

MEETING SUMMARY- SOUTHERN OREGON REGIONAL SOLUTIONS ADVISORY COMMITTEE

Meeting Date: May 16, 2016

Meeting location: Medford Fabrication, 1109 Court Street, Medford, OR

Committee members present:

Bill Thorndike, convener*

Emily Mostue, The Carpenter Foundation*

Steve Roe, Roe Motors*

Councilor Jonathan Bilden, City of Eagle Point*

Commissioner Rick Dyer, Jackson County*

Commissioner Simon Hare, Josephine County

John Roberts, Oregon Water Resources Commission

Peter Angstadt, Rogue Community College

*Denotes Executive Committee members

Regional Solutions Team:

Art Anderson, Department of Transportation

Mary Baker, Business Oregon - IFA

Kate Jackson, Department of Environmental Quality

Josh LeBombard, Department of Land Conservation and Development

Russell Stauff, Department of Fish and Wildlife

Alex Campbell, Coordinator, Governor's Office

Annette Liebe, RS Director, Governor's Office (by phone)

Guests:

Commissioner Colleen Roberts

Peggy Lynch, League of Women Voters (by phone)

Kenny Houck, Illinois Valley Community Development Organization

Members of the public (unidentified)

Review Regional Solutions Program/Advisory Committee Purpose (Bill Thorndike)

Bill asked Alex to begin with a review of the region's adopted priorities are:

- Active Forestry Management on O & C Timber Lands
- Maintain and Enhance Forest Industry Infrastructure
- Business Retention, Expansion, Creation, and Recruitment
- Regulatory Streamlining
- Water Conservation and Stream Restoration
- Workforce Training
- Downtown Revitalization
- Agricultural Economy
- Recreational Economy

- Community Infrastructure

Most of the team’s project-based work falls into the following categories:

- Business Retention, Expansion, Creation, and Recruitment
- Water Conservation and Stream Restoration
- Downtown Revitalization
- Agricultural Economy
- Recreational Economy
- Community Infrastructure

Commissioner Hare suggested that the first two priorities might be consolidated, as both deal with forestry. He requested that the team be alert for projects that would fall under Regulatory Streamlining that may emerge from implementation of Executive Order 12-07, “A Pilot Program for Regional Farm and Forest Land Conservation.” He also noted that high speed infrastructure is a critical piece of community infrastructure that does not have clear “ownership” among the state agencies and the RST could play a positive role there.

Bill Thorndike requested Annette Liebe share any perspective from Salem that might inform the regional priorities. Annette responded that Governor Brown is committed and supportive of the Regional Solutions system and approach, and that the focus remains economic and community development. In addition, the Governor is interested in the application of equity considerations to all of the state’s work, looking at impact on and involvement of historically under-represented populations in state decision making. In addition, the Governor is very interested in how all economic development and related activities can support small business.

Bill Thorndike followed up with a question regarding housing. Annette responded that a possible role for the Advisory Committee would be to help define what housing challenges would be a priority in this region. The Governor is particularly interested in low income housing issues, and Oregon Housing and Community Services will be doing some regional briefings on some new funding mechanisms:

Jackson County Event: Details on the \$40 million Local Innovation Fast Track (LIFT) Housing Program, \$20 million for Behavioral Health Housing and any other pertinent State Housing funding opportunities/

Tuesday, June 7th, 10:00am-12:00pm

ACCESS, 2020 Cardinal Ave, Medford, OR

Contact: Kenny LaPoint, Kenny.lapoint@oregon.gov

****ACTION ITEM: Alex committed to providing a slightly revised set of regional priorities based on Advisory Committee input today, with a bit more fleshed out description of each priority and how the RS member agencies’ work relates to those priorities.***

Team and Committee Operations/Communications Practices (Alex Campbell)

Alex asked the Committee for feedback on Advisory Committee meeting frequency; methods for engaging Advisory Committee members more closely with RST project work; and whether there was any appetite to expand the Committee membership.

There was some agreement that meeting more than twice a year could be helpful. Bill Thorndike suggested a meeting schedule that was in sync with the legislative calendar. Annette shared that a new funding allocation schedule will likely be proposed that would reduce gap between when projects are selected and when Regional Solutions funding would actually be available. There was interest in attending RST meetings on topics of particular interest to Committee members.

****ACTION ITEM: Alex and Bill will meet to discuss possible ways to allow greater Advisory Committee impact and value, including schedule.***

Project Status Updates (SO Regional Solutions Team)

- *Gold Hill White Water Park* (Alex Campbell, Governor's Office)
The project's recent Oregon Parks and Recreation Department application was not successful. Design has advanced significantly and pre-application discussions are taking place with resource agencies to ensure the "permit-ability" of the project. (For project background see: <http://www.goldhillwhitewater.org/> .)
- *Bob Mace's Vision for Watchable Wildlife* (Russell Stauff, ODFW)
Former Oregon Game/ODFW manager Bob Mace, among several significant bequests, has left a 160 acre property that has significant aggregate mining potential to an OCF-managed trust. Revenues from mining that property over the next 15-20 years will be dedicated to restoration of the site to create both intensive active recreation, including non-motorized water recreation, with a particular emphasis on "Watchable Wildlife" recreation. (See: <http://www.oregoncf.org/news-resources/publications/current/e-news-2015-2> .)
- *North Valley Business Park* (Mary Baker, IFA)
Project is making good progress, with the Preliminary Engineering Report (PER) 65% complete. (See attached project brief for further detail.)
- *Fry Family Food* (Mary Baker)
Project construction is well underway, with the structure complete. The Fry Family is hopeful to be open in July of this year. (See attached project brief for further detail.)

- *Grants Pass Airport Taxiway* (Mary Baker)

Josephine County has completed an application to IFA for a loan against Regional Solutions grants fund that will be available in 2017 to fund design and environmental review of the new taxiway. FAA has programmed approximately \$1.7 million for construction of the project in 2017. (See attached project brief for further detail.)

- *Little Butte Irrigation Pods* (Kate Jackson, DEQ)

The Jackson Soil & Water Conservation District continues to seek additional funds to increase the number of properties served by the planned water conservation project that will introduce more efficient irrigation methods and reduce run-off. An application to Oregon Watershed Enhancement Board (OWEB) for approximately \$73,000 was successful and they are expecting word shortly on another application.

- *Novalis* (Josh Lebombard, DLCD)

The proposed project was originally an approximately 500 student campus about 10 miles east of Ashland off Buckhorn Springs Road. The college would train students in alternative agriculture and forestry practices. Because of the location, the development would be very complex, involving land use rules, habitat concerns, waste-water treatment, and transportation review. The initial land use application to Jackson County was deemed incomplete. A new application has been (re-)submitted with a greatly reduced student population.

Alex and Josh both explained to the Advisory Committee that the team had some detailed discussions about what are the implications (or perceptions) of the project being designated an RST project. Alex explained that the team agreed that there was no intent to “endorse” the project, and that RST involvement was limited to technical assistance as the viability of the project is considered.

Committee members Emily Mostue asked how the project had come to be on the list. Josh let her know that Jeff Griffin, the Regional Solutions Coordinator at the time, had made that decision. As a result of the team discussion about Novalis, our practice going forward will be to check in with the team as a whole before adopting a project for inclusion.

Commissioner Hare and others expressed concern that the opportunity for confusion or misperceptions remained.

****ACTION: Alex will prepare a new version of the project list that makes a clear distinction between projects that have been explicitly named as “Regional Solutions Projects” and***

those that simply involve Regional Solutions Team member involvement at a technical level “Team Projects.”

- ***Dimmick Hospital Campus Redevelopment*** (Commissioner Hare)

As recommended by the report funded through a Transportation Growth Management (TGM) grant, the County is pursuing redevelopment of the site for senior/transitional housing. A consultant with deep expertise in that industry has been engaged to put the project in front of developers that work in that area. The County is also seeking funding to remediate some remaining environmental concerns on the site.

- ***Project Thermal*** (Alex Campbell)

RST had been working with a local aquaponics (combined/integrated aqua-culture/hydroponic) company seeking to identify alternative/renewable sources of heat to support their operations. Team members visited the Farming Fish operation recently and saw their operations that are at full capacity at their existing facility. The owners have identified a potential project partner with available waste heat and are engaged in developing a concept for a large-scale expansion. RST is assisting with connections on funding and land use issues.

WISE Project Briefing (Steve Mason, WISE Project)

Steve reviewed the project’s history and purpose: a large-scale water conservation project to ensure the reliability of the irrigation system in the Rogue Valley and improve water quality for fish in the system. He reviewed the chief project components, as proposed, including replacing all or most of the irrigation districts with pressurized pipe.

Steve updated the committee on the current status, which includes active discussions around governance and benefit sharing. HDR is working under a contract with Bureau of Reclamation, funded by State of Oregon. That work includes preliminary design, cost estimating, and development of a funding/finance plan. In addition, the project has applied for a grant to fund detailed examination of the water rights involved and strategies for ensuring that some portion of the benefits are dedicated to in-stream.

Questions from Steve Roe and Commissioner Hare focused on the possible impacts of neighbors who currently benefit from seepage from the system and the challenges related to storm water (many of the ditches are de facto part of the storm water system currently).

Public Comment

Public comment was invited, but none was made.

**Josephine County
North Valley General Services District (NVGSD)
Preliminary Engineering Report (PER)**

Project Description –

In the fall of 2015, Josephine County entered into contract with Civil West Engineering Services to perform a Preliminary Engineering Report (PER). This PER is being funded through a joint effort between the Infrastructure Finance Authority (IFA) (\$60,000) from the Special Public Works Fund (SPWF), and \$40,000 from Josephine County. The current wastewater treatment situation for the North Valley Industrial Park (NVIP) is tenuous at best, and the PER evaluates the various wastewater treatment alternatives. The PER follows a Feasibility Study and Business Plan that was prepared earlier by Civil West for Southern Oregon Regional Economic Development Inc. (SORED). (SORED).

As of May 2016, Civil West has continued to make excellent progress on the PER. The primary tasks involved to date include –

- Completion of a wastewater flow and load analysis
- Evaluation of potential wastewater treatment systems
- (Draft) Recommendation on replacement system type
- Financial Analysis of current rate structure and projected future costs/rates

A 65% complete draft PER has been submitted to the County, DEQ and IFA for comment, which all agencies have already provided. The draft PER indicates that packed bed media filter system would provide the cheapest method of treatment over the lifetime of the system. The packed bed system also had the best overall score on a number of non-monetary criteria (environmental impact, ease of operation, reliability, etc.). The projected annual operating costs of this system also compared quite favorably to the costs currently being seen from the existing system at Fleming Middle School. The most well-known producer of this type of system is Orenco Systems Inc. of Sutherlin, Oregon.

Upcoming Tasks:

On-site soil sampling was just completed yesterday (May 10, 2016). There are a number of sites being evaluated for sub-surface discharge from the system; the most promising current site appears to be a county-owned property. This site would have the added benefit of not requiring future funding for land acquisition by the County.

The County will also be working with the school district to obtain some estimated future operating costs of their system, so a comparison to the proposed new system can be made.

It is estimated that Civil West should be ready to have a 95% complete PER by the end of June 2016.

Prepared by Mr. Robert Brandes, Josephine County Public Works Director, May 11, 2016.

FRY FAMILY FARM FOOD HUB

Legislative Pass Through (Regional Solutions)

Project Status May 12, 2016

<u>RST Funds</u>	\$395,000
<u>Other Funders</u>	
Farm Credit Service	\$500,000
USDA Grant	\$100,000
Organic Wholesale Gift	\$ 50,000
Private doner loan/gift	<u>\$150,000</u>
Sub-Total	\$800,000
<u>Total</u>	\$1,195,000

Contracts

Engineer – Marquess & Associates

Contractor - S & B James



Front view of pre-fabricated structure. Lean-to will be enclosed and will serve as the 'farm stand'.



Inside of structure, showing kitchen location and hood.

Project Description

Fry Family Farm is expanding its facilities by building a regional Food Hub that includes an aggregation, process and distribution center and a certified kitchen and farm stand that are Good Agricultural Practice, Good Agricultural Handling and Global Food Safety Initiative certified.

- The pre-fabricated structure in place.
- Lean-to in place. This area will be enclosed and will serve as the “farm stand”. Indoor framing is complete. Due to start sheetrock and insulation this week.
- Large cooler is installed. Electrical, condensers and compressors need to be installed.
- Finishing fire suppression next week.

- Kitchen-hood and equipment have been ordered (some parts have arrived). Equipment will be installed after painting is complete.
- Hydro-cooler fabrication needs to be done. Probably won't get fabricated pieces until August or September. Will be using old system in the interim.

Contractor has said that the work will be done ahead about two weeks ahead of schedule. Completion is estimated to be mid-June. Fry Family Farms is planning on opening doors in mid-July.

Impressive project! All parties have worked well together.

Prepared by: Pat Foley, Community Development Specialist, Rogue Valley Council of Governments, and Mary Baker of Infrastructure Finance Authority, May 12, 2016



Fire Suppression system, one hydrant and 8 tanks.



Kitchen



Walk-in cooler

Josephine County (Grants Pass Airport)
East Side Parallel Taxiway
(Engineering Design, Environmental Review & Permitting)

Background: The Josephine County-sponsored airport known as the Grants Pass Airport, needs a new ½-length (2,000 lineal feet (lf) x 25 lf wide) taxi-way for safety concerns as noted by the Federal Aviation Administration (FAA), and to accommodate current businesses. Ground vehicles and aircraft are currently forced to cross the airport's active runway directly in the touchdown zone up to 20 times per day. FAA terms these crossings "runway incursions," declared them to be "safety hotspots" and suggests that such "elements should be corrected as soon as practicable." Currently, crossing the Runway in the touchdown zone is the only route between hangars on the NE side of the runway and the primary base of airport operations on the SW side. This is an "accident waiting to happen." Additionally, several businesses (Dutch Bros, KraussCraft, Oregon Lifeguard, Great Pacific Trading Company) have delayed projects or "gone elsewhere" due to lack of runway access from this NE side of the airport runway.

Solution: The solution to the "incursion" issue is the design and construction of a parallel ½ length taxiway, (eventually full length) that allows ground vehicle and aircraft to easily access either the NE side or the SW side of the airport without crossing the active runway in the touchdown zone. The County is seeking loan funds from the Infrastructure Finance Authority's (IFA) Special Public Works Fund (SPWF). This funding will allow the timely start of both environmental review and preliminary/final design for this project, which is important, because based on the receipt of the Regional Solutions grant in 2015, the FAA moved-up construction money for this project to fiscal 2017, and now the design phase must be completed ASAP.

Outcome: By correcting the runway/taxiway configuration, existing "incursions" can be eliminated and 8 additional hangar development areas will be made available for development. The airport has received multiple inquiries in the past 3 years for increased development on the NE side, from KraussCraft/PlayCraft Industries, Dutch Bros, Great Pacific Trading Company and others. Conservatively, if 4 of the 8 possible hangar pads were developed in the next 2-5 years, such development would likely support 30-50 jobs.

Matching Funds for construction: Money is identified for the construction phase of the ½ length taxiway in the airport's FAA-approved Capital Improvement Plan in fiscal year 2017. Once an environmental determination and engineering design are complete (this loan), the airport could enter into an AIP construction grant agreement with the FAA. From our current (Feb 5, 2016) CIP letter from the FAA (attached):

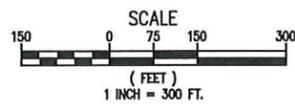
Year	Project Name	NPE*	ST/DI	Total
2017	Construct Partial Parallel Taxiway Ph-2	\$450,000	\$0 / \$1,700,000	\$2,150,000

NPE = Non-Primary Entitlement monies assigned to each airport by the FAA at a rate of \$150K/year. Grants Pass Airport now has three-year's-worth (an accumulated total of \$450K) of NPE saved toward the construction-phase of this important project. The FAA is assigning \$1.7M of additional discretionary funds to complete the construction phase totaling \$2.15M.

Current Status: On May 12, 2016 the County submitted a pre-application to IFA for review and processing. The pre-application is requesting \$344,400 of SPWF loan funds which is to be matched with \$75,600 of County funds to complete the \$420,000 engineering design, environmental review and permitting.



All Phases



WHPacific

DRAFT

REVISIONS	
NO.	DATE

SHEET INFO	
DESIGNED	
DRAWN	
CHECKED	
APPROVED	
LAST EDIT	8/15/2014
PLOT DATE	8/15/2014
SUBMITTAL	

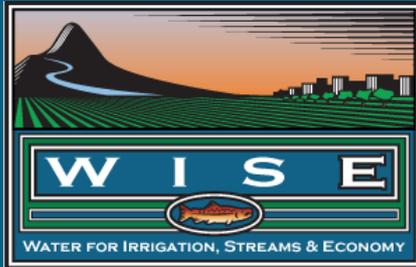
CONCEPTUAL PHASE LAYOUT
 PARALLEL TAXIWAY PROJECT
 GRANTS PASS AIRPORT
 JOSEPHINE COUNTY AIRPORTS DEPARTMENT
 PROJECT NUMBER 037651-XC-DE00-EXHIBITS
 DRAWING FILE NAME 037651-XC-DE00-EXHIBITS
 SCALE 1"=300'

SHEET NUMBER



WATER FOR IRRIGATION STREAMS & ECONOMY

BEAR CREEK AND LITTLE BUTTE CREEK WATERSHEDS



2016

WISE Project Goals

2

- Increase summer stream flows
- Improve water quality
- Improve water temperature
- Improved irrigation water reliability
- Improved irrigation water availability



WISE Project Area

3

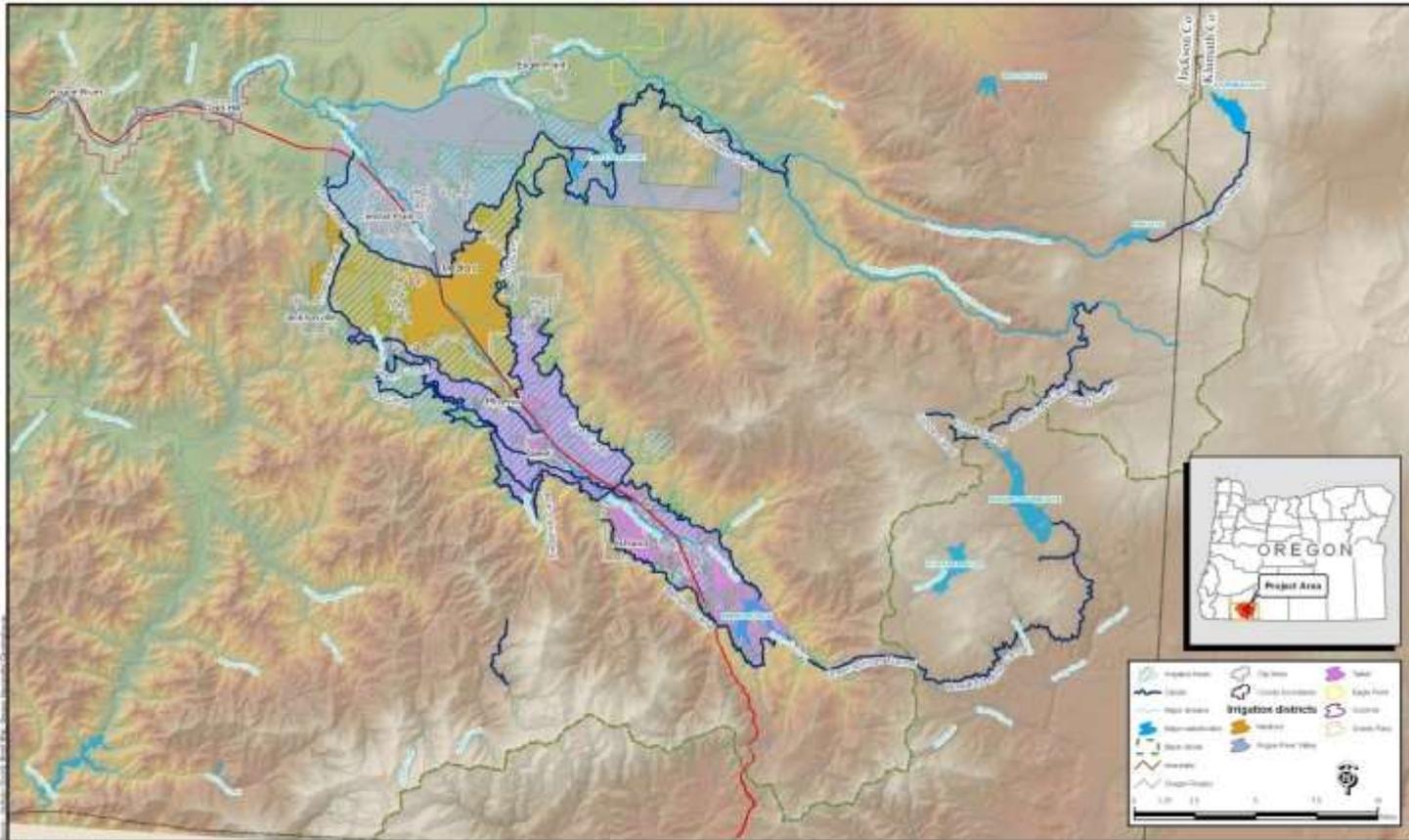


FIGURE 1-1
WISE Study Area and Land Use Features
WISE Preliminary Feasibility Study | City of Medford



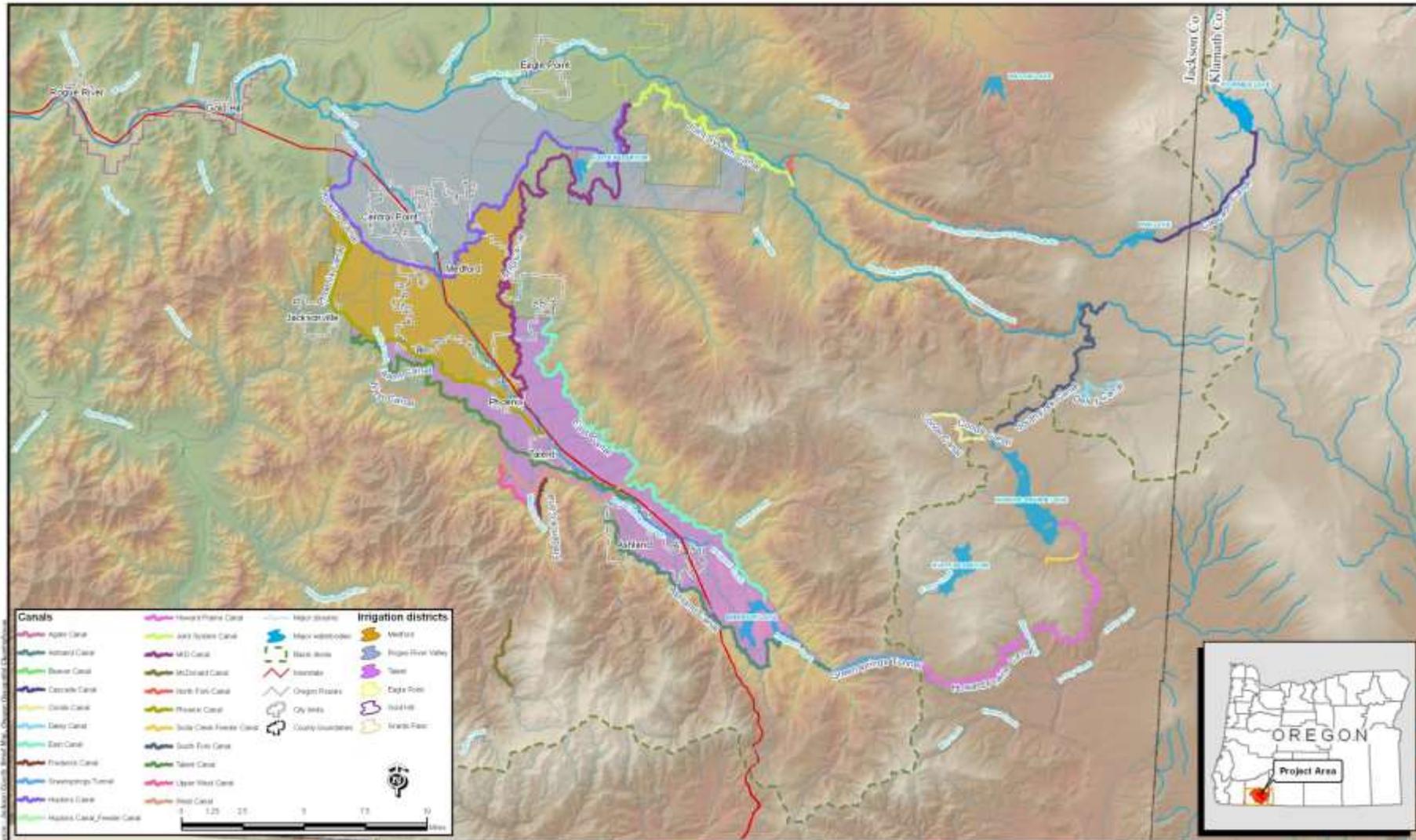
Possible Sources of Additional Water

4

- Conserved Water
 - Piped/lined irrigation canals
- Increased reservoir storage capacity
 - Agate
- Pumped water
 - Regional Water Reclamation Facility
 - Lost Creek Reservoir via Rogue River



WISE Piping layouts



Specific Irrigation Benefits

6

- Conserved water available for irrigation
 - 22,297 – 30,998 – 39,710 (A/F)
- Gravity pressure system
- Reduced shortages
 - 77 – 4,674 – 8,019 (A/F)
- Extended drought protection
- More flexible water availability
- Minimal moss and algae in system
- Greatly reduced canal/pipe maintenance
- Hydropower generation



Instream Benefits

7

- More water instream
- Potentially increased flows in tribs
 - 2,193 – 9,895 – 20,207 (A/F)
 - Stored water component in reservoirs
 - Conserved water from surface rights
 - Water exchange from reuse component
- Elimination of mixed canal and live flows
- Significantly improved water quality



WISE Project Timeline

8

- 2010 – Complete Prefeasibility Study
- 2012 – Begin Cost Benefit Analysis
- 2014 – Begin FS/EIS
- 2015 – Complete CBA
- 2016 – Develop Governance
 - Negotiate Benefit Sharing agreement
 - Complete water rights analysis
 - Begin developing funding/financing package
- 2017 – Complete FS/EIS



Because you asked ...

9

- Conserved water
 - ▣ 22,297 – 30,998 – 39,710
- Reduced Shortages
 - ▣ 77 – 4,674 – 8,019
- Instream improvements
 - ▣ 2,193 – 9,895 – 20,207
- **Total water improvements**
 - ▣ **24,567 – 45,567 – 67,936**

