



**REGIONAL SOLUTIONS OFFICE**  
**GOVERNOR KATE BROWN**

**MEETING SUMMARY**

**Central Oregon Regional Solutions Advisory Committee**  
*Representing Crook, Deschutes, and Jefferson Counties*

Thursday June 21, 2018  
9:00 am – 11:00 am

Redmond Public Works Training Room  
243 E. Antler Ave  
Redmond, Oregon 97756

Committee members:

Mike Hollern, Governor's Convener  
Tony DeBone, Commissioner, Deschutes County  
Betty Roppe, Mayor, Prineville (via conference call)  
Wally Corwin, JeldWen  
Mae Huston, Commissioner, Jefferson County  
Melanie Widmer, Madras Sanitary  
Amy Tykeson, Tykeson & Associates  
Karen Friend, COIC  
Benny Benson, Energyneering  
George Endicott, Mayor, Redmond  
Cory Misley, City of La Pine (for Mayor Scott)  
Seth Crawford, Judge, Crook County  
John Gilbert, Pacific Crest Homes  
Corey Schmid, Seven Peaks Ventures

Team members:

Scott Edelman, Department of Land Conservation and Development  
Amy Pfeiffer, Department of Transportation  
Mike Harrington, Department of Fish and Wildlife (via conference call)  
Nancy Breuner, Department of Environmental Quality  
Ami Keiffer, Business Oregon  
Kyle Gorman, Water Resources Department

Guests:

Peggy Lynch, Oregon League of Women Voters  
Lisa Dobey, St. Charles  
Jeff Hurd, City of Madras  
Gus Burrill, City of Madras

Matt Wiederholt, Prineville Railroad  
Mike Cacavanno, City of Redmond  
Deborah McMahon, City of Redmond  
Bill Duerden, City of Redmond  
Chris Shultz, Tumalo Irrigation District  
Chris Watson, Warm Springs Community Action Team  
Alyssa Macy, Confederated Tribes of Warm Springs  
Duston Sailon, Confederated Tribes of Warm Springs  
Dinas Martinez, Confederated Tribes of Warm Springs  
Steve Curley, Small Business Development Center

Annette Liebe, Regional Solutions Coordinator, reviewed the funding process chart that was sent out as part of the meeting materials. Annette clarified that the recommendations from the 11 Regional Solutions Advisory Committees will be reviewed by a Grant and Loan Review Committee who will put together the final project list to be considered by the legislature's Emergency Board during their September 24-26, 2018 meeting. The Grant and Loan Review Committee will consist of members of the Infrastructure Finance Board and the Business Development Commission; there will be one city and one county representative. Each Regional Solutions Committee may put forward up to three projects totaling no more than \$1 M in requested funding.

Annette walked the committee through the scoring matrix completed by the Central Oregon Regional Solutions Team and provided as part of the meeting materials.

1. Hess Street Industrial and Workforce Housing Sewer Project, Madras – Connect properties along Hess St and Hwy 26 to sewer. Existing property owner can disconnect failing septic to sewer; opens up 36 acres of industrial zoned property to be connected to sewer.

After Annette provided an overview of the project and the RST's scoring of the project, committee members asked: why is solving this issue not a City of Madras problem? Why can't the City of Madras use SDCs to fund this? Jeff Hurd, Public Works Director, acknowledged the eventually the city could be reimbursed through SDCs by those hooking up to this improvement. As developers build they will pay SDCs. The city currently has taken out Clean Water State Revolving Loans to provide service to existing neighborhoods who have been mandated to hook up to sewer. The city has taken on debt and would not be able to take on additional debt for this project for 3 – 4 years. Mike Hollern asked if the city would be willing to reimburse Regional Solutions when it received SDCs. Jeff indicated that reimbursement through future SDCs would be possible. A committee member noted that there was a typo in the chart the showed the max requested funds at \$700 less than the minimum requested funds.

2. Old Commissary Small Business Incubator, Warm Springs – Relocation and renovation of the Old Commissary into a small business incubator and anchor for small businesses in the Warm Springs Downtown area. Site will include small business coaching, Indianeurship program. COIC applicant on behalf of the Warm Springs Community Action Team.

Annette summarized the project description and the RST's evaluation. Chris Watson from the Warm Springs Community Action Team clarified that the proposed Regional Solutions project is Phase 1 of the project, and that WSCAT does have a completed business plan for the project. Goal of the project is for people to get to know the Warm Springs Tribes. Project is working with 125 member artists co-op. Project includes co-working space for 15-18 people and a coffee shop. The committee asked whether the applicant would have all other needed funding in hand prior to the bond sale in Spring 2019. Chris Watson indicated that they are confident of securing all needed funding and are working with a grant writer.

3. South Industrial Area Water Pump Station, Redmond – Construction of water pump station to address existing low flow and low pressure conditions for rapidly growing residential, commercial and industrial areas in the southern part of Redmond. Pump station will also serve 960 acre DSL large lot parcel (currently in process for a UGB expansion)

Annette provided a brief overview of the project and the regional large lot industrial program developed by regional economic development and government leaders. This site has been approved under the large lot program adopted by DLCDC and administered by COIC. The committee questioned why this project was not yet in the city's Capital Improvement Plan (CIP). Bill Duerden, City of Redmond Public Works Director, indicated that the CIP was most recently updated in 2008 and this project was not under consideration at that time. The Committee also asked about the status of the UGB amendment related to the 960 acre large lot site. Bill clarified that this project is needed to address current low flow conditions in addition to serving additional employment land. Scott Edelman from DLCDC indicated that there is no known opposition to the project; ODOT has worked with DSL (and their consultants) and the City of Redmond to address transportation issues (up to 1000 employees). A special meeting has been called by the State Land Board to make decisions related to the annexation application for the site.

4. Prineville Freight Depot – Rail improvements to serve 289,900 lb gross capacity cars (current limit is 263,000 lb). This service is needed to better serve an existing employer McCall Oil and Chemical. Transports asphalt oil inbound to Central Oregon. Reduces their costs \$4 - \$6/ton

Matt Wiederholt indicated that the project timing is flexible (the chart indicated it was not flexible). Project serves a city owned former mill site. There have not been any track improvements in the railway since 1951. The company has already spent \$1.1 M on site improvements. Several Committee members pointed out that reducing cost of transportation of asphalt oil to Central Oregon would reduce road construction costs for local governments. Other committee members questioned this assumption absent some commitment that savings be passed on to customers.

5. Tumalo Feed Canal Phase Vb, Tumalo Irrigation District - Piping Irrigation canal. 8,436 feet of canal; conserve 2.12 cfs to be placed in Tumalo Creek and 571.12 acre feet in Crescent Lake to be released during storage season.
6. Swalley Irrigation District Piping, Swalley Irrigation District - Piping Irrigation district canal system to generate water conservation and agricultural benefits (10,057 linear feet; modernize 25 water user turnouts; serving 472 water right acres; conserve 2.1 cfs instream; conserve 286k kWh.

Annette noted that these projects were scored the same but that Tumalo is listed first on the chart due to the higher need for instream flows in Tumalo Creek. Annette also highlighted that the job creation numbers for the Tumalo project are based on economic modeling and include construction jobs and people employed at farms who receive water from the irrigation district. The Swalley jobs numbers are irrigation district employees.

7. South Iris Lane/Hwy 361 Stormwater, City of Culver - Installation of culverts under Hwy 361 and Elbe Drive continuing along the south side of Iris Lane. Expand culvert under BNSF railroad crossing. Intersection floods once every five years, flooding homes and businesses.

Annette noted that the RST has been working with the City of Culver on this project for several years and that Business Oregon had funded preliminary design work. She also noted that the application indicated that the project did not have any job retention/creation benefits but that the RST believed there would be some benefits to downtown retail employment as a result of the project.

8. Transit/City Center Public Restrooms for Transit, Tourism, and Recreation, City of La Pine - La Pine is developing a Transit/City Center. City is actively working with COIC and U of O students on conceptual designs/layouts for the site. Cory Misley, City Manager

and Karen Friend, COIC talked about the goal of creating a downtown sense of place and making the future La Pine transit center welcoming; having a restroom is critical to achieving these objectives.

There were no public comments related to the eight projects under consideration by the committee.

After discussion the committee recommended the following three projects and funding levels:

- 1) Warm Springs, Old Commissary Small Business Incubator - \$250,000
- 2) Redmond, South Industrial Area Water Pump Station – \$627,400  
Subject to City Council support for the project
- 3) Prineville Freight Depot - \$122,600

Motion was made by Mayor Endicott and seconded by Wally Corwin. All in favor except Commissioner Mae Huston and Melanie Widmer. Both preferred the RST prioritization that ranked the Madras project highest. The committee acknowledged that all projects were mature projects. Annette indicated that the RST will be working to identify other funding opportunities for projects not funded through Regional Solutions funding. Amy Tykeson requested that the committee be informed about the results achieved with this funding; a post grant re-cap/look back on what was accomplished.

III. Committee roundtable  
Mass Gatherings, Crook County – Judge Crawford

Judge Crawford talked about the tremendous economic benefits realized in Crook County and Prineville as a result of the Symbiosis Mass Gathering last summer. The main challenge was getting participants in and out of the festival grounds in a rural environment that is not served with a lot of roadway access. The trigger for the start of a mass gathering in current statute is when there are more than 3,000 people onsite regardless of how long it takes to register all participants. As a result, the county is working with Rep. McLane to draft legislation that allows for an additional day on each side of the event for registration, set up, etc. The committee indicated that they are interested in discussing the issue further once there is a draft bill.

The meeting adjourned at 11:00 am.