noted that there is one change to the agenda, an addition to new business. We have to move to approve, should we agree, the Business Oregon General Application for the Strategic Plan. It would be best to be executed it today, if possible, and there are no objections.

He also announced we have a full agenda today and would move quickly through it due to the budget committee meeting at 3:30 as well as other issues.

II. PUBLIC COMMENT PERIOD – None given

III. CONSENT AGENDA

A. April 8, 2026, Regular Commission Meeting Minutes

Rick made the motion to approve the consent agenda items. Joel 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 stated the voter turnout for the upcoming election has been very low. The new Rebuilding Transportation Workgroup had its first meeting on May 1. Subcommittees of that group are starting to meet. Port priorities including working with DEQ on the Clean Water State Revolving Loan Fund. Reduced federal funding is affecting how much is available through that fund program. Agencies are starting to set the 2027 legislative agendas. A very broad water concept is being brought forward by the Water Resources Department which we will be tracking closely. DEQ is looking at several packages, one of which is a wastewater operator reciprocity. They are also looking at fee increases.

B. **Federal** – Kirby highlighted a few significant updates from the last month, including the redistricting battle, a bipartisan farm bill, and appropriations for FY 2027. Republicans are working on procedural steps to advance another reconciliation bill. The House Transportation and Infrastructure Committee is preparing to mark up a new surface transportation bill that will authorize highway, rail and transit programs. Regarding our earmark projects, the Ione project has been advanced, but the face dock updates for Terminal 1 was not moved forward. We are also working on applications for geo-technical analysis on the gantry crane and an application to replace the south spur project in the industrial park.

V. OLD BUSINESS

A. **CDA Update** – Joel gave an overview on the road project regarding grants and funding. Lisa talked about that land sale and said it might be two transactions. We are working with Morrow County planning department for land sale on the Morrow County side for the Port. John asked about the City of Irrigon's request for a test well. Lisa said she doesn't have an update, but it's not on Port property so we won't be able to authorize it. There was a discussion, including Aaron Palquist, regarding the test well, funding, and timing.

B. WIFIA Update – David Ulbricht provided an update. We have bi-weekly meetings with WIFIA. We're still working through issues with WIFIA regarding the loan amount and bonding. We're trying to figure out the best course of financing for the wastewater project. David will be attending in person for the next industry meeting and visiting with Port staff and the bond attorney. Interim financing is due in October. He's been working with the investment bank regarding a strategy to roll that over and provide time and flexibility as well as potentially providing long-term financing. He would like to have a good strategy in place by the end of this month.

C. CWSRF Update – Lisa said we had a good meeting with DEQ staff to talk about the additional $50 million we had requested from the state. They will not grant the additional request and are capping current requests for $20 million.

D. Morrow County Clean Water Consortium Update – Kelly and Lisa provided an update from the meeting. They now have a public records request policy. One of the CIP applications has been moved forward, but another has not. The 2027 budget has been approved. At the meeting, they discussed the AWS settlement agreement and how the consortium might have a role in that. John asked what concrete steps are being taken to get water to the West Glenn neighborhood. Kelly replied that there is a workshop with the City of Boardman to talk about options and possible next steps. Lisa reported that there is $7 million in the budget.

E. SIP IGA with County – John said a second meeting is scheduled for next week. Jerry said he thinks we will get to an agreement. John stated two scenarios were discussed at the first work session and progress has been made. Jerry thinks the two will be combined to reach an agreement.

F. Strategic Business Plan Update – Lisa said we were invited to apply. She requested action be taken under New Business to execute the application. It needs to be signed by John. She asked if it's possible to split the SBP and the Economic Impact study for separate funding, we would like to include that as an option. The grant is $50,000 and we have an approximately $150,000 project.

G. SDAO Best Practices Program – Brandy said the commission approved the policy last month which means we met the requirements to receive the 10% discount.

H. Secondary Treatment Discussion – John asked for a brief discussion and guidance about the path forward. Mark gave an update. The 90% design was submitted to DEQ on the first of April. We plan to start construction at the end of November, which has been the plan until this last meeting. However, as staff, we recommend we move forward as planned. It's our best option and will solve a lot of issues down the road. Parametrix and Aqua provided additional information and answered questions. There were discussions, feedback and consensus from the commission about moving forward with the proposed plan that's in place.

I. **Other** – Lisa invited Jared Tesch to give a few comments about the Clean Water Consortium. He mentioned the meeting with the City of Boardman this afternoon and getting water to the West Glenn neighborhood.

VI. NEW BUSINESS

A. **Resolution 2026-05 – BPA Financing**
Rick made a motion to approve Resolution 2026-05, A Bond Resolution of the Port of Morrow, Oregon, Authorizing the Issuance, Sale, Execution, and Delivery of its Port of Morrow Transmission Facilities in One or More Series; Approving the Bonds and Other Documents to be Executed and Delivered or Distributed in Connection Therewith; Appointing Authorized Representatives and Delegating Authority; and Certain Other Matters Related Thereto. 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

B. **CREZ III Amended IGA with Irrigon Area of Influence** – Kelly asked about the number of people who would be making a decision. The IGA references 9 people but only lists 6. There was a discussion and Sam agreed with the assessment that it should be 6 signatures. Aaron said he believes there should be 9 signatures or 3 parties, not just the 2 sponsors. There was a discussion regarding CREZ boundaries and areas of influence. Lisa recommends approving it with the change.

Jerry made a motion to approve the Intergovernmental Agreement for the Columbia River Enterprise Zone III, within a City Area of Influence Amendment No. 3., amending it to state a 6 member board of directors with the two sponsors, be approved as presented. 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

C. **Commission Bylaws Review** – John said we will move this discussion to next month. Rick asked if the board would be willing to consider adding a code of conduct for board members. The consensus was yes. SDAO may already have recommendations.

D. **Other** – John added the new business item to approve the Strategic Business Plan and Economic Analysis application through Business Oregon. Lisa would like approval to submit two applications if the State approves.

Joel made a motion to approve the general application through Business Oregon for the Port Planning and Marketing Grant and Economic Impact Analysis, in two grants if permitted, and authorize John to sign. Rick seconded the motion. The motion passed unanimously.
Joel Peterson – Yes
John Murray - Yes
Rick Stokoe - Yes
Kelly Doherty – Yes
Jerry Rietmann - Yes

VII. STAFF REPORTS

A. **Project Updates –** Jeff gave a quick update for the Kunze project. Paving is scheduled to begin next week. We will send out notifications and keep Erika up to date for Facebook notifications. Lisa said we are pursuing funding to pave the other half of the road as well.

***** For the sake of time, John asked to forgo the remainder of the agenda items. He read the executive session statement at 2:46 PM and recessed the regular session. *****

B. **Maintenance Update**

C. **Financial Update**

D. **Usage Reports**

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

VIII. OTHER REPORTS

A. **WCVEDG**

B. **BCDA**

C. **ICABO**

D. **Other**

IX. FOR THE GOOD OF THE ORDER

X. UPCOMING EVENTS:

May 13	**3:30 PM**	**POM Budget Committee Meeting**

June 10	**1:30 PM**	**POM Regular Commission Meeting**
June 10	**1:30 PM**	**POM Budget Hearing**
June 16-18		**PNWA Summer Conference, Newport, Oregon**

XI. 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. 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)**

John reconvened the regular session at 3:39 PM. There was no additional business to address, and the meeting was adjourned.

Submitted by:

______________________________ ______________________________

John Murray, Commission President   Lisa Mittelsdorf, Executive Director

BYLAWS FOR THE PORT OF MORROW BOARD OF COMMISSIONERS

Adopted:

~~2023~~2026

Resolution No.

~~2023-01~~

2 E. Marine Drive, Boardman, OR 97818

~~BYLAWS FOR THE PORT OF MORROW~~
~~BOARD OF COMMISSIONERS~~

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PART I. GOVERNANCE BY POLICIES

Section 1. Name
This document and future amendments to this document will collectively be referred to as "Bylaws for the Port of Morrow Board of Commissioners" or simply as "Bylaws".

Section 2. Responsibility
Policies must comply with all applicable federal, state, and local laws and regulations. The Principal Act for Port Districts is found in Oregon Revised Statutes (ORS) Chapter 777. If any policy, rule or portion thereof is found to conflict with any local, state, or federal law or regulation, such policy or rule as determined by the Executive Director will be deemed void until further Commission action.

Section 3. Compliance
All Port personnel must comply with the policies adopted by the Commission. Any failure to comply will constitute grounds for disciplinary action or termination pursuant to the Port's Personnel Rules.

PART II. BOARD OF COMMISSIONERS

Section 4. Membership

A. Positions and Terms

1. The Port Commission consists of five members, each of whom shall be an elector registered in Morrow County, serving four-year terms staggered by two years.

2. Each Commissioner is identified by a position number. Position numbers will be transferred to the successors of each Commission position.

3. All Commissioners serve at large and will represent the entire district.

B. Election of Commissioners
The election of Commissioners will be conducted as provided by ORS Chapters 777 Ports Generally and 255 Special District Elections.

C. Qualifications
Only registered electors of the Port District are qualified to serve as Port Commissioners. Port employees are not eligible to serve as members of the Port Commission. (ORS 198.115).

D. Oath of Office
Each newly elected or appointed Commissioner must take an oath of office prior to or at the first Commission meeting after certification of the election, assuming the duties of the position. The Commissioner must accept the following oath of office~~:~~ from the Commission President or a Notary Public:

"Please raise your right hand. Do you solemnly swear that you will honestly and faithfully discharge the duties of the Office to which you have been

elected/appointed, and that you will support the Laws and Constitution of the State, and of the United States of America to the best of your ability?"

E. Term of Office – Starting Date

Except where the Commission is filling a vacancy on the Commission, terms of office will start on July 1st following the Port of Morrow's regular election.

F. Vacancies

1. Occurrence

The Commission ~~may~~shall formally declare a position vacant before the expiration of the term for any of the reasons set forth in ORS 236.010 which include:

1. Dies, resigns, or ~~if~~is removed;
2. Ceases to be an elector of the district;
3. Is convicted of an infamous crime, or any offense involving the violation of the oath of office;
4. Refuses or neglects to take the oath of office, or to give or renew the official bond of the Commission member, or to deposit such oath or bond within the time prescribed by law;
5. The Commission member's election or appointment is declared void;
6. Is found to be mentally unfit to hold such position by decision of a ~~Commissioner~~competent tribunal;
7. Ceases to possess any other qualification required for election or appointment to such office;
8. Is a member of, or affiliated with, any organization which advocates the overthrow of the Government of the United States by force or violence;
9. Or is absent from four or more consecutive regular meetings of the board. (ORS 777.135).

2. Filling

The Commission must fill the vacant Commission positions in accordance with ORS 198.320. (ORS 777.135).

3. Term

The appointed individual will fill the vacancy until the next available regular district election at which time the voters will fill the position. (ORS 198.320(2))

Section 5. Powers and Duties

A. The primary duty and function of the Commission is to conform in every way to all applicable local, state and federal laws in its functioning and to execute the laws of the state of Oregon governing port districts. Oregon's ports are granted broad authority by the Oregon legislative authority to promote economic development within their local districts. The powers and functions of ports are delineated in the principal act for port districts. Oregon Revised Statutes (ORS) Chapter 777. The power of Ports, as special districts are specified in ORS Chapter 198, and elections for ports are specified in ORS Chapter 255.

B. Meeting the Needs of the Port

The Commission shall exercise those powers granted to it and shall carry out those duties assigned to it by law, in such a way as to best meet the needs of the Port.

C. Represent Constituents

The Commission shall:

1. Represent the constituents of the Port;

2. Inform the public concerning the progress and needs of the Port and solicit and consider public opinion as it affects the programs and services provided by the Port;

3. Limit contact with the media to restating the Commission's position and not individual agenda. Official statement from the Commission shall be directed through the President with coordination with the Executive Director.

~~A.~~D. Strategic Business Planning

The Commission shall update its strategic business plan (SBP) no later than every ten years or as required by State Law and use this plan as its guiding document in the development and direction of the Port's mission, vision and goals. The Commission should annually review components and goals stated within the SBP. (OAR 123-025-0005, et seq.).

~~B.~~E. Membership Liaisons

The Commission will annually review organizational memberships and assign liaisons to represent the Port's interests to and participation in those organizations. The Commission may remove, suspend or reprimand a member whenever, upon proper proceedings for that purpose, it appears to the Commission that:

1. The member has committed an act or carried on a course of conduct of such nature that, if the member were applying for the commission, the application would be denied;

2. The member has been convicted in any jurisdiction of an offense which is a misdemeanor involving moral turpitude or a felony under the laws of this state, or is punishable by death or imprisonment under the laws of the United States, in any which cases the record of the conviction shall be conclusive evidence;

3. The member is guilty of willful misconduct;

4. The member is guilty of violating any of the provisions of Oregon Government Ethics Law; or

5. The member is guilty of gross or repeated neglect of duty on the committee, including having three or more unexcused absences within two years.

F. Provide Safe Work Environment

The harassment and discrimination policies that apply to Port personnel also apply to elected officials. Commission members are held to the same standard and for doing their part in reaching this goal of harassment and discrimination free workplace by ensuring clear and written policies on these topics and abiding by these policies.

G. Fiduciary Responsibilities

The Commission has ultimate responsibility over the Port's finances, including the adoption of the budget (ORS 294) and the annual audit.

~~C.~~H. Appointment/Removal of Executive Director

1. The Commission confers chief executive authority to the Executive Director. Specific duties of the office will be created and amended by motion or resolution.

2. The majority of the full Commission (quorum) is solely responsible for the appointment and removal of the Executive Director.

3. The Executive Director is responsible to the Port Commission.

4. When the Executive Director is temporarily unable to act as Executive Director or when the office of Executive Director becomes vacant, the Commission may appoint an Executive Director pro tem. The Executive Director pro tem has the authority and duties of Executive Director, except that a pro tem Executive Director may appoint or remove employees only with Commission approval.

5. Upon a vacancy in the office, the Commission shall fill the position within six months. The Commission shall adopt a process for the appointment of an appointment.

6. No Commissioner shall directly or indirectly attempt to coerce the Executive Director or a candidate for the office of Executive Director in the supervision, appointment or removal of any employee, or in administrative decisions regarding the implementation of port policies.

7. The Commission shall review the Executive Director's work performance annually.

~~D.~~I. Approve all Contracts and Agreements

Typically, the Executive Director will be authorized to sign on behalf of the Port, or the President in the absence of the Executive Director.

J. Adopt Annual Budget

Prior to the last regular meeting of the fiscal year, the Budget Officer or his/her designated representative shall submit to the Commission a proposed operating budget for the upcoming year for review by the Commission. The proposed budget will have been approved and recommended by the Budget committee, per Oregon Budget Law. Matters involving the budget shall be handled in accordance with ORS 294. The fiscal year for the port shall commence on July 1 and end on June 30.

~~E.~~K. Access to Attorney; other consultants

The President, Executive Director and/or their designee may request any legal, financial or insurance advice that may be needed in dealing with matters pertaining to the welfare of the Port. A quorum of the Commission may request information from Port consultants during any public meeting.

L. Interactions with Port Personnel

Neither the Commission nor any of its Commissioners shall give orders or directives directly to any Port employee, other than the Executive Director and any other Port officers directly appointed by the Commission, except to and through the Executive Director. The Commission and its Commissioners shall respect the separation between the Commission's policy role and the Executive Director's administrative responsibilities by:

1. Not interfering with the day-to-day administration of Port business, which is the Executive Director's responsibility, including personnel management.

2. Refraining from action that would undermine the Executive Director's authority.

3. Refraining from contacting Port personnel, other than the Executive Director.

M. Decorum and Conduct

1. Commissioners shall observe the highest levels of decorum and conduct during all Commission meetings and while representing the Commission.

2. Commissioners shall not, by conversation or action, delay or interrupt any proceedings or refuse to obey the orders of the President or these by laws.

3. Commissioners shall, at all times, be mindful of the role of the Commission and their roles as Commissioners and shall refrain from acting outside of their role or in a manner that unduly interferes with the conduct of the Port's business.

4. Commissioners shall, at all times, treat their fellow Commissioners, Port personnel, Port volunteers and members of the public with respect and courtesy and refrain from using profanity and vulgarity and from making abusive and harassing comments.

~~F.~~N. Direct Use and Disposal of Real Estate and Property

The Port has real estate holdings that are important strategic assets for the Port and the region. Therefore, the Port engages in acquisition, disposition and leasing of real property on a regular basis. The Commission will adopt procedures for management of public property by motion or resolution.

Section 6. Commissioner Orientation

A. Cooperation with Commission Candidates

The Commission, through its Executive Director, will cooperate impartially with candidates for the Commission and provide them with information about policies, administrative regulations and other aspects of the operation of the Port.

B. Orienting New Commissioners

The Commission and its Executive Director will assist each new member-elect and appointee to understand the Commission's functions, policies, and procedures before he/she takes office. The following methods will be employed:

1. New Commissioners will be invited to attend and participate as a member of the audience in public Commission meetings prior to being sworn in.

2. New Commissioners will be invited to meet with the Executive Director to discuss services provided by the Port.

3. New Commissioners shall receive training sanctioned by Special Districts Association of Oregon (SDAO), Oregon Government Ethics Commission (OGEC) and/or other similar organizations within one year of taking office. It is strongly recommended that Commission members maintain continuing training in subsequent years.

~~3.~~4. The Executive Director will provide material pertinent to Port meetings and respond to questions regarding such material upon request.

~~4.~~5. The Executive Director will provide each new Commissioner with access to:

a. A current copy of the Port's Policy and Procedure Manual, and active ordinances and resolutions affecting Port business and operations.

b. A copy of the Port's most recent Strategic Business Plan including Mission, Vision and Goals.

c. A copy of the Attorney General's "Public Records and Meetings Manual."

d. A list of all Port Management personnel by position and the Executive Director's employment contract.

e. Copies of the minutes of all Commission meetings, except for executive sessions, for the preceding twelve (12) months.

f. Copies of the Port's current and previous fiscal year budgets and financial audits.

g. Copies of the Port's insurance policies upon request.

h. Copies of all such documents as the Port's attorney may recommend with respect to any pending claims or lawsuits upon request.

i. Such other materials as the Commission may direct or the Executive Director deems appropriate.

Section 7. Reimbursements of Expenses

A. Commissioner Compensation, Travel Reimbursement

Commissioners will be reimbursed for their actual and reasonable travel and other expenses incurred in the performance of official Port duties, as funds are available through the budget process following the same procedures as identified in the Port's Policies and applicable state law.

Section 8. Bonding and Insurance

The Port Commission will purchase a bond or other surety that addresses the fiduciary responsibility set forth in ORS 198.220 and the Port will pay the premium.

Section 9. Political Activities

The Port Commission may publicly discuss and advocate for a political position and may perform campaign activity at any time. The Commission is, however, prohibited from using any public employee's work time or other public resources to do so. Public funds may be used to inform the public regarding measures, provided the materials are informational only and do not advocate a position. (ORS 260.432).

Section 10. Public Contracting

All purchases of goods and services, and all construction projects of the Port, are subject to Oregon's public contracting laws. (ORS 279A, 279B, 279C). Contracts are subject to competitive bidding requirements, which are established by statute, administrative rule and by local resolution adopted by the Board of Commissioners acting as the Port's local contract review board.

Section 11. Public Records

The Port Commission must adopt a Public Records resolution in accordance with ORS

192.324.

PART III. DUTIES OF COMMISSION OFFICERS

Section 12. Duties of the President

A. The President of the Commission will preside at meetings of the Board of Commissioners.

B. The President will consult with the Executive Director regarding the preparation of each Commission meeting agenda.

~~**B.**~~**C.** The President will have the same right as other members of the Commission to discuss and to vote on questions before the Commission.

D. The President will ensure and enforce decorum during all Commission meetings, as required by these bylaws.

Section 13. Duties of the Vice President

A. The Vice President of the Commission will, in the President's absence, or during any disability of the President, have the powers and duties of the President of the Commission as prescribed in this Part.

B. The Vice President will have such other powers and duties as a majority of the Commission may from time to time determine.

Section 14. Duties of the Secretary/Treasurer

A. The Secretary/Treasurer will attest the signature of the President on all officially approved documents.

B. The Secretary/Treasurer ~~shall~~will meet annually with the Port's auditor.

Section 15. Duties of Commissioners Generally

A. All Commissioners are eligible to sign checks. Public officials, however, are prohibited from signing checks paid to themselves, their relatives or businesses with which the official or their relatives are associated.

B. All Commissioners will have such other powers and duties as a majority of the Commission may from time to time determine.

Section 16. Election of Officers

At the first regular meeting of January, the Commission will elect a President, Vice President and Secretary/Treasurer.

A. Process:

1. A Quorum of Commissioners must be in attendance before an officer may be elected.

2. A Commissioner may be elected as an officer upon receiving a nomination, a second and a vote of the majority in attendance. A Commissioner may not nominate or second their own nomination but may vote on the nomination.

3. If the nominated Commissioner does not receive a majority, the sitting Commission President will continue asking for nominations until the office is filled. If an office is unable to be filled, the sitting office holder will remain in the position (the office may become vacant if the most recent office holder is not available) until the next scheduled meeting. The business item will then be placed on the next agenda.

4. In the event of death or inability to serve, the Board must elect the successor at the next regular meeting.

5. In case of emergency, other processes may be used to appoint officers.

B. The one-year term of office is from January 1 until December 31 of the current year.

PART IV. ETHICS AND CONFLICTS OF INTEREST

Section 17. Public Officials

Elected officials are public officials for purposes of Oregon's Ethics Laws. (ORS 244.020(15)).

Section 18. Prohibitions Regardless of Disclosure

Under the Oregon Code of Ethics (ORS 244.040), the following are prohibited regardless of disclosure:

A. Use of or an attempt to use official position or office to obtain financial gain or to avoid financial detriment for the public official, a relative or member of the household of the public official, or any business with which the public official or relative or member of the household of the public official is associated, if the financial gain or avoidance of financial detriment would not otherwise be available but for the public official's holding of the official position or office.

B. Use of confidential information to attempt to further the personal gain of the public official, a relative or household member of the public official, or any business with which the public official, a relative or household member is associated;

C. Solicit or receive, either directly or indirectly, a pledge or promise of future employment based on any understanding that the vote, official action, or judgment of the public official would be influenced by the pledge or promise;

D. Receipt of gifts over $50 in a calendar year received by a public official, relative or member of their household from anyone who has a legislative or administrative interest in the business of the district (ORS 244.025);

E. A public official may not participate in any interview, discussion or debate regarding the appointment, employment, promotion, discharge, firing, or demotion of a relative as defined by ORS 244.020(16); or

F. A person may not, for two years after they cease to hold a public official position, have a direct beneficial interest in a public contract that was authorized by:

1. The person acting in the capacity of a public official; or

2. The person participating as a member of the commission authorizing authorized the contract. (ORS 244.047).

Section 19. Nepotism

Commissioners cannot participate in any personnel action taken by the Port that would impact the employment of a relative or member of the Commissioner's household. (ORS 244.177). The Commission is prohibited from hiring an applicant for the position of Executive Director if a member of the Commission is related to the applicant. The Commission should avoid appointing a Commissioner to fill a vacancy who is related to the Executive Director.

Section 20. Financial Disclosure

Commissioners are required to file Statements of Economic Interest (SEI) annually (ORS 244.050(s)).

Section 21. Conflicts of Interest

There are two types of Conflicts of Interest: potential and actual. There are also exceptions to these rules.

A. Potential Conflict of Interest

A potential conflict of interest is any official action of a public official that could result in private pecuniary benefit (money or something of economic value) or avoidance of detriment (relief from financial obligation or loss) to the person or the person's relative or any business with which the person or the person's relative is associated. When a Commissioner becomes aware that he or she has the opportunity to participate in an action either individually or as part of the Commission that has the potential to result in a personal pecuniary benefit to himself or one of his relatives or a business with which he or one of his relatives is associated, then the Commissioner must publicly disclose the nature of the conflict of interest. After publicly announcing the potential conflict of interest at the meeting where the matter giving rise to the conflict is being discussed or acted upon, the Commissioner may participate in the discussion and vote on that matter. The disclosure must be recorded in the meeting minutes. A Commissioner must announce a conflict of interest on each occasion when the matter giving rise to the conflict of interest is discussed or debated.

B. Actual Conflict of Interest

An actual conflict of interest is any official action of a public official that will result in private pecuniary benefit or avoidance of a cost for the person or the person's relative or any business with which the person or the person's relative is associated. As with potential conflicts of interests, the Commissioner must publicly disclose the nature of the conflict of interest at the meeting where the matter giving rise to the conflict is being discussed or acted upon. The disclosure must be recorded in the meeting minutes. When facing an actual conflict of interest, the Commissioner must refrain from participating in any official action on the matter, including any discussion or vote. However, a Commissioner may participate in official actions when allowed by ORS 244.120(2)(b)(B). A Commissioner must announce an actual conflict of interest on each occasion when the matter giving rise to the conflict of interest is discussed or debated.

C. Exceptions to Conflicts of Interest
The conflict of interest requirements do not apply when the pecuniary benefit or detriment will affect to the same degree a class of entities or individuals that includes a Commissioner, a relative of a Commissioner, or a business with which the Commissioner or a relative of the Commission is engaged, is a member of, or is associated. The Commissioner is to contact the Oregon Government Ethics Commission to determine whether the class exemption exists in that particular situation.

PART V. COMMISSION MEETINGS

Section 22. Preparation for Meetings

A. Preparation of Agenda
The Executive Director and staff will draft the agenda. Any Commissioner may submit a request to the President or Executive Director for an item to be added to the agenda.

B. Distribution of Materials to Commissioners
The agenda, updated financial reports and other materials related to Commission business will be given to each Commissioner at least ~~five (5~~three (3) days prior to any regularly scheduled Commission meeting for review.

C. Distribution of Agenda to the Public
The proposed Agenda will be distributed via email to all Port offices and other facilities, local and other news media, and posted at the required locations convenient for review by Port personnel and the public.

Section 23. Order of Business

The Order of Business may be modified from time to time at the discretion of the President, as necessary. The following order will be generally observed:

A. ACall to Order and Introductions
B. Conflicts or Interest Declarations
C. Changes to the Agenda
D. Public Comment Period
E. Consent Agenda
F. Legislative Updates
G. Old Business
H. New Business
I. Staff Reports
J. Other Reports

K. For the Good of the Order
L. Upcoming Events

1. Consent Items

~~1.~~ a. The purpose of the consent items is to expedite regular Commission meetings by grouping routine or uncontested items of business so that

they may be approved by a single motion. The consent items may include any or all of the matters on the regular agenda. The Commission, by consensus, may add any item of business on the regular agenda to the consent items. Any Commissioner may remove any item from the proposed consent items for consideration during Action Items. A vote in favor of or opposition to the consent items is considered to be a vote on each of the individual items.

~~2.~~b. Consent items may not include action items related to Ordinance adoption.

Section 24. Notice and Location of Meetings

A. Application
This policy applies to all meetings of the Board of Commissioners, and to any

meetings of committees or advisory groups appointed by the Commission if such committees or advisory groups normally have a quorum requirement, take votes, and form recommendations as a body for presentation to the Commission.

B. Location of Meetings
All meetings must be held within the geographic boundaries of the Port District, except for training sessions held without any deliberative action. No meeting may be held in any place where discrimination on the basis of race, creed, color, sex, age, national origin or disability is practiced. All meetings must be held in ADA compliant facilities.

C. Meetings Held by Telephone or E-Mail
The Commission must refrain from e-mail exchanges or conference calls between a quorum of the Commission that may trigger public meeting rules. A series of one-on-one conversations between members of the Commission with the intent to discuss a vote or the outcome of a vote (a "serial" or "shuttle" meeting) could be considered an improperly noticed meeting and should be avoided.

D. Regular Meetings
Regular meetings of the Commission will be held monthly on the second Wednesday of each month. Such meetings will be held at the Port of Morrow's Riverfront Administration Building in the upstairs Commission Board Room at 1:30 p.m., or at such other location or time as designated by the Port Commission.

E. Special Meetings
The Commission may hold special meetings at the request of the Port Commission or Executive Director if a quorum is available. No special meeting will be held upon less than 24 hours public notice.

F. Work Sessions

Work sessions may be called by the Port Commission or the Executive Director. Notices of work sessions will be given, and minutes taken the same as with special meetings. Work sessions may be held for the purpose of discussing port business that requires more time and exploration than a regular meeting would allow. Final decisions may not be made at a work session. However, a work session may be held in conjunction with a regular or special meeting where a final decision may be made.

G. Emergency Meetings

Emergency meetings of the Commission may be held upon a call of the Port Commission or Executive Director and require as much notice as possible under the circumstances. The minutes of the meetings must reflect the reason for the emergency meeting and explain why less than 24 hours' notice was given. Only such matters that pertain to the emergency may be discussed at such a meeting. Final action may be taken at an emergency meeting.

H. Executive Sessions

The Port Commission or the Executive Director may call an executive session, as long as a quorum is present. Only commissioners and persons specifically invited by a majority of the commission will be allowed to attend executive sessions. Any person present may not disclose any matter discussed during executive sessions. except as permitted by law. Public notice must be given in the same manner as for regular, special and emergency meetings, except that the notice need only indicate the general subject matter to be considered by citing the statutory basis for calling the executive session. The commission may not take any votes nor make any final decisions while in an executive session. (ORS 192.660(6)).

I. Notice of Meetings

1. The proposed Agenda will be distributed to all Port Commissioners and local and other news media within the time period required by law.

2. Notice of the time, place, and principal subjects to be considered will be given for all meetings. For regular meetings, the notice will be in the form of an agenda, which will be given to all Commissioners, local media, and to all persons or other media representatives ~~having~~who have requested notice in writing of every meeting.

3. The agenda will be posted on the Port's website within the time period required by law.

4. E-mailed notice will also be sent to any persons whom the Port knows may have a special interest in a particular action. For special meetings, notices will be issued, or phone calls made to local media; and interested persons. For emergency meetings, the Port will attempt to contact local media and other interested persons by email or telephone to inform them of the meeting. The Port will distribute Agendas and Notices via e-mail and the Port's website.

J. Social Gatherings, Public Functions and Training

Gatherings or other functions in which the purpose is not to discuss business items or to receive background information on a potential future business item are not covered by Public Meeting Law. However, Commissioners should be warned that if during the gathering a quorum of the Commission were to deliberate on a matter that would lead to a violation.

Section 25. Quorum

Three members constitute a quorum of the Commission. If only a quorum is present, a unanimous vote will be required to take final action.

Section 26. Roster

The Port of Morrow staff is to request that all members of the public sign a public roster indicating affiliations. The roster will become part of the public record.

Section 27. Minutes of Meetings

A. Minutes of Public Sessions

The Commission must keep and approve written minutes of all its meetings in accordance with the requirements of ORS 192.650. Minutes will be signed by the Presiding Officer and the Executive Director and codified within a book intended for such purpose. Minutes of public meetings must include at least the following information:

1. All members of the Commission present;

2. All motions, proposals, resolutions, orders, ordinances and measures proposed and their disposition;

~~3.~~ ~~proposed and their disposition;~~

~~4.~~3. Results of all votes, including the vote of each member by name unless unanimous;

~~5.~~4. The substance of any discussion on any matter; and

~~6.~~5. A reference to any document discussed at the meeting.

B. Minutes of Executive Sessions

Minutes of executive sessions must be kept separately from minutes of public meetings. Minutes of executive sessions may be kept either in writing, in the same manner as minutes of public sessions, or by audio or video recording. If minutes of an executive session are kept by recording, written minutes are not required, unless otherwise provided by law. (ORS 192.650(2)).

C. Disclosure of Executive Session Matters

If disclosure of material in the executive session minutes would be inconsistent with the purpose for which the executive session was held, the material may be withheld from disclosure. No executive session minutes may be disclosed without prior authorization of the Commission or per legal counsel. (ORS 192.650(2)).

D. Amendments to Minutes

Additions and corrections to minutes must be identified in the minutes of the meeting in which the additions and corrections were approved.

E. Retention
Officially approved minutes, resolutions, ordinances, and a meeting packet will be retained indefinitely as part of the public record. (OAR 166-150-0005).

F. Availability to the Public
Approved minutes of public meetings will be made available to the public following Commission approval at the next regular commission meeting. Every attempt will be made to post minutes to the Port's website to increase public access. (ORS 192.650(1)).

PART VI: RULES OF ORDER

Section 28. Purpose
The rules of order should be liberally construed to that purpose and Commissioners should avoid invoking the finer points of parliamentary procedure when such points serve only to obscure the issues before the commission as a whole and confuse the audience at public meetings and the citizens in general.

Section 29. Presiding Officer
The President will preside at Commission meetings. In the President's absence, the Vice President will preside. If both the President and Vice President are absent, any other member of the Commission may preside.

Section 30. Convening the Meeting
At or near the time appointed, the President will immediately call the meeting to order. Staff shall enter in the meeting minutes the names of the Commissioners present.

Section 31. Statement of Conflict of Interest/Ex Parte Contact
If a Commissioner has a question as to whether he or she has a conflict of interest on a matter coming before the Commission, he or she should contact Port Counsel for further analysis. If a Commissioner has a potential conflict of interest, then prior to taking any action thereon, he or she shall publicly announce the nature of the potential conflict. If a Commissioner has an actual conflict of interest, then he or she must publicly announce the nature of the conflict and recuse himself or herself from any discussion, debate or vote on the matter. (ORS 244.120). Any disclosure of a potential or actual conflict of interest shall be recorded in the meeting minutes. (ORS 244.130). In the event any member of the Commission has had any ex parte contact requiring disclosure under applicable law regarding a matter, the member shall identify the contact and the substance of the contact prior to participating in any vote on the matter.

Section ~~29~~32. Changes to the Agenda
A request to add a business item to the agenda or to otherwise consider a special order of business may be requested by any Commissioner but shall require a majority concurrence of the Commissioners present.

Section 33. Public Comment

A. Generally, public comment during commission meetings is not an absolute right. Rather, the Commission permits public comment only for the limited purpose of hearing from the public about matters directly related to the business of the Port that is within the Commission's jurisdiction. The public comment period is a limited public forum and comments are therefore appropriately limited to matters of concerns, official action, or deliberation which are or may come before the Commission. The Commission is not creating an opportunity for and will not accept public comment on matters that fall outside the scope of the Commission's jurisdiction. Any member of the general public wishing to address the Commission on a matter within the Commission's jurisdiction may do so at the time set for public comment during each regular meeting. Public comment shall be limited to three minutes per person. The Commission, in its sole discretion, may extend this time, or may request further information be presented to the Commission at a later date.

B. Complaints and suggestions to the Commission can be brought before the Commission, other than for items already on the agenda, the President will first determine whether the issue is legislative or administrative in nature and then:

1. If legislative, and a complaint about the letter or intent of the legislative acts or suggestions for changes to such acts, and if the Commission finds such complaints suggests a change to an ordinance or resolution of the Port, the Commission may refer the matter to staff for study and recommendation.

2. If administrative, and a complaint regarding staff performance, administrative execution or interpretation of legislative policy or administrative policy within the authority of the Executive Director, the President will refer the complaint directly to the Executive Director for review. The Commission may direct the Executive Director to report to the Commission when the review has been made. In a complaint against the Executive Director, the President may investigate and report back to the Commission at a later date.

C. Decorum

All those participating in public comments must adhere to the same standards of decorum as the Commissioners. Public comment must not unduly interfere with the Commission's ability to conduct business or otherwise disrupt Commission meetings. Comments that substantially interrupt, delay, or disturb peace and good order of the proceedings of the Commission are not permitted. Examples of such types of comments include shouting, use of profanity or vulgarity, or speaking outside of allotted time. In addition, public comment may not be used for belligerent or abusive behavior including true threats, fighting words, or incitements to imminent lawless action. Abusive and harassing comments that could lead to the creation of a hostile work environment for Port employees required to attend Commission meetings likewise unduly interferes with Commission's ability to conduct its business and are therefore prohibited. The commission requests that all public comments are provided in a manner that is respectful to those in attendance at the meeting.

Section 34. Forms of Action

A motion is a procedural device to place a matter before the Commission for consideration and action. Each form of action listed below (except consensus) must be initiated by motion and be recorded in the official minutes kept for such purpose.

A. Ordinances

Ordinances have the force of law. They are generally used to enact rules and regulations that apply to residents or customers of the Port and can be enforced by the Commission or by local law enforcement personnel. Adoption of ordinances is subject to statutory adoption procedures found in ORS 198.510 to 198.600. Except under emergency provisions, ordinances must be available for the public to comment on in two consecutive meetings. Ordinances are to be numbered consecutively by year, signed by the President, attested by the Secretary-Treasurer, codified within a book intended for such purpose.

B. Resolutions

Resolutions are used to establish policy, express a position of the Commission (often associated with a grant or agreement), form committees, incur debt, create rules and policies required by ordinance, set fees, and create the budget. Resolutions may be passed at a single meeting. Resolutions are to be numbered consecutively by year, signed by the President, attested by the Secretary-Treasurer and codified within a book intended for such purpose.

C. Routine Decisions

Routine decisions, decisions of an administrative nature, and other procedural matters may be decided by a simple vote of the Commissioners, which is recorded in the minutes.

D. Consensus

Minor questions of clarification, interpretation, implementation, or procedure may be determined by a consensus of the Commission without motion. Consensus shall be used sparingly and not for determining business matters in front of the Commission.

Section ~~30~~35. Motions

A. The Presiding Officer will entertain motions from the Commission, though the Presiding Officer may ask for a staff report in advance to suggest a recommended motion along with background material.

B. If a motion does not receive a second, then the issue is not considered. The Presiding Officer must allow an opportunity for the motion to be rephrased or otherwise discussed before moving on to the next business item.

C. If during discussion, the originator of the motion and the Commissioner seconding it agree, a friendly amendment may be moved forward.

Section ~~31~~36. Voting

A. Votes Made Public

Upon conclusion of discussion or when the previous question has been called for, the President will ask for Commissioners votes. After a vote has been taken, the presiding officer will announce the results of the vote. Modifications to this policy are allowed, but all individual votes must be made public and entered into the minutes.

B. Voting Required

When the vote has been called for, every present Commissioner has a duty to indicate his or her vote, unless the Commissioner has recused himself or herself due to an actual conflict of interest... No Commissioner may vote by proxy.

C. Minimum Votes Required
The passage of any motion will require the affirmative vote of at least a quorum of the whole Commission, unless otherwise specifically provided by State law.

D. Abstention
For purposes of voting, an abstention is neither an affirmative vote nor a negative vote on any matter before the Commission. A Commissioner who abstains from voting is still counted towards the number of members required present for a quorum, but the abstention vote does not count for either a yes or no.

Section ~~32~~37. Recess

The Presiding Officer may call a recess of a meeting for a specified time whenever it appears, in the opinion of the Presiding Officer that a meeting will be unusually long or that a recess would be beneficial for other reasons. A recess may be called during debate or at any other time during the meeting.

Section ~~33~~38. Adjournment

The meeting may be adjourned by decision of the President, a majority vote of the Commission, or because of the loss of a quorum. The time of adjournment is to be announced and recorded in the minutes.

Section 39. Violations of Bylaws

A. The Commission has the authority to enforce these bylaws and ensure compliance with Port ordinances and state laws applicable to the Port and special districts generally. If a Commissioner violates these bylaws, Port ordinances or state law applicable to the Port Commission, the Commission may take action to protect integrity of the Commission and impose discipline on the Commissioner in the form of public reprimand.

B. Prior to imposing a public reprimand, the Commission must issue the Commissioner written notice of intent to impose a public reprimand. The notice must state, with particularity, the grounds on which the Commission is considering imposing a public reprimand and must include reference to the specific bylaw, local ordinance or state law that the Commission believes the Commissioner to have violated. The written notice must inform the Commissioners that the Commissioner has the right to respond to the notice either in writing or at an open public meeting. The notice must state the date on which the commissioner's response must be received by the commission in order for the Commission to consider such response.

C. After the Commissioner has the opportunity to respond to the commission's notice of intent to impose a public reprimand, the commission shall decide whether to impose a public reprimand. The Commission's decision shall take into consideration the severity of the violation and any information or mitigating circumstances the Commissioner provided in the commissioner's response.

PART VII. ADMINISTRATIVE PROVISIONS

Section ~~34~~40. Amendment

These bylaws may be amended by resolution.

Section ~~35~~41. Codify

Staff is directed to organize these bylaws and potential future amendments to these bylaws into a generally accepted professional format for public use and viewing.

Section ~~36~~42. Repeal

Previously adopted policies that conflict with these bylaws are hereby repealed.

RESOLUTION 2026-06

A RESOLUTION OF THE PORT OF MORROW COMMISSION, MORROW COUNTY, OREGON, ESTABLISHING UTILITY RATES FOR MORROW INDUSTRIAL PARK TENANTS

THIS MATTER coming before the Commission of the Port of Morrow, at a regular commission meeting on the 10th day of June, 2026, and

WHEREAS, The Port of Morrow ("Port") owns and operates a water supply and re-use water disposal system for the use and convenience of Port of Morrow Industrial Park tenants; and

WHEREAS, the Port intends to operate the water and wastewater systems on a self-sustaining basis, pursuant to Port Ordinance and Oregon law;

NOW, THEREFORE, BE IT RESOLVED by the Board of Commissioners of the Port of Morrow, Oregon, as follows:

Section 1: The Port of Morrow does hereby set its standard water usage rate for the supply of fresh water at $1.30 per 1,000 gallons and sets the standard disposal of re-use water at $5.05 per 1,000 gallons, effective July 1, 2026.

Section 2: The Port of Morrow recognizes the additional operational costs of providing water to the airport properties and does hereby set its airport area freshwater rate at $8.20 per thousand gallons effective immediately. This rate will also apply to all hydrant meters regardless of location.

Section 3: The Port of Morrow recognizes the additional operational costs that will be incurred by the newly constructed water treatment facilities and sets the freshwater rates for the data center facilities in the Port and East Beach areas at $4.10 per 1,000 gallons effective July 1, 2026.

Section 4: The Commission finds that it is necessary and appropriate to update the minimum charges to recover costs that do not fluctuate with usage, such as infrastructure maintenance, capacity reservations, regulatory compliance and administrative overhead. These minimums, except as otherwise contracted, will be set as follows:

Hydrant Meters:	$250 per month
Commercial Properties:	$100 per month freshwater
Potato Sheds:	$50 per month freshwater
Industrial Properties:	$15,000 per month freshwater
	$20,000 per month re-use water

Section 5: The Commission reviews these rates on an ongoing basis with specific intent of determining if the water and wastewater system is operating on a self-sustaining basis and if not, adjusting the usage rate accordingly

ADOPTED by the Board of Commissioners of the Port of Morrow, Oregon this 10th day of June, 2026.

PORT OF MORROW, OREGON

BY:

____

John Murray, President

ATTEST:

____

Joel Peterson, Secretary

RESOLUTION 2026-07

WHEREAS the Port of Morrow has adopted and kept in force certain charges and tariffs for the use of the Port rail track and attendant facilities, and

WHEREAS the Port of Morrow has two distinct rail spur facilities: One being South Spur, serving south of the Union Pacific mainline and East Beach Rail Spur serving north of the Union Pacific mainline.

WHEREAS the Port of Morrow may from time to time adjust said charges and tariffs;

NOW, THEREFORE, BE IT RESOLVED that effective July 1, 2026, rates for the Port rail spur utilization for rail car spotting, storage, loading, unloading or other use shall be as follows:

South Spur and East Beach Rail Rate - Placing either a loaded or empty rail car to a location utilizing the Port-owned rail spur and removing that car either loaded or empty back to the Union Pacific trackage is considered one complete move at the rail spur. The standard size per rail car move is approximately 60 feet in length. This shall apply to all rail cars except container rail cars. The fee established for the above described move is $35.00 per move.

Container rail cars will be determined by the number of containers placed or removed from the car. Each container either loaded or empty that is placed on and or removed off the rail car is treated as one move. The fee per container is identified by the lease agreement.

NOW, THEREFORE, BE IT FURTHER RESOLVED that the Port of Morrow Executive Director and her staff are authorized to implement this resolution, including adoption of appropriate procedure and completing of appropriate documents, so as to collect said tariff and to deny usage to non-complying persons or entities.

ADOPTED this 10th day of June, 2026

PORT OF MORROW, OREGON

President – John Murray

Secretary – Joel Peterson

RESOLUTION 2026-08

RESOLUTION ADOPTING THE BUDGET

Be it resolved that the Port of Morrow Commission hereby adopts the budget approved by the Budget Committee for fiscal year 2026-2027 in the total of $623,462,895 now on file at the Port of Morrow office.

Be it resolved that the amounts for the fiscal year beginning July 1, 2026 and for the purposes shown below are hereby appropriated:

General Fund		
Management and administration	$	3,656,765
Transfers out		4,000,000
Total General Fund	$	7,656,765
Enterprise Fund		
Fresh water	$	84,257,718
Discharge water		457,536,697
Site development		52,581,015
Motorpool		3,706,000
Sage center		2,299,700
Warehousing		15,185,000
Total Enterprise Fund		615,566,130
Total appropriated funds	$	623,222,895
Total unappropriated and reserv		240,000
Total budget	$	623,462,895

RESOLUTIONS IMPOSING AND CATEGORIZING THE TAX

Be it resolved that the Port of Morrow Commission hereby imposes the following ad valorem property taxes upon the assessed value of all taxable property within the district for the tax year 2025-2026:

	Subject to the General Government Limitation	Excluded from the Limitation
Permanent Rate Tax:		
General Fund	$ .0841/$1000	0

Adopted this 10th day of June, 2026.

PORT OF MORROW, OREGON

President –John Murray

Secretary – Joel Peterson

SAGE CENTER & EVENT CENTER BOARDMAN, OR

Commission Report for May 2026 -
TOTAL Count: 4,407

May General Summary

The SAGE Center experienced a strong month of engagement, welcoming 4,407 visitors and participants through a combination of event center activities, educational programming, museum visits, and STEAM learning opportunities. Educational outreach remained a key focus with 605 students participating in educational visits and 447 students and educators utilizing the AWS Think Big Space classroom. Marketing efforts continued through social media, email newsletters, radio advertising, and local promotional partnerships. Several exhibit and facility improvement projects progressed, including completion of the Port of Morrow Map Wall graphic installation, planning for a refreshed photo opportunity display, Community Room development discussions with Amazon, and approval of repairs for the outdoor LED sign. Operationally, the SAGE On The Go outreach initiative secured additional funding through an AgWest grant & Ford Family grant, Science Friday STEAM camps continued successfully, and Boardman Foods finalized an exhibitor agreement following the launch of its new exhibit. The Event Center continues to receive positive feedback, with year-to-date totals reaching 102 events and meetings serving approximately 8,184 attendees.

Facility Usage- 4,407

- **Event Center:** 2,211 guests
- **Educational Visits:** 605 students
- **Museum Visitors:** 1094 Guests (673 SAGE tours | 421Tesla/Welcome Center)
- **AWS TBS Classroom:** 447 students/educators
- **SAGE Events:** 50 (Science Friday)

Marketing & Outreach-

- Scheduled posts on platforms such as Facebook, Instagram & LinkedIn.
- Monthly email newsletter featuring upcoming events, recaps and news.
- Radio advertisements on 103.5 K Wheat
- Cart advertising at Harvest Town Foods

Exhibit/Facility Updates:

- **POM Map Wall**
    - The graphic installation has been completed. The remainder of the project has been delayed due to pin locations.
- **Photo Op**
    - We are receiving concepts for a refresh of our photo op design further branding the SAGE Center.
- **Community Room**
    - Angel & Jose met with Ben from Amazon and Neill with Creative Hut to discuss the vision of this space.
- **Outdoor LED Sign** (exterior of building)
    - The repair has been approved for the current sign, we are now scheduling a repair date.
- **Event Center Sign** (Outdoor)
    - High Performance signs has provided us with a scaled design for the event center sign which is pending approval.
- **Key Ingredient Theater**
    - While we are in the process of scheduling a refresh of these videos, the existing videos have been restored to the exhibit area, further explaining the "key ingredient" which is the people.
- **$500 Dollar & a Dream Exhibit**
    - We are refreshing items in this exhibition and added a mobile monitor that will continuously play our "Higher Ground" featured video.

Operations Updates

- **SAGE On The Go** (outreach to schools)
    - We received additional funding for this project through an Ag West and Ford Family grant for educational supplies.
- **STEAM Camps**
    - We hosted our monthly Science Friday half-day steam camp with Umatilla Electric Cooperative as our guest presenter.
- **Exhibitor Agreements**
    - Boardman Foods has agreed to an exhibitor agreement with the launch of their new exhibit.

- Meeting with potential new exhibitors.

- **Event Center**
  - We are showing consistent positive feedback and event ratings.
  - Year to Date: 102 events/meetings held, hosted approximately 8,184 people thus far.

If you have any questions or concerns regarding this update, please feel free to contact **Angel Aguilar, SAGE Center & Event Center Manager (angel.aguilar@portofmorrow.com),** at any time. I welcome your input and will be happy to provide additional information as needed.

Communications Update – June 2026

- Social Media Posts
- Meeting minutes and videos
- Monitoring news sources
- Port Project Photos
- SAGE Center Exhibit Updates
- Website Updates
- Monthly recurring/special ads
    - SAGE Center
    - Marker 40 Golf Club

May 2026 Facebook Analytics

ıore.

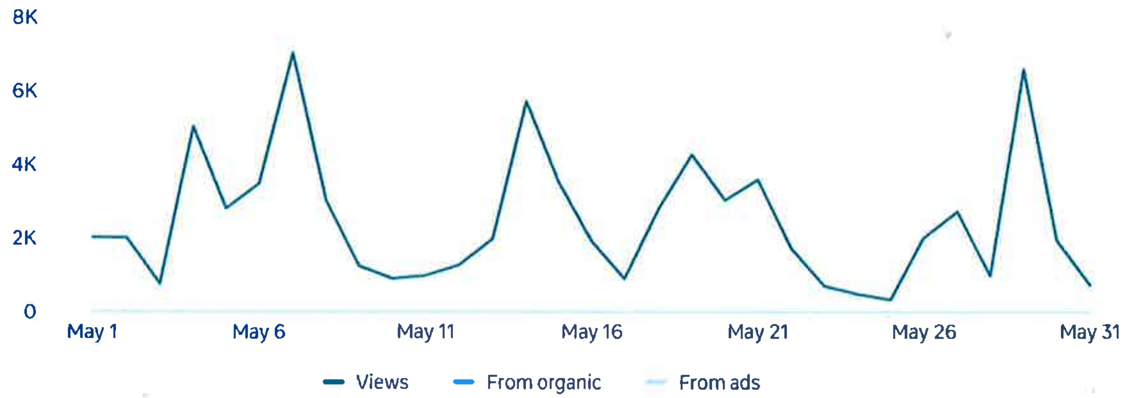
Facebook ▾ | Last month: May 1, 2026 – May 31, 2026 ▾

Content overview

Breakdown: Organic/ads ▾

All | Reels | Live | Posts | Stories

Views	3-second views	1-minute views	Content interactions	Watch time
76.3K ↓ 39.9%	5K ↑ 42.5%	8 ↓ 92.5%	605 ↓ 60.1%	20h 59m ↑ 32.8%



Views breakdown
May 1 - May 31

Total
76,273 ↓ 39.9%

From organic
76,273 ↓ 39.9%

From ads
0 0%

Viewers
14,483 ↓ 37.1%

Top content by views

Boost content | See all content

¡Queda una sesión! Nuestra capacitación…
Fri May 1, 4:50pm
8.2K · 28 · 6 · 20

✨ May the 4th be with you… and your job…
Mon May 4, 4:15pm
4.8K · 11 · 0 · 15

Port Commissioners participated in an…
Wed May 13, 6:00pm
2.7K · 19 · 0 · 1

We're hiring at the Port of Morrow! …
Fri May 15, 4:45pm
2.3K · 9 · 0 · 4

Behind every project, shipment, utility…
Thu May 7, 1:00pm
2.0K · 13 · 2 · 10

From tra and indu
Tue May 12
1.7K · 1

Performance

May 5, 2026 - June 1, 2026

Customize view: Business

Views

Views

68.5K ↓ 43.1%

From followers **24.1%** ↑ 16.8%

From non-followers **75.9%** ↓ 4.4%

Viewers **12,423** ↓ 43.7%

Interactions

Content interactions

554 ↓ 57.5%

From followers **346** ↓ 42.2%

From non-followers **208** ↓ 70.5%

Visits

Facebook visits

1.2K ↓ 35.4%

Follows

Follows

26 ↓ 21.2%

Unfollows **4** ↑ 100%

Net follows **22** ↓ 29%

All content

Create post

Posts and stories: ... | Media type: 2 sele... | Filter: 1 selected | Clear | Search by ID or caption | Columns

Title			Views ↓	Viewers ↑↓	Likes and reactions ↑↓	Shares ↑↓	Link clicks ↑↓	Interactions ↑↓
¡Queda una sesión! Nuestra capacitación d... Reel • Port of Morrow	Boost	···	8,237	5,563	28	20	--	59
May the 4th be with you... and your job ... Photo • Port of Morrow	Boost	···	4,766	2,761	11	15	32	--
Port Commissioners participated in an info... Photo • Port of Morrow	Boost	···	2,732	1,682	19	1	--	20
We're hiring at the Port of Morrow! ... Reel • Port of Morrow	Boost	···	2,348	1,830	9	4	52	13
Behind every project, shipment, utility syst... Photo • Port of Morrow	Boost	···	2,006	1,196	13	10	1	25
From transportation and industry to wildlif... Reel • Port of Morrow	Boost	···	1,746	1,333	21	4	--	26
The news everyone has been waiting fo... Photo • Port of Morrow	Boost	···	1,113	711	5	11	5	17
Kunze Lane Paving & Traffic Report - ... Photo • Crossposted • Por...	Boost	···	1,025	675	2	4	0	6
NOTICE OF UTILITY WORK: Lewis and Cla... Photo • Port of Morrow	Boost	···	991	692	1	0	--	1

Audience

Demographics | **Trends** | Potential audience

Follows 29 ↓ 39.6%

Returning viewers 1 ↑ 100%

Based on last 28 days

Engaged followers 0 0%

Followers breakdown

May 1, 2026 - May 31, 2026

Unfollows

5 ↑ 25%

Net follows

24 ↓ 45.5%

Followers

Lifetime

1,688

Total followers at the end of May: 1,664

YouTube Analytics

In May, we started posting reels to YouTube in addition to our other social media channels. Within a few hours of posting the T1 Dredging video, it had over 1,400 views.

Studio   Search across your channel   Create   POM

Channel content

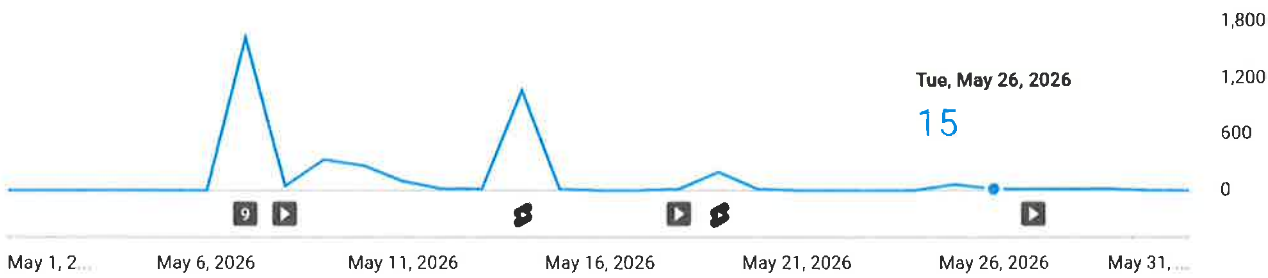
Inspiration | Videos | **Shorts** | Live | Posts | Playlists | Podcasts | Courses | Promotions | Collaborations

Filter

Short	Visibility	Restrictions	Date ↓	Views	Comments	Likes (vs. dislike…
0:11 Paving Complete on Kunze Lane! Paving Complete on Kunze Lane! The paving phase of the Kunze Lane project…	Public	None Shorts policy	Jun 3, 2026 Published	655	0	100.0% 2 likes
0:16 Kunze Lane Paving Project Crews are continuing paving operations along Kunze Lane. Please use caution in…	Public	None Shorts policy	May 19, 2026 Published	192	0	100.0% 1 like
0:17 One region. Countless connections. On… From transportation and industry to wildlife and incredible Columbia River…	Public	None	May 14, 2026 Published	1,073	0	100.0% 4 likes
0:13 Happy Earth Day: Working together for… Happy Earth Day! Today and every day we're committed to sustainable practices…	Public	None Shorts policy	May 7, 2026 Published	53	0	100.0% 1 like
0:16 Transportation Gateway. Road - River - … The Port of Morrow sits at a strategic crossroad for rail, highway and barge…	Public	None	May 7, 2026 Published	72	0	100.0% 1 like
0:19 Diverse Industries. Thousands of Jobs… Did you know the Port of Morrow supports thousands of jobs across the region?…	Public	None	May 7, 2026 Published	44	0	100.0% 1 like
0:29 Port of Morrow Terminal 1 Dredging W… Terminal 1 dredging wraps up March 31! ✔ 50,000 cubic yards removed ✔ Dept…	Public	None Shorts policy	May 7, 2026 Published	2,083	0	93.8% 15 likes
0:16 2026 Forklift Operator Training ¡Queda una sesión! Nuestra capacitación de montacargas en español será el 18 de…	Public	None	May 7, 2026 Published	207	0	50.0% 2 likes
1:09 Let's Ride: Anaerobic Digesters Let's ride! Join us as we ride along with Chad, our water department manage…	Public	None	May 7, 2026 Published	36	0	100.0% 1 like

In May, people watched your videos 3,828 times

Views	Watch time (hours)	Subscribers
3.8K	27.3	+3
>999% more than Mar 31 – Apr 30, 2026	>999% more than Mar 31 – Apr 30, 2026	



See more

Your top content in this period

	Content		Average view duration	Views
1		Port of Morrow Terminal 1 Dredging Wraps Up March 31! May 7, 2026	0:41 (142.3%)	2,083
2		One region. Countless connections. One incredible river. May 14, 2026	0:08 (48.0%)	1,073

Marker 40 Golf Club

2026	Jan	Feb	March	April	May	June	July	Aug	Sept	Oct	Nov	Dec	Total
Rounds of Golf	93	161	478	697	706								2135
Members	83	109	233	231	258								914
POM Employee	15	38	50	60	73								236
Total Rounds	**191**	**308**	761	988	1037								3285
Cart Rental	46	91	290	381	381								1189

	2025	2024	2023	2022	2021
Rounds of Golf	5336	4594	3348	3362	3501
Members	3445	2541	2582	2525	2387
POM Employee	738	399	369	408	462
Total Rounds	9519	7534	6299	6295	6589
Cart Rentals	3470	2908	2557	1808	2279

Total Memberships 2026

Memberships	Single	Couple/Family	Associate	Junior	Returning	POM Add on
2026	15	14	2		28	2

Operations Overview: The course has remained in good condition.

Course Usage: We finished the month of May with 1037 total rounds of golf, including paid green fees, POM employees, golf event and members.

Weekends and Monday – Thursday after 3pm continue to be our busiest days.

Upcoming Events: Pirate Athletics Golf supporting the Riverside Athletics department. June 12th/13th. The course is still open for open play during the event.

Past Events: Ryan Neal Invitational hosted by the Boardman Chamber of Commerce May 8-9 had 108 golfers for their 2 days of tournament play. Lamb Weston did a team building event with 30 golfers. AWS brought out 2 groups of 16 for team building.

Notes: Youth golf outreach with WRE will happen June 1-4. Youth golf during the Park and Recs Teen Summer program in July will happen July 20-22 from 9am-11am. We received funds from MCURD for our youth golf programs. All golfers under the age of 18 can golf for free.

The team's efforts this month continue to contribute to a positive golfer experience and strong course presentation.

PORT OF MORROW
WORKFORCE DEVELOPMENT

Port Commission Report for Workforce Development

June Meeting 2026

School Tours

- Coordinated and hosted industry and community tours, including providing site exposure and education on Port operations and economic impact.

Young Republicans bus tour at Threemile, 13 people

Proud River Leadership Port Tour, 24 participants

Ione School Port Tour, 12 students

Continuing Education Classes

-Forklift Training- Completed 2 sessions with 24 participants. 1 class remaining in Spanish only on June 18th.

-Community Health Worker class-Ongoing 24 participants

School Connections

-Meetings and presentations planned for 2026-2027 high school internships

-Interviews scheduled for internships

-Annual update meeting IMESD and school district regarding high school internship program

Partner/Business Connections

Meeting with a variety of workforce development partners to establish relationships and gain knowledge about combined activities and plans for future partnerships. Agencies include:

-Presentation-State of Port to Proud River Leadership group

- Participated in BCDA Economic Development Monthly Meeting to align with regional economic development priorities.

-HECC quarterly meeting

- Hosted and attended partner meetings including childcare coordination discussions with community partners.

- Conducted outreach and coordination meetings with stakeholders, including one-on-one partner calls to support collaborative initiatives.

- Participated in project coordination and communication meetings, including webinar planning and bi-weekly communications updates.

- Attended internal staff and commission meetings to support alignment of workforce development priorities and reporting.

Job Seekers/Student Engagements

-2 job seeker in-person meetings, 5 emails/messages, 15 phone calls.

-Updated monthly job opportunities website and marketing

-social media updates

-Assisted communications with monthly social media and other articles

Professional Development

-Attended the Oregon Career and Technical Education Conference

-Anna is serving on the BMCC Foundation Board of Directors, and as the scholarship committee chair

-BMCC Foundation quarterly board meeting

-Stephanie is attending the Proud River Leadership Academy (formerly Leadership Hermiston)

Port of Morrow Commission Meeting 6/10/2026

Port of Morrow Warehousing Monthly Report: May 2026

# of Employees	60	
Starting Tonnage	68,339,946	
Ending Tonnage	59,459,647	
# of Pallets in Storage	33,976	
Inbound Trucks	624	Year to date: 3418
Outbound Trucks	843	Year to date: 3756
Outbound Rail	38	Year to date:216
Shipment Accuracy	100.00%	
# of OB Trucks Turned on Time	94.90%	
# of IB Trucks Turned on Time	99.5%	
# of Loss Time Injuries	**0**	

Notes:

For April the warehouse handled 59.8 mil lbs. Down 241,853 lbs. YOY

EOM Tonnage 59.4 million lbs. 6.8 Mil Lbs. Down YOY

Cooler is at 24.7 mil. Lbs. - Capacity 98% 9,818 Pallets filled.

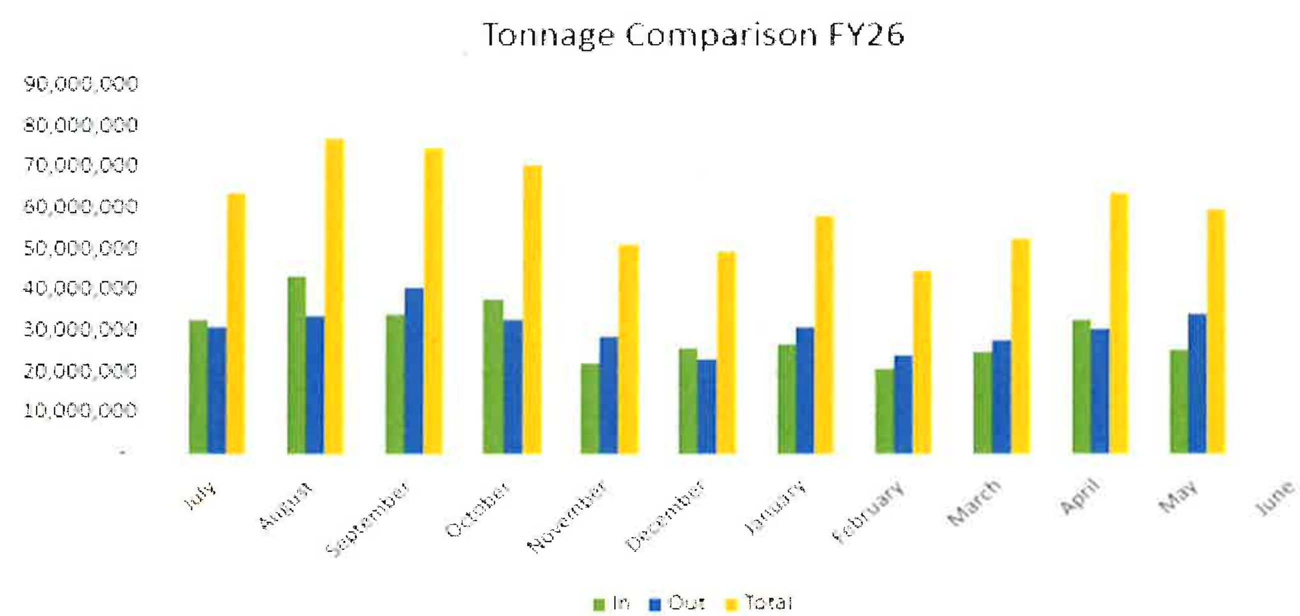
Dry Storage 98% capacity. 2,735 pallet position filled.
Working on Productivity tool for the warehouse. Working with our Warehouse Management Systems IT on this project.

Training employees - working on getting employees to the next skill level during this slower time.
May 8th and 9th - Bob and Jessica Attended the Workers Comp training

4 Tours at the warehouse, with the Workforce team

LW East and West plants were down 5/19-5/31/2026

LW Onsite Physical inventory complete 5/20/2026. Completed LW FY25 Q4 at 99.99%



Chamber of Commerce

June 2026 Report

Recap of Events and Programs

Scholarship Breakfast – June 1, 2026

The Boardman Chamber of Commerce proudly hosted its annual Scholarship Breakfast to recognize and celebrate graduating seniors from Riverside High School. Through the generous support of sponsors, fundraising events, and community partnerships, the Chamber awarded $18,000 in scholarships to local students pursuing higher education and career opportunities. This event continues to highlight the Chamber's commitment to investing in youth development, workforce readiness, and the future success of our community.

Applicant	Scholarship Amount
Kaylee Christy	$ 3,500.00
Maddyn Morton	$ 2,500.00
Eleazar Salas	$ 2,500.00
Abrianna Lomeli	$ 1,500.00
Alondra Cortes-Madrigal	$ 1,500.00
Kambree Gomez	$ 1,000.00
Elaina Salgado	$ 1,000.00
America Garcia	$ 1,000.00
Ethan Beaty	$ 1,000.00
Adalia Chavez	$ 750.00
Alajandra Lopez-Corona	$ 750.00
Jessica Afanador	$ 750.00
Miley Chavez	$ 500.00
Analy Franco	$ 500.00
Valeria Madrigal	$ 250.00
Ingrid Adrianna Amaya	$ 250.00
Miagros Regalado	$ 150.00
Giselle Pacheco	$ 150.00

Ryan Neal Invitational Golf Tournament – May 8 & 9, 2026

What an incredible year for the Ryan Neal Invitational Golf Tournament!

Thank you to our amazing sponsors, golfers, volunteers, raffle donors, and community partners for helping make this year's event another huge success. With 26 teams participating in our two-day tournament, the event once again showcased the incredible support our community has for Riverside High School seniors and local scholarship opportunities.

From the Yellow Ball Challenge and Hole-in-One Contest to raffle baskets donated by local businesses, participants helped raise additional funds that will directly support student scholarships and workforce development opportunities for local youth.

We are grateful to everyone who helped continue this meaningful community tradition and invested in the future of our students. Thank you for making a difference!

Upcoming Events and Programs

2nd Quarter Chamber Luncheon – June 17, 2026

The Boardman Chamber of Commerce is pleased to host our 2nd Quarter Luncheon on June 17 from 12:00 p.m. to 1:30 p.m. at the SAGE Event Center, proudly presented by Title Sponsor Threemile Canyon Farms. This quarterly gathering provides an opportunity for business leaders, community partners, and stakeholders to connect, share updates, and stay engaged in the continued growth of our region.

We are excited to welcome Umatilla Electric Cooperative (UEC) as our featured guest speaker, who will provide insights on regional energy initiatives, infrastructure, and future planning that support economic development. In addition, the Riverside FFA Chapter will be joining us to highlight the importance of agricultural education and showcase the next generation of industry leaders.

Registration to participate can be found on the Chamber's Event Calendar. We look forward to bringing our business and community members together for this informative and engaging luncheon.

Boardman 4th of July Celebration – July 4, 2026

As one of Boardman's largest annual events, the 4th of July Celebration is a cornerstone of our **tourism strategy**, attracting visitors from across the region.

The event features:

- A community parade
- Live entertainment and family activities
- Vendor marketplace supporting local and small businesses
- A fireworks display over the Columbia River, sponsored by MCURD

This event plays a critical role in showcasing Boardman as a destination to **Live, Work & Play**, while generating economic activity and community pride.

End of Summer Celebration – August 28, 2026

The End of Summer Celebration brings residents and visitors together for an evening of connection and appreciation. The event includes live entertainment, complimentary food and ice cream, and recognition of our first responders.

Fully sponsored by the Morrow County Unified Recreation District (MCURD), this event remains free and accessible, reinforcing Boardman's commitment to quality of life and community engagement. The evening concludes with a fireworks display over the Columbia River, further enhancing the visitor's experience.

Tourism & Community Visibility Impact

Through these events and programs, the Chamber continues to advance its mission by:

- Increasing **visibility** of Boardman as a regional destination
- Strengthening the **voice** of business through advocacy and engagement
- Delivering **value** through economic impact, tourism activity, and community investment

Signature events drive measurable outcomes including increased visitation, support for local businesses, and enhanced community identity—directly aligning with the City of Boardman's Transient Lodging Tax (TLT) investment and tourism development goals.

Upcoming Chamber Events

- 2nd Quarter Luncheon | Title Sponsor Threemile Canyon Farms – June 17, 2026
- *4th of July Celebration – July 4, 2026*
- *End of Summer Celebration – August 28, 2026*
- 3rd Quarter Luncheon | Title Sponsor Lamb Weston – September 16, 2026
- 4th Quarter Luncheon | Title Sponsor Tillamook – December 16, 2026

For more information, please contact **Torrie Griggs, CEO,** at **541-571-2394** or email torrie@boardmanchamber.org. Visit www.boardmanchamber.org or call our office at **541-481-3014** for further details.

Major Capital & Leveraged Investments

Business Opportunity Incubator

BCDA continues to advance the approximately $6 million Business Opportunity Incubator, anchored by a secured $1.5 million U.S. Small Business Administration grant. This transformative project will provide a two-story, mixed-use facility featuring retail storefronts, executive office space, medical and service-based opportunities, and dedicated incubator suites. The project is designed to support small business development, with a focus on women-, minority-, and low-income entrepreneurs, while strengthening Boardman's local economy. Additional funding partnerships and financing tools are being pursued to complete the full project investment. *Below you will find a conceptional design of the project, this design has not been finalized at this point.*

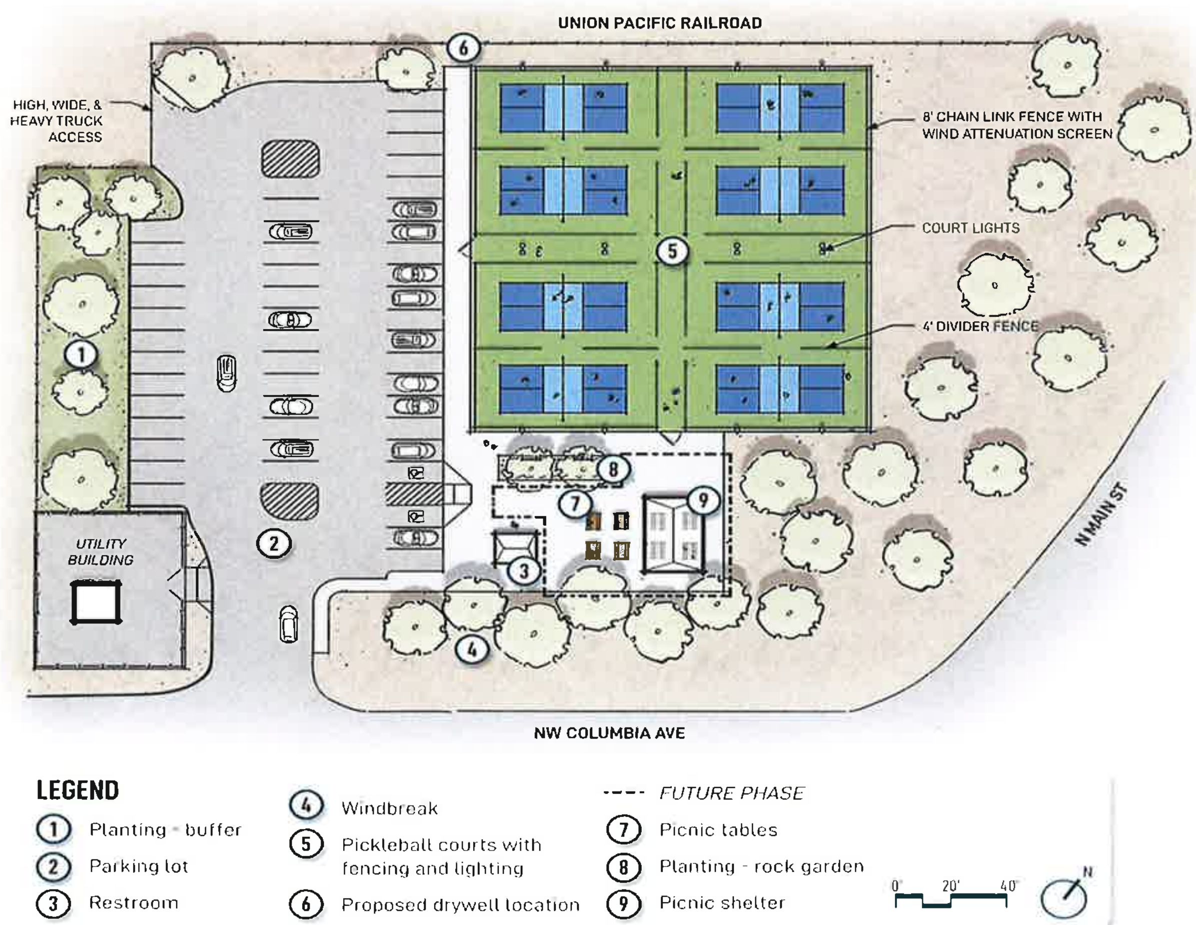
Homebuyer Incentive Program

As of this reporting period, 27 applications totaling approximately $135,000 have already been reserved through the 2026 Homebuyer Incentive Program, reflecting continued strong demand for housing assistance and residential growth within the Boardman area. To address ongoing housing needs, the Boardman Community Development Association has committed $250,000 in

2026 to continue the program. The Homebuyer Incentive Program provides a $5,000 grant to qualifying homebuyers within the 97818-zip code, directly supporting workforce housing, encouraging homeownership, and contributing to long-term community stability. Since its inception in 2016, the program has invested more than $2.5 million into the community.

Pickleball Court Development

The Boardman Community Development Association is continuing to advance plans for an 8-court pickleball complex, with the estimated project investment now totaling approximately $950,000 as project expenses and infrastructure needs continue to expand. Current committed funding includes $500,000 from Morrow County Unified Recreation District, including an additional $200,000 recently awarded to support rising project costs, along with $50,000 from Amazon Web Services. BCDA continues to pursue additional grants, sponsorships, and community donations to help fully fund this important community recreation project. Once completed, the pickleball complex will serve as a valuable recreational asset that promotes community wellness, enhances livability, and attracts visitors and regional tournaments to Boardman. *Below you will find a conceptional design of the project, this design has not been finalized at this point.*



Strategic Impact on our Community

BCDA's 2026 priorities reflect a disciplined and impactful investment strategy focused on leveraging outside resources, advancing housing solutions, supporting business development, and enhancing community amenities. These efforts collectively contribute to a stronger, more resilient Boardman—supporting economic vitality, workforce sustainability, and an enhanced quality of life for residents and visitors alike.