

MEETING SUMMARY- SOUTH COAST UMPQUA REGIONAL SOLUTIONS ADVISORY COMMITTEE

Meeting Date: July 17, 2018; 1:00 PM

Meeting location: Coos County Courthouse, 250 N. Baxter, Coquille, OR

Advisory Committee (AC) members present:

Keith Tymchuk *

James Seeley*

Coos County Commissioner John Sweet*

David Kronsteiner*

Douglas County Commissioner Chris Boice (by phone)

Councilor James Auburn

*Executive Committee members

Regional Solutions Team/Agency Representatives:

Alex Campbell, Coordinator, Governor's Office

Mark Usselman, ODOT

Kate Jackson, DEQ (by phone)

Guests:

Steve Courtier, Tom Calvanese, and Annie Donnelly, Port of Port Orford

Hilary Baker, Crow/Clay

Rodger Craddock, City of Coos Bay

John-Paul Bowles, Travel Southern Oregon Coast

Darin Nicholson, City of Myrtle Point

Jack Akin, Port of Brookings Harbor

Christopher Pasch, Curry County (by phone)

Janet Coleman, Douglas County (by phone)

John Bacon, SW Oregon Community College

John Buckley, International Port of Coos Bay

Jonathan Wright, City of Reedsport

Lance Morgan, Coos County Forester

1. Advisory Committee Membership: Alex shared that there had been two requests for the AC to consider additional members. There will be time to consider these requests at the July 25 meeting. Commissioner Chris Boice requested that there be an additional Douglas County representative and had suggested Wayne Patterson, Executive Director of the Umpqua Economic Development Partnership. Alex noted that, although the populations of the coast and in-land Douglas County are similar in size, the current AC membership is heavily skewed towards Coos and Curry Counties. Representatives of the Confederated Tribes of the Coos, Lower Umpqua and Siuslaw Indians have also inquired about tribal representation, of which the Governor is very supportive.
2. RIF Project Presentations

- ❖ City of Brookings, Emergency Water Line. The City has withdrawn their application as very little of the proposed project would be eligible capital construction costs.
- ❖ City of Coos Bay, Hollering Place. City Manager Rodger Craddock introduced Hilary Baker who made the presentation, describing the need for a new buried sheet pile wall to allow a multi-phase redevelopment of the property in the Empire region of Coos Bay. The concept includes lodging, retail, residential, restaurant, and tribal use components. Rodger explained that the tribe will be constructing the sheet pile wall to protect the development area itself; the requested grant funds would tie in that wall at the north and south.
 - Question regarding development time-line. Rodger explained that the City and tribe have a 5-year development agreement with performance standards and penalties. Likely phasing would be the tribal cultural center, then vacation rental cabins, and finally, the retail/restaurant component. Up to \$1 million has been committed to support necessary off-site improvements.
 - Question about how the frequent high winds in the area would be managed. The plan includes use of clear screens on decks and for protecting outdoor gathering places.
- ❖ City of Reedsport, Levee Repair. City Manager Jonathan Wright presented their request for funding to correct/repair voids that have been discovered under the levee that protects Reedsport's historic downtown.
 - There was a question as to exactly the request and match proposed. The grant request is \$103K, to be matched by \$34K of city funds.
 - Q. What will the City do without these funds? Hope that a severe weather event doesn't occur this coming winter.
 - Q. How does this project fit with the larger challenges of rehabilitating/restoring the levee? This is a fix for the top priority problem. The full fix is ~\$5.5M.
 - Q. What is the status of the levee? It has been provisionally accredited in recognition of the work the City is doing to address the problem.
- ❖ Coos County, Whiskey Run. John-Paul presented the mountain bike trail project with an emphasis on the travel and tourism economic benefits.
 - Q. What are and how will maintenance costs be handled? Lance responded that they have about \$2K budgeted per year, but the vast majority of work will be handled by volunteers, who have been very active already.
 - Jim Seeley noted that Wild Rivers Coast Alliance has invested in this project, and he personally believes that it is very important, and will help drive greater expenditure per visitor, particularly as future phases build a larger attraction for multi-day visits.

- Q. Do trails need to be re-routed due to trees falling, etc? Lance explained that there may be a few places that need to be changed, but that most issues can be handled with regular maintenance.
- Q. Will this trail create a constituency that would oppose future County timber harvests in this area? Lance and John felt that issue has been well-explained and the users understand. The trail likely has a limited life expectancy and a harvest could likely take place without destroying the trail.
- ❖ Douglas County, Courthouse Elevators. Commissioner Boice explained that he didn't think that the proposal really met the goals of the grant program and thanked Janet for her work in the development of the request.
- ❖ Port of Coos Bay, Charleston Ice Plant. John Buckley presented the need to replace the condenser to prevent future failures and improve efficiency of operations.
 - Q. What is the price of the ice and how much ice do boats take on? \$75/ton, boats typically purchase 8-20 tons.
 - Q. Are we under-charging for ice? David Kronsteiner pointed out that the pricing of all of the port's services are developed in negotiation/discussion with the fleet. The fleet boats have a limited capacity to pay and remain economically viable.
 - Q. Is there any other option for the fleet? What would happen if the plant goes down? There are large-scale ice plants at Port of Brookings Harbor and Newport. Some boats have on-board refrigeration but that is not a viable solution for many.
 - Q. Will this operation ever become self-sustaining? John said that they need to pursue efficiencies, such as this proposed improvement, and working with energy trust, and gradual price increases. Need to work on multiple fronts.
 - Q. Commissioner Sweet expressed concern about funding maintenance projects. How would we distinguish between this request and the Douglas County elevator request? David K. offered that this project has a direct tie to economic development.
 - There was further discussion about the challenges of operating business activities in the public sector, particularly when the under-lying economics are difficult but there is a public benefit.
- ❖ City of Myrtle Point, Wastewater Improvements. Darin presented on the need to make the requested improvements to bring the plant into compliance and allow any future expansion by the dairy.
 - Q. Why was this demand not anticipated? Darin explained that it was primarily a change in the dairy's operations after the initial design study was completed a number of years ago. It is also possible the baseline data excluded days with particularly high demand due to spills.

- Darin also explained that the initial indications since Valley Crest has installed pre-treatment are that much of the compliance problem has been solved. The additional capacity of the improvements are still very important to the ability to operate and maintain the plant as intended.
 - The USDA has some remaining grant funds that could potentially pay for this project, but have refused to release them due to the compliance issues. Alex offered to help make the right connections with the federal delegation to bring additional pressure on USDA when appropriate.
 - Jim Auburn expressed that USDA and other sources were more appropriate for such a project.
 - Jim Seeley asked if the dairy was contributing financially to the solution. They spent ~\$200K to install pre-treatment and the city is working on a new rate structure that would account for the additional BOD treatment demand of their waste.
- ❖ Port of Port Orford Redevelopment. The project was presented, along with a detailed discussion of the importance of the port to the local community. There was not time for questions after the presentation. Alex offered to forward questions by e-mail to the Port if Advisory Committee members had them.
- ❖ Port of Brookings Harbor, Fuel Dock Stabilization. Jack Akin presented the instability that threatens the fuel lines and integrity of the pad that supports the upper portion of the gangway/ladder to the fuel dock. He believes the failure is due to the fuel dock infrastructure not having been built to design.
- Q. What is the exact ask? They have reduced their request to \$85k to address the most acute issue and better match the funds available.
- ❖ SWOCC, REEF Commercial Kitchen. John Bacon explained the need and vision for the project—to support, especially, start-up food businesses and day care operators. The vision has been evolving in the last few months, with a greater focus on the need for a commercial kitchen.
- Q. Jim Seeley asked about what is driving enrollment decline at OCCI. John wasn't sure about OCCI, specifically, but day care needs are impacting enrollment in general.
 - Q. Jim noted that day care is a huge barrier to staffing at Bandon Dunes—but that he understands it is very difficult to staff daycare centers at the wages offered. How will this project help? John said they are working with DHS to create a launching pad to maximize new day cares' chances for success. (Jim noted a recent Ford Family Foundation study described the lack of child care options in Coos County as a crisis.)
 - Commissioner Sweet asked for some more detail on the business model/business plan. John said that he would provide that as a follow-up.
3. Additional discussion. Several commissioners had some questions that they wanted to ask about the Port of Port Orford project. Additional discussions took place regarding total match needed for the project, the history of the project, the economics of the local fleet and sustainability of

the fishery. The proponents made clear that the project is focused on diversifying the types of economic activity at the port, rather than expanding the fishing capacity.

4. Next steps. Alex said that at the next meeting, staff will review how staff had scored the projects. Commissioner Boice requested that Alex re-send that staff report packet. Keith asked that the Committee members come to the next meeting prepared to put forward their thoughts about their favored projects.
5. Public comment. None made.

Meeting adjourned at 4 PM.