

MINUTES – OREGON SOLUTIONS – FLOOD MITIGATION PROJECT TEAM MEETING

Friday, April 11, 2008

Page 1

Project Team Minutes – April 11, 2008

CO-CONVENERS:

Mark Labhart
Senator Betsy Johnson

PROJECT TEAM PRESENT: Tom Manning, Bob McPheeters, Mark Gervasi, Aaron Palter, Paul Levesque, Bub Boquist, Don Hurd, Tilda Jones representing Danny Pastega, Robert Anderson, Vicki Goodman, Shawn Reiersgaard, Deborah Boone, Ingrid Weisenbach, Mark Trenholm, Joy Vaughan, Kevin Moynahan, Dale Buck, Rudy Fenk, Chad Allen, Philip Carpenter, Dick Townsend and Rick Klumph.

GUESTS: Terry Buckholtz, Craig Sheahan, Greg Beaman, Orella Chadwick, Richard Krikava, Joe Martin, Gus Meyer, Kathleen Didier, Frank Didier, Alene Allen, Nancy McCarthy, Carolyn H. Decker, Ken O'Toole, Tom Jayred and Su Yaremchuk.

CALL TO ORDER: By Convener Johnson at 9:37 a.m. at the Tillamook County Library conference room.

ITEM NO. 1: WELCOME AND INTRODUCTIONS: Convener Johnson welcomed everyone and reminded them to sign the guest list. She thanked everyone for attending on such short notice. The Project Team went around and introduced themselves and then the guests introduced themselves.

Convener Johnson said that she and Convener Labhart are pleased to welcome Terry Buckholtz and Craig Sheahan from David Evans & Associates who are here today to assist with Project Exodus. They are volunteering their time to Oregon Solutions and are from a very prominent engineering firm. They were key players on the Oregon Sea Project and they are coming to us at no cost.

Dick Townsend said that they are going to move item 4 ahead of item 3. He also thanked the two (2) participants from David Evans for being here today.

ITEM NO. 2: REVIEW AND APPROVAL OF JANUARY 30, 2008 MINUTES: A motion was made by Convener Labhart to approve and sign the Minutes for January 30, 2008. The motion was seconded by Dale Buck. The motion carried unanimously. The Conveners signed the Minutes.

TAKEN OUT OF ORDER ITEM NO. 4: BEGINNING THE COMMUNITY VISIONING PROCESS: Convener Johnson said that there is a proposal in front of everyone that will be discussed by the Project Team. It is a conceptual idea to move us forward.

MINUTES – OREGON SOLUTIONS – FLOOD MITIGATION PROJECT TEAM MEETING

Friday, April 11, 2008

Page 2

Sean Reiersgaard said he is on the Board of the Futures Council. Their number one (1) priority is a visioning process to serve the community. The visioning process helps the community develop different aspects of life in the County. The last one was done twenty (20) years ago. It is a robust and accurate indication of where we want to go as a community. This process helps updating a strong set of skills. This is an idea that has a lot of buy in from Oregon Solutions.

Mr. Reiersgaard read from the plan starting with the Goal "Through a consensus building process develop a community vision for the area located within the project area of the Oregon Solutions Tillamook Flood Reduction effort" see attached).

This is a proposed concept to see if Oregon Solutions wants to proceed.

Convener Labhart said he doesn't know which step to take first with the Project Team. We have identified this as four (4) out of nineteen (19) projects. The community visioning idea is brought here today as an idea and to see if we are interested in moving forward. If there is a cost to this do we want to hold off and work on the ground projects? If a consultant were hired it would be a minimum cost of Six Hundred (\$600) Dollars.

Convener Johnson asked if the Futures Council had covered their costs? It would be possible to appeal to a foundation to get support for this.

Tilda Jones said she is here on behalf of Denny Pastega who is a co-developer of the Futures Council. They have done honorary work in creating a vision and benchmarks together with City Mayors. The Visioning Committee was appointed in 1997 and hired a consultant for Thirty-Five Thousand (\$35,000) Dollars for a City vision. Out of that came the City Flood Mitigation Plan in which much of the information has already been created so we don't want to recreate the wheel.

Convener Johnson reiterated that the Futures Council has already done this work so it would be a consolidation. Ms. Jones said that the City did most of the work.

Don Hurd asked what work had already been done? Mark Trenholm said he was involved with the City visioning. They went through the process with one (1) fundamental difference. They went out to the community and asked what did they want the City to look like after the Flood Mitigation Plan.

Mr. Reiersgaard said this would be more general but would touch on flood issues. The question would be if we want open spaces, what type and what type of future

MINUTES – OREGON SOLUTIONS – FLOOD MITIGATION PROJECT TEAM MEETING

Friday, April 11, 2008

Page 3

development. This will help the community identify what they want to see. Mr. Hurd said you have to be careful about the types of questions you ask.

Mark Gervasi said in May last year several items went to the Committee. One (1) question was whether it was appropriate to have Ordinances and documents that address the Flood Mitigation Plan. He felt there should be a greater discussion about where else there can be cites for businesses, if they want to go outside the flood plain. Mr. Reiersgaard is concerned about what happened on Hwy 101 and the FEMA buyouts that are deed restricted so that you can't build on them. They could be used for camping or parks. There have been buildings that were elevated with good success stories and it keeps people employed.

It was proposed that this be brought forward to the City Council on the 21st to see if they want to go forward with this. When we have an answer we can give direction. There was consensus to do this.

ITEM NO. 3: DESIGN COMMITTEE REPORT TO PROJECT TEAM: Rick Klumph says the reports to be given are just highlights. There has been a lot of work done in and gave a big thank you to the Design Team.

a) DEAN PILE: Paul Levesque said there was a good article in the paper about this project. He gave thanks to the Guard who moved twelve hundred (1,200) cubic yards of material. It would have been best moved in the summer but the National Guard was available to do training. It is an engineering company that did the work, which provided a win/win situation. There was Thirty-Five Hundred (\$35,000) Dollars spent moving the material and there is approximately fifteen hundred (1,500) to eighteen hundred (1,800) yards of material left. It will be left to dry out and move later.

Convener Labhart thanked Mr. Levesque and the Guard. The Design Team approved up to Fifty Thousand (\$50,000) Dollars for this project. He also thanked Convener Johnson for getting the National Guard involved and the local trucking firms.

Most of this material went to S-C Paving, some to the County Park and Habitat for Humanity had some loads hauled to Bay City to develop a park. Convener Labhart said that S-C Paving donated the disposal fee for the material which would have been Three (\$3) Dollars per cubic yard. Mark Gervasi said that this property could be made into a park for family use and possibly ask the Department of State Lands (DSL) to replant it.

b) WILSON/TRASK & TONE ROAD SPILLWAYS: Aaron Palter who was charged with writing the application, reported that he had on-site meetings to pull all the issues and concerns together. He said they met on March 6th to discuss the possibility of

MINUTES – OREGON SOLUTIONS – FLOOD MITIGATION PROJECT TEAM MEETING

Friday, April 11, 2008

Page 4

obtaining a joint permit with DSL and the Corps of Engineers (COE). It was agreed to do the two (2) spillways in separate permits, the Wilson/Trask and then Tone Road. The Wilson/Trask application was completed and filed with DLS and COE on April 8th.

A letter has been received from Ron Wren for a variance for the in-water work to be done November 1 – 15 and approving an exemption at this time. There should be a thirty (30) day turn around on the permits. No red flags have yet come up.

Convener Johnson said that Oregon Solutions works because it is a collaboration and this is the first time for a community effort in a decade. There is a high expectation of going through agencies but they seem to be assisting. She asked that everyone stop working in opposition and work toward the reduction of flooding. Convener Labhart said that this has happened because of her. She replied by saying that it was team partnership, people, agencies and City Council, etc.

Convener Labhart said that Mr. Palter's time has been donated by the Commissioners Office. Kevin Moynahan from DSL said that they would be giving back the permit fees.

Mr. Townsend said that there was an additional Ten Thousand (\$10,000) Dollar request because of design changes that were required by the engineers. He is looking for a motion to approve this expenditure. Ms. Jones made a motion to approve the additional Ten Thousand (\$10,000) Dollar expenditure to Nehalem Marine for the additional engineering work. The motion was seconded by Mr. Buck. The motion carried unanimously.

c) TRASK HOOK: The Design Team said that they will have a report at the next meeting.

d) MEDIATED GRAVEL AGREEMENT: Mr. Townsend said that the Oregon Consensus Program helped facilitate the gravel extraction agreement before. It is uncertain how big this will be, at this time. The first meeting should show how long and how complicated it will be. Mr. Levesque said we should contract with Turner O'Dell to facilitate this. It will probably be a cost of Two Thousand Five Hundred (\$2,500) Dollars for Oregon Solutions but will need a match.

Convener Labhart said that Convener Johnson has a secure match from a foundation. There are seven (7) sites that have been identified in fresh water rivers. Convener Labhart said it is important to get into the rivers. Mr. Moynahan said that he and the Corps are working with gravel operators throughout the coast.

**MINUTES – OREGON SOLUTIONS – FLOOD MITIGATION PROJECT TEAM
MEETING**

Friday, April 11, 2008

Page 5

e) PROJECT EXODUS: Rick Klumph said he wants to move forward and get a handle on this. We need more in the Scope of Work.

f) SAFEWAY: Convener Johnson said there are talks taking place about Oregon Solutions purchasing this property. There have been voluntary FEMA buyouts all around this building. Peter Dickerson said that there are water channels in and around the building. The building has been structurally damaged and there is repetitive flooding. Convener Johnson said that unknown to her there are many divisions in Safeway. She and Convener Labhart had approached Safeway to see if they would donate the property but were told that the real estate division had already depreciated the building as much as it could be. There would be no tax advantage to Safeway to donating it.

Convener Johnson said there were discussions pro and con about Oregon Solutions purchasing this property. They could put a refundable down payment on the building to hold it for six (6) months to do a peer review and if it is not viable, walk away. Convener Labhart said the he is coming before the Project Team today to put a refundable down payment for the proposed purchase to start a two (2) year process for Oregon Solutions to secure funding from other sources.

Mark Gervasi said there was a vote by City Counsel on April 7th. He read a statement (see attached) that said the "Tillamook City Council has given me direction to inform Oregon Solutions that it opposes the Safeway buyout unanimously. This was done by motion". Ms. Jones made a motion on behalf of Tillamook Bay Habitat & Estuary Improvement District (TBHEID) to support the Tillamook City Council's decision.

Convener Labhart said he will not loose sleep if the Team decides to purchase or not purchase the building. He went through a series of questions (see attached) that he proposed to the Team. He said the question before the Team is "Do they wish to move forward with the purchase or drop it?"

There was much discussion amongst the Team. Ms. Jones, at the direction of Denny Pastega, made a motion that the Safeway project be taken off the table. Bub Boquist seconded the motion. Ms. Jones said that Mr. Pastega wanted everyone to know, for the record, that if the Oregon Solutions projects to reduce flooding work, then Safeway will no longer flood and if Oregon Solutions is convened to reduce flooding and to implement flood reduction they should not be taking out buildings.

Mr. Levesque said that it is not a question of whether to by Safeway or not, it is a question of buying six (6) months of time. There is a huge question about Project Exodus and how to move water out of this area. Safeway and the surrounding area is

**MINUTES – OREGON SOLUTIONS – FLOOD MITIGATION PROJECT TEAM
MEETING**

Friday, April 11, 2008

Page 6

the lowest point in the flood plain. It may have a tremendous affect in moving water or may not.

There was more discussion pro and con.

Convener Johnson asked for a show of hands. There were nine (9) votes to remove it from the list and nine (9) votes to leave it on. It was noted that neither of the Conveners voted. This issue was then tabled for the foreseeable future.

ITEM NO. 5: SCOPE OF WORK DISCUSSION FOR PROJECT EXODUS: Terry Buckholtz and Craig Sheahan said they have backgrounds in water resources. Ms. Buckholtz reviewed the handout (see attached). Everyone broke into groups for a discussion and one (1) person from each group reported what their priorities were. A list was made of the priorities and then everyone voted four (4) times on what their priorities were. The results are as follows:

Flood Reduction for Public Lands/properties – twenty (20) votes

Public safety – fourteen (14) votes

Ecosystem function – twelve (12) votes

Public acceptance – ten (10) votes

Legal/regulatory feasibility – nine (9) votes

Economic feasibility/process feasibility – nine (9) votes

Cost allocation – five (5) votes

Fisheries – two (2) votes

Others with no votes were:

Flood reduction for commercial lands/property

Flood reduction for agricultural lands/properties

Flood reduction for residential lands/properties

Institutional feasibility

Environmental

Recreation

Ms. Buckholtz summarized the discussion and the votes and said that if anyone has any questions or more ideas, to please e-mail her at tibu@deainc.com.

The Conveners thanked Ms. Buckholtz and Mr. Sheahan.

ITEM NO. 6: NEXT MEETING DATE: The next meeting was set for Wednesday, May 21 at 1:00 p.m. to 4:00 p.m. at the Library.

**MINUTES – OREGON SOLUTIONS – FLOOD MITIGATION PROJECT TEAM
MEETING
Friday, April 11, 2008
Page 7**

The Farm Bureau meeting was announced for April 15th at 7:00 p.m. to talk about what the Oregon Solutions members are doing. It is open to the public.

There being no further business, Convener Johnson adjourned the meeting at 12:27 p.m.

RESPECTFULLY SUBMITTED this ____ day of _____, 2008.

APPROVED BY:

Senator Betsy Johnson

Mark Labhart