

**COLLABORATIVE ECONOMIC DEVELOPMENT COMMITTEE**  
**Meeting Minutes – February 4, 2019 at 4:00 pm**  
**Courtyard Conference Room**

**Committee Members:**

Jon Bowen (Chair)  
Cameron Camp (Vice Chair) - Absent  
Tripp Androy  
Shauna Bland  
Sam Engel  
Ron Goss  
Bryan Hawkins  
Kenny Houck – Via Phone  
Jason Maki  
Josie Molloy  
Colene Martin  
Gene Merrill  
Julie Thomas - Absent  
Hameed Shakeri - Absent  
Vacant

**Government Liaisons:**

Susan Seereiter - City Business Advocate  
Darin Fowler – County Commissioner  
Jean Ann Miles – City of Cave Junction

**Guests:**

Colleen Padilla – SOREDI Executive Director  
Jason Canady – City Public Works Director  
Germaine Cartmell – Citizen  
Andrew Dohner  
Lany Sullivan  
Marta Taratsey  
Sharron Lorraine  
Karen Daggett - Austin

**1. Roll Call**

a) Chair Bowen opened the meeting at 4:00 and took roll.

**2. Approval of Minutes:** January 7, 2019

**Motion**

**Member Androy moved and Member Merrill seconded the motion to approve the minutes from January 7, 2019 as presented. The vote resulted as follows:**

**“AYES”:** Chair Bowen, Committee Members Androy, Bland, Engel, Goss, Hawkins, Houck (via phone), Martin, Molloy and Merrill. **“NAYS”:** None. **Abstain:** None. **Absent:** Members Camp, Shakeri and Thomas.

**The motion passed.**

**3. Items from Public:**

- Sharon Lorraine – Concerned about 5G coming to the community. She brought handouts for the committee and will email as well. She spoke about the problems other communities have with the deployment of 5G, radiation and underground placement.
- Jon Bowen mentioned he could add her to the agenda for next month. Committee agreed to add to the agenda when member Camp can be there.
- Marta – She stated she is the contact person for Opportunity Zones as a part of tax reform. Grants Pass has 1 opportunity zone, 1 low-income census track that was nominated and approved and she is trying to get information about Opportunity Zones. There is a conference on October 24 and 25 of this year.
- There were no further comments from the public.

#### 4. Work Session Items:

##### a. City Water Treatment PowerPoint with Jason Canady

- Jason spoke about the various components to the entire system. The water treatment plant is where the issues are. It was constructed in 1931 and doesn't meet seismic codes. If it fails, there will be no water for the community. Some of the areas of the plant are strained to the limit and they could just fail. He showed photos of some of the issues. They have looked at several options including a seismic retrofit that would cost over 10 million but still won't bring it up to seismic code. Another option is to stay on the current site and upgrade the facility or replace everything on the site. They also looked at relocating nearby and constructing a new plant or build on the skate park site. This one was dismissed based on the millpond not being feasible to build on. All alternatives with the existing site have a high degree of risk. The option recommended by the committee is a combination of option 3 and 4. Build a new treatment plant at a new location to be determined. Getting the community to invest in this large a project is tough. Algae can be an issue like Salem experienced with Detroit Lake. They will keep this in mind with the new treatment plant. They also want to know what the public thinks about water as a commodity. It is time to start speaking to stakeholders now before embarking on a public information campaign. There is a treatment plant replacement fee on the water bills currently that will be removed at the end of the debt offering. Ten million dollars have been set aside for this project already. The Council voted to adjust water rates back in November. He showed a spreadsheet of what the rate would look like over the next 6-year period after looking at multiple rate scenarios. The rate will top out at \$13.50 and not go up with CPI and will stay fixed. Water rates will increase by 5.28% for the next five years plus whatever the CPI fluctuates. The storm water utility fee is now on the water bill at \$5.30/ESU (equivalent service unit). The waste water plant has one more year of increase of about 6.00% approximately and then it will be flat.
- Sam Engel asked what will happen to the old site?
- Jason Canady stated they would like to maintain the intake structure there. It is a good location there and it is very difficult to site a new one on the Rogue River. The existing building could be demolished or repurposed easily. There is a lot of infrastructure that has to stay on that site forever.
- Jon asked if the intake is still there what is the limitation to how far the new site could be?
- Jason said that it is almost unlimited, and water can be pumped a long distance.
- Jon asked if the new plant were located at the upper end of town and gravity feeds it down, would that be an option.
- Jason answered that it would and added that they looked at several options on where to relocate. One option is the Spalding area. When you start running those pipelines though, it is millions of dollars of costs. Moving to Spalding added about 20 million to the project. We are already at 60-80 million currently.
- Colene Martin asked about how the increased rates are comparable to other communities?
- Jason said we are on the upper end of the spectrum but not nearly the highest in the state. We will be about the 75<sup>th</sup> percentile. Cottage Grove is the most expensive in the state.
- Colene asked if there is opportunity to use the Spalding site.

- Jason said there is, but they are small. The reasons are that we don't violate any water quality parameters which is scores us high points. If we were making bad water, we would get more points towards getting loans and grants. We are in good shape, but our plant is vulnerable. The Spalding location is difficult with the railroad crossing. That would add about 20 million additional cost to the project.
- Jon asked if it was explored to do a small plant at opposite ends of the river the river to allow for growth out in the Redwood area.
- Jason said the problem with doing that is staffing. You need staff at both facilities and people are the most expensive resource long-term. They did look at that and it still may happen in the future just because of growth and they always have a back-up. Currently, for emergency supplies, they have a trailer parked south of the river and a well north of the river, so they are able to provide minimal amounts of drinking water on both sides of the river.
- There was a question if any of the cost scenarios factor in possible policy changes to maybe reduce the size of plant need?
- Jason said they didn't from that perspective. The rate increase will do that to a certain extent. There has been a decline in per capita usage and yards are getting smaller. Capacity won't reduce because as you see more people move in and less landscaping is being done, you are using more water.
- Member Androy mentioned that in Santa Fe it was illegal to water your lawn. Is that a possibility here? How much water is needed just for human consumption?
- Jason said it is about 1 gallon/person/day. That's 3.5 million gallons per day and we have 20 mgd currently. On a peak day we are producing 15 mgd.
- Jon said that one of the complaints from businesses in town is we charge for water based on usage and charged sewer but are also told to landscape the business, but it takes water that is an added cost. Is there a way to come up with a program that would offset that?
- Jason said there is. You can get an irrigation meter. They will be charging an SDC on it. If you have a ¾ inch service to your business but need a 1 inch for irrigation, we are only going to charge you for the larger of the two. We are trying to make it more affordable. Anything that is run through an irrigation meter is not charged on your sewer.
- There was a question about the high-end construction cost and the relatively low population base equals the higher per capita cost. The article that was in the Courier about housing costs currently in the community, you're looking at raising the cost of living in the area and looking at affordable housing development as an economic driver for the community is going to be important.
- Jason added that they are still looking at SDCs. Rates have been discussed and rates have been raised but we haven't touched SDCs. His prediction is that they will increase which also drives up the cost of housing and it's important, and it is a Council decision, but growth should pay for itself. Some of those infrastructure costs should be borne by the cost of development, or you make a conscious decision to pay for those costs from another source such as an excise tax.
- A member brought up earthquakes and system/infrastructure failures will occur, did anyone consider that won't be very many people around to pay for the water treatment plant in years 25-50?
- Jason said those things have been discussed. They have talked about improving resiliency across all our systems. All new pipes would be a resilient system that are designed to live through an earthquake. There are still hundreds of miles of

pipe in the ground already that will fail. They can start to nick away at the key pipelines and key reservoirs.

- Jason closed by mentioning he would like to come back next month for their Situational Awareness and this group can participate.
- Jon asked if when miles of digging on a project are done, do you coordinate with other agencies such as telecommunications for putting in other equipment? Could it be considered?
- Jason said they don't generally do that now, but they would.
- Jon indicated they recommend that large conduits be put in to use for wire and fiber.
- Jason added that it is a problem with other people being in their trenches. There are a lot of reasons. The last thing he wants next to his waterline is a powerline because it causes corrosion issues, but he won't say no.
- Jon mentioned the tasks of this group are to go deeper into the topics, spearheading topics and bringing it to the attention of our leaders.
- The five areas of focus are: Public/Private Partnerships, Measure 102, HB 2377 which authorizes City or County to adopt ordinances or resolutions granting exemption for newly rehabilitate or constructed multiunit rental housing, CETs, and SDC incentives.
- SDCs; where is the money going and who is seeing the benefits? A distinction is that an SDC is a fee and the CET (Constructions Excise Tax) is a tax. Those dollars can be pooled and used to offset SDCs on affordable housing. The way cities charge the SDC fees is changing. There was further discussion on the need to educate and inform about the fees. They discussed having an ombudsman to collaborate with all agencies and to allow developers a voice.
- There was mention of money coming in for subsidized housing via the federal government and maybe agencies can report those funds to us. Darin spoke about the importance of making sure the main points align with the points of other committees, so the Council and Commissioners hear it twice.
- Tripp Androy stated that one of the priorities at Dutch Bros they want to bring in a senior level executive with more experience to fill in some key spots. There was some discussion about priorities and why they aren't getting prioritized from a staff standpoint. This committee is trying to establish priorities from a strategic planning standpoint then those priorities need to affect staffing and resource decisions and concentrate on the projects that have the highest impact.

b) Makerspace feasibility and survey results – Amanda Close.

- Amanda spoke about Makerspace strengths and weaknesses. What is going on around us and what is the best way to jumpstart this? There is no set recipe on how it is done in each community. Manage the expectation. A start-up makerspace doesn't pencil out. It is an investment in the community. It takes time. The volunteer driven makerspaces run into limitations of what their volunteers are willing to commit. It will take a minimum of 3 years of to get enough participation to feel like you have a robust maker community. It is not a revenue generating opportunity. It is an impactful investment. There was 30% of respondents to the community survey stated they want to start a business or build their business. On the flip side we do not have a maker community that is driving this initiative. It is being driven by RCC and the City of Grants Pass. The makers that came to the focus groups are engaged and keeping the momentum. Survey results were all over the board. They want to come to a place with a

sense of community with people that have ideas and want to try out their idea without having to buy a piece of equipment. There are folks that have great ideas that aren't sure what they want to do with it. They want a forum; a way to learn. There are kids want to learn how to do things that make a difference and had a lot of questions about the possibilities. It will take people that like teaching and are good at it. They need a lot of people that can do this work. The Rogue Innovation Hub has ways to glean ideas and come up with something really unique. Central Point has CraterWorks. It is a partnership between the school district and a non-profit called D.I.R.T. They also have an overarching LLC. Every student in the school district can have a membership. To summarize what the community wants; they want a place they can come to learn new skills. They want to access equipment they can't afford. It's not just a place to come and tinker. It's a place to come and learn new things and meet like-minded individuals. They want a boneyard. Create an opportunity for them to make and sell things.

- Jean Ann Miles mentioned it would be a great way to connect seniors and our youth together. A lot of youth don't have access to grandparents and a lot of grandparents don't have access to youth.
- Amanda mentioned a group up in Newberg called Innovate Oregon. They have maker Saturday for youth, educators and community members and they learn how to do things.
- Ron Goss explained what the next step is. They are analyzing the space utilization of the building that is planned for the makerspace. There is a diverse community that wants to utilize the makerspace. There is currently work starting out at the RCC campus to renovate the D building. The art department will be relocated to the Redwood campus by this summer. There is already a ceramics makerspace for anyone to use that will be scheduled like the YMCA. They want to make it multi-use and the highest level of utilization possible.
- They discussed the timeline of the plans for the RCC project. Jon asked what the marketplace wants. What features, what kind of equipment, what categories, etc. What's appropriate for the facility? Ron believes we are a lot further along than they were. Susan added that they aren't having any workshops or any activity. She is hearing from people in the focus groups questioning what is the next step? Jon asked what the goal is to put into the building once the art department is gone? Do we have that established to what the market wants? Ron elaborated on the art department move, there will be some significant renovations that needs to be done to the building. We anticipated about a 2-year timeline to work through it all. The one thing that caused some issues was the workshop with Dana Thorp-Patterson in the Continuing Education department out at RCC but she left and has not been replaced yet. She was the one person really driving that process. They have talked to many others to see what they can do to start holding workshops in there. What the community would like to do is have a regular location that they can meet and identify some programming they would like to pursue. At that point, reach out to businesses that are relevant. What Jon wants to know is for phase I what is needed in terms of staffing and equipment, so they can set the year 1 budget. There is no one person that is dedicated to moving this forward. That is where we are. The City has funding set aside for makerspace infrastructure. There was discussion of equipment and meeting the demand of the community. The project will have to be done incrementally.

- There was some discussion of why the RCC building? It was initiated with the City as a space that was an available space at about 10-12,000 square feet. They wanted a sustainable facility. RCC is already paying to maintain the building. An independent facility will have to absorb all those costs. RCC will provide all of it. One of the biggest hurdles so far is that there is no person dedicated to the outreach of this project.
- There was a question about forming an advisory committee made up of makers? Has there been any discussion about forming that group? All that information was put into a report. Susan mentioned that this presentation has not been made to the Council yet. So, what is the next step? We have the partnership and an agreement.
- Darin Fowler mentioned there needs to be a board or committee to maintain the momentum then you need to have a Phase I.
- Jon asked what the City funding is for? Susan answered that the City sent aside \$200,000 for infrastructure, equipment and studies.
- A question arose about if the role of this committee to make a recommendation and that the next step should be forming a committee. It was mentioned that there has been a real pullback from RCC in engaging the schools and staff disappearing. If we make a recommendation they need to solidly support that position. RCCs policy is you need to send your kids to us, not, we need to help you guys prepare these kids for this next step. We have lost almost all the support staff that used to come to the schools and work with students doing proctoring testing, sign-ups. That is a concern. Ron added that the new outreach person that was hired was the prior principal at Hidden Valley High. There has been an incredible amount of turnover at RCC. Colene added that she would like to see the timeline from their perspective. They need to put a step forward. There are a lot of questions about what is happening. Susan added that Pacific Power is very interested. They did Invent 2018 last year and wanted to proceed with that. They are calling people together for a luncheon to talk and the Ford Family Foundation is interested in the Makerspaces and wants to pursue it. They are coming down on February 27 and touring the CraterWorks, etc.
- Jon mentioned he feels that this needs to be taken out of the RCC ecosphere. The maker movement is anti-established education system. Not saying RCC shouldn't be involved or a partner but he believes it should an auxiliary program that they support and see the benefit and work with partners. Ron disagreed because it's all about money. There was further discussion about RCC involvement.

#### **Motion**

**Member Merrill moved, and Member Maki seconded the motion recommending the City Council form an advisory board of key stakeholders including the City of Grants Pass, Josephine County and Rogue Community College. The vote resulted as follows: "AYES": Chair Bowen, Committee Members Androy, Bland, Engel, Goss, Hawkins, Houck (via phone), Martin, Molloy and Merrill. "NAYS": None. Abstain: None. Absent: Members Camp, Shakeri and Thomas. The motion passed.**

- c) (Added agenda item) - Youth Pathways Program – Gene Merrill
- Gene talked about this program and the steps that need to occur for this program. He has spoken to the City to see if they are willing to get funding in the new fiscal year and the same for the County. They discussed that City Council wasn't aware of how this program differed from the internship program. The word needs to get out to the general population. Josie did some research in Bend, Oregon. They have been doing the program there for about 2 years. She reached out to Wisconsin and they have a different program there through the Chamber of Commerce that has been very successful.

#### **Motion**

**Chair Bowen moved and Member Tripp seconded the motion recommending the City Council and the Josephine County Board of Commissioners to hear a presentation to better understand the Youth Pathways Program supported by the Collaborative Economic Development Committee.**

**The vote resulted as follows: "AYES": Chair Bowen, Committee Members Androy, Bland, Engel, Goss, Hawkins, Houck (via phone), Martin, Molloy and Merrill.**

**"NAYS": None. Abstain: None. Absent: Members Camp, Shakeri and Thomas.**

**The motion passed.**

- d) Recap of City Council Strategic Planning and CEDC presentation to City Council and County Commissioners.
- Jean Ann Miles asked about the idea of having a housing ombudsman at the County level to help facilitate housing. There was discussion on the need to facilitate with developers on how the process works. Has anyone talked to any attorney's that might be willing to help pro bono? Marta mentioned she would connect with the Department of Housing and Community Services to see if they have Circuit Writer person that can help with this.
- e) Future meeting ideas.
- Chair Bowen would like to plan a meeting for this group at a local pub or similar, so they can invite the business public to discuss what's on their mind. We could get some good feedback. There was discussion on the public meeting rules and getting the public engaged. The committee liked the idea.

#### **Motion**

**Chair Bowen moved and Member Martin seconded the motion to stage a listening session in a brew pub format, alternating in the city and the county, for the public to provide feedback to this committee.**

**The vote resulted as follows: "AYES": Chair Bowen, Committee Members Androy, Bland, Engel, Goss, Hawkins, Houck (via phone), Martin, Molloy and Merrill.**

**"NAYS": None. Abstain: None. Absent: Members Camp, Shakeri and Thomas.**

**The motion passed.**

- f) Regional Resiliency Collaborative – Josie Molloy
- Josie spoke about the past summer wildfires that occurred. The Grants Pass Chamber of Commerce and the Ashland Chamber of Commerce and SOREDI and they are creating a regional event on February 20 from 3-5 p.m. to bring all the business leaders together. They want to talk about how to create a positive message and some preventative ideas.

## 5. Information Sharing:

- **Items from Staff –**
  - Susan asked the committee if they are interested in presenting a letter to City Council and County Commissioners with all member signatures?
  - Susan also mentioned the tour of the Grants Pass Airport. The tour will be on February 5 at 1:30 p.m.
- **Items from Council (Grants Pass and Cave Junction)**
  - Jean Ann Miles went to Salem last week to speak at City day. Mayor Lindsay was there. She also spoke to Carl Wilson and Herman Baertschiger and a few other people on the fire caucus and a possibility of getting on the Governor's Fire Council.
  - Dennis Roler talked about ideas discussed in the past such as how to make the airport better, creating an environment which provides for the growth of affordable housing opportunities, promote work force development. He also asked about Maker Spaces being used to help people find jobs or just for entrepreneurs.
- **Items from Commissioner**
  - None
- **Items from Committee members**
  - Tripp Androy asked that the workforce issue not get lost in the shuffle.

## 6) Adjournment

- Jon Bowen adjourned the meeting at 5:45 pm

**Next scheduled meeting: Monday, March 4, 2019 at 4:00 pm, Courtyard Conference Room**

Minutes prepared by Donna Anderson, City of Grants Pass Administration.