

Marion County Economic Development Advisory Board
November 09, 2016 Meeting Minutes
555 Court St NE, 5th Floor Salem, OR

Members Present: Kevin Cameron, Bob Hill, Jay Kemble, Allison McKenzie, Angie Morris, A.J. Nash, James Rasmussen and Renata Wakeley

Staff and Guests Present: Sarah Cavazos, Danielle Gonzalez, Brandon Reich, Mark Christiansen, Mark Metzger, Nick Harvel, Maia Hardy and James LaBar

Call to Order: 3:35pm

Agenda Item: Welcome, Introductions & Announcements

Information/Discussion: Morris called the meeting to order, asked for introductions. **Action:** None.

Agenda Item: October Minutes

Information/Discussion: Morris presented the minutes and called for comment; no discussion was held.

Action: A motion was brought forth by Kemble to approve the October minutes; a second was made by Hill. The motion was voted on and approved unanimously.

Agenda Item: Updates – Canyon Water/Wastewater Feasibility Study

Information/Discussion: Gonzalez presented information regarding the North Santiam Wastewater Feasibility, Lands Inventory and Health Assessment which are near the end of the draft stages. Marion County is working to maximize access and leverage state, federal and foundation dollars. Business Oregon's Infrastructure Finance Authority drafted a scope of work at the end of 2015 for a study to review the feasibility of a regionalized wastewater effort along the North Santiam River communities of Lyons/ Mehama, Gates, Mill City, Detroit and Idanha. Marion County contributed \$50,000 to the study to expand the scope of work to include additional information to contribute to granting applications. The contractors were as follows:

- Peter Olson and David W. Kinney, *Keller Associates* - Governance, conceptual design, estimated cost and phasing of regional wastewater system(s) in the North Santiam communities
- Seth Otto and Grant Herbert, *Maul Foster & Alongi* - Interactive GIS database of commercial and industrial properties, readiness for development, impact analysis of development and potential wastewater facilities sites in the North Santiam Canyon communities

IFA also contracted with the Oregon Health Authority for a North Santiam River Canyon Health Assessment. OHA partnered with and utilized the Marion County's county wide health assessment from 2015. The OHA Health Assessment focuses on water, wastewater, telecommunication and internet access, transit and employment and how each of these topics affects public health. In combination these studies should help each community make decisions about the desire to pursue wastewater services (or expand sewer as currently offered in Mill City).

Maul Foster & Alongi has put together commercial and industrial GIS Database and a web based interactive map, a demographic trend analysis, site readiness matrix and population forecasts if sewer services were provided in those communities. The augmented population estimates for the corridor would nearly double the population and employment growth rates from a currently forecasted .89% to 1.69% in year 2035.

With the information from Maul Foster & Alongi, Keller Associates made recommendations that can comply with the Three Basin Rule and ODEQ permitting requirements. Alternatives were presented and the recommended option was to start in Detroit, Idanha and Gates, and combine with Mill City once their growth requires an expansion. Lyons could be added at a later date when they are driving the need. The consultant also advised a request for a modification of the Three Basin Rule may be an option if a Class A wastewater system is specified. Keller Associates also provided options for a governance structures that may work in the communities. The recommendation was for a Wastewater Facilities Planning Committee to be formed and begin discussions with city council resolutions followed by an intergovernmental agreement between the 5 cities, Marion and Linn counties toward a unified vision. It is expected this intergovernmental agreement would be over the next 2-5 years and supported by Marion County Board of Commissioners & staff.

Action: None

Agenda Item: Detroit Lake Dredging Project

Information/Discussion: LaBar presented the Detroit Lake Dredging Project update. The Governor's office and Marion County have been working closely on this project to support business retention, job creation, rural capacity and economic resiliency. The Detroit Lake Marina and Kane's Marina will be participating in the two phase excavation project, which came about in April of this year at the Federal Lakes meeting. LaBar shared that the marinas have a very small window for their operating season based on reservoir levels. The Army Core of Engineers manage water levels to protect downriver investments, water right purposes and many other needs as well as a new need in protecting the health and quality of life for fish. Water levels in past few years have affected the seasons of operation for these two Marinas, in turn the State and County became involved to see how they could help bring resiliency to their operations. There were several ideas brought forward but felt the best way would be to do strategic dredging to create capacity around the reservoir and around the marinas, as the reservoir drops the marinas will still be able to maintain access to the reservoir. As the process was researched to getting it up and going, we learned through the Regional Solutions Team that there would be at least 10-12 different agencies that we would need to present the project to. Scott, owner of Detroit Lake Marina, went to DEQ's monthly meeting and made the presentation. The agencies involved then weigh in on what is feasible, and what permits may be needed. The idea is to break the project into Phase I and Phase II. Phase I will consist of finding recourses, obtaining permits, and building gangplanks, and pilings. Phase II, will consist of strategic dredging. LaBar shared they were able to get a \$15,000 grant from Business Oregon in order to start Phase I, and believes this phase could begin this winter once all permits are obtained. The collaboration of County, the Governor's office and several other agencies helped secure a \$47,000 grant from the Marine Board. Question posed, will the dredging have to be done every few years. LaBar stated hard to tell, but felt the investment would last quite a while.

Action: None

Agenda Item: EDAB Membership

Information/Discussion: Cameron discussed the letter shared at the last meeting regarding retirement of Bill Burich from NORPAC. Cameron said as a courtesy to George Smith at NORPAC, he would like to ask whether or not they want continued representation with EDAB Board. Cameron also noted that Bill Cummins has taken a new position and he is unsure if he is able to continue with the Board. There were several suggestions made for replacements, Cameron asked Board members to send all suggestions in an email to him or Cavazos.

Action: None

Agenda Item: Land Use Report

Information/Discussion: Reich discussed Land Use Cases from July 2016 through September 2016. See attached report. Overall, permit applications are still up, there just is not a lot closed or related to Economic Development purposes in the last quarter.

Action: None

Agenda Item: Economic Development Conference

Information/Discussion: Save the date has been sent out, the Conference will be on March 7, 2017. The committee planning is going well; the group is very active and hands on. The conference has been named the Mid-Valley Rural Conference to begin branding the event with focus being on rural communities, while allowing the theme to change for each event. The conference will target Marion, Yamhill, Linn and Polk counties. Speakers and topics have been identified but the group is still working to solidify the agenda. A list of over 350 contacts has been compiled to market the event to. Conference registration opened today, the target attendance is 70 but the event has the capacity to host up to 200; complimentary registrations will be given to all Marion County rural communities staff and elected officials to support our communities in attending. Sponsorship solicitations have started, if anyone has suggestions of prospective sponsors, please send the information to Cavazos.

Action: None

Agenda Item: New Business

Information/Discussion: Business grants released in October, please help get the word out. We would like to review applications at the December meeting. Next Meeting will be held December 7, 2016.

Meeting adjourned