



R & E Grant Application 21-23 Biennium

Project #: 21-005
Amendment #: 1

Morgan Lake Vault Toilet

Project Information

Requested Cycle: 21-1
R&E Project Request: \$38,250
Other Funding: \$22,377
Total Project: \$60,627
Spending Start Date: 8/1/2021
Spending End Date: 10/1/2021
Project Start Date: 8/1/2021
Project End Date: 12/31/2022
Organization: City of La Grande

Fiscal Officer

Name: Heather Rajkovich
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Applicant Information

Name: Stu Spence
Address: 2402 Cedar Street
La Grande, OR 97850
Telephone: 541-962-1348
Telephone 2: 541-962-1352
Email: sspence@cityoflagrande.org

Past Recommended or Completed Projects

This applicant has no previous projects that match criteria.

Authorized Agent

Name: Stu Spence
Address: 2402 Cedar Street
La Grande, OR 97850

Telephone: 541-962-1348
Telephone 2: 541-962-1352
Email: sspence@cityoflagrande.org

Location Information

Where is it?

The project will occur on public land owned or managed by the applicant

Site Description

Street Address, nearest intersection, or other descriptive location.

Morgan Lake Road

Directions to the site from the nearest highway junction.

From I-84 - take exit 261 - turn left on Island Ave.

Follow straight through town - turn left on 4th St.

Right on C. Ave.

Left on Walnut - turns into Morgan Lake Road - Follow to top of ridge to the lake.

Following project completion, public anglers will be allowed the following level of access to the project site:

Full access

Please describe what leases, easements, agreements are in place to ensure angler access to the project site, and what is the length of each agreement.

Morgan Lake is a long established angler site with no access barriers except in the winter when the lake is closed for fishing (October 31 - April 22). The City of La Grande owns and maintains the park and the only easement is between Morgan Lake Road and the park through private property. This agreement is in perpetuity.

Dominant Land Use Type:

Forest

Range/pasture

Project Location

General Project Location.

County: UNION
Town/City: La Grande
ODFW Dist: Grande Ronde
Stream/Lake/Estuary Name: Morgan Lake
Sub-basin: 17060104

Specific Project Location.

Latitude	Longitude
45.29759	-118.13433

Project Summary

Project Summary

Please provide a couple sentence summary of the proposal.

This project will replace an inaccessible toilet with a double stall vault toilet, paved ADA parking, and fishing/boating educational signage that will be posted on the restroom building at the south side of Morgan Lake where most anglers enter.

Overall Project Goals

Describe the primary goals or outcomes of the entire project, including elements not requesting funding from R&E.

Install accessible double stall vault toilet.

Construct paved ADA parking near toilet to increase access.

Serve anglers and other users on the south side of the lake.

Install fishing and boating educational signage that will be posted directly on the restroom building.

Primary objectives of R&E funding

Please describe the measurable objectives for the R&E portion of the funding request.

Install a double stall vault toilet that includes educational signage on the south side of Morgan Lake near the entry sign along with paved ADA parking to serve anglers and other users on the south side by October 31, 2021.

Current Situation/Justification

Please describe the current situation and explain why this funding is needed.

Morgan Lake is primarily a fishing area with a campground at the north end. On the south end there are several small fishing docks that are heavily used. What makes this so popular is it's 2-mile proximity to La Grande. Currently there is an old deteriorating vault toilet located on the southwest end of the lake, but it is inaccessible for persons with disabilities and hidden in the trees. The only other toilet is located about $\frac{3}{4}$ mile from the south entrance on the north side of the lake near the main boat launch. If anglers are using the fishing docks on the south end of the lake, they are forced to "go" in the woods or travel to the north end. Every summer, there is human waste and toilet paper strewn throughout the south end of the lake visible from the main hiking trail that inhibits the enjoyment of all users. There are no educational signs at the lake. Funding is needed to install the new restroom along with educational signage that will be placed near the main entry road so it's easily accessible, especially with the addition of paved ADA parking.

Recreation and Commercial Benefit

This project will provide benefits to:

Recreational fisheries

Explain how this project will contribute to current (and/or potential) fishing opportunities, access, or fisheries management.

Percent benefit split between Commercial and Recreational anglers:

0 % Commercial

100 % Recreational

Please explain, or justify, how the percentage split was determined:

This project has been identified as an ODFW priority for:

Not identified

Does this project directly support implementation of the ODFW Strategic Plan and/or current Fish Division priorities?

No

Please briefly explain when this was identified as a priority and what process or workgroup was used to identified this as an ODFW priority.

Identify any plan or other document that identifies this priority.

Is this project part of an approved Salmon-Trout Enhancement Program (STEP) activity?

No

This project is intended to benefit the following species:

This project will benefit anglers or fishery by providing:

Angler Access

Education/Outreach

Angler Access

This project will:

Improve access to existing angling opportunities

Reduce barriers to fishing participation (i.e. ADA access, more parking, family friendly)

Choose the following that best describes the angling access provided by the project:

ADA parking.

Do similar access sites, facilities, or fisheries exist within 10 miles of the project site?

No

Education/Outreach

This project will:

Teach the public about fishing basics, fishing gear, fishing techniques, and/or fishing etiquette

Teach the public about fish (ecology, life history) and/or fish habitat needs

The main focus of this project is to:

Informational signage/kiosk

Is this education/outreach associated with ODFW efforts?

No

This education/outreach effort will target:

Number of people targeted by this proposal:

Estimate the average amount of time that each attendee will participate in the proposed effort.

Explain the duration/frequency of the proposed outreach effort.

Will the developed materials be available for use by other organizations or the public(i.e curriculum, teaching techniques, educational strategies, materials)?

No

Project Description

Schedule

Activity		Date	RE Funding
Project #:	21-005	Last Modified/Revised: 12/30/2022 12:35:11 PM	Page 5 of 13
Morgan Lake Vault Toilet			

Secure funding through grants and force account labor	07/2021	Yes
Order pre-fabricated vault toilet building	07/2021	Yes
Install vault toilet building including the signage.	09/2021	No
Complete ADA parking area	10/2021	Yes

Permits

Permit	Secured?	Date Expected
Standard Building Permit	No	7/2021

Project Design and Description

Please describe in detail the methods or approach that will be used to achieve the project objectives.

The vault toilet building is a pre-engineered, pre-fabricated, two stall building with chase that will be purchased from CXT (low bid). We plan to order the Tioga model specifically and since we are in zone 3, the price quote was \$32,476. I have attached the confirmation email from the vendor in the supporting documents. Note that we have rented porta potties for this location before and they were heavily used. At times, it was a challenge for the company to get their trucks up the steep grade to the park making it cost prohibitive. A longer term solution is necessary.

Site prep work equipment and labor will be provided internally by the City of La Grande's Public Works Operators and Parks Leadperson. After the site is prepared, CXT will coordinate the actual installation of the building on site. Finally, a local contractor will pave the ADA parking stall and connector sidewalk to the newly installed restroom building. The concrete pad will be approximately 17 x 21 feet and will be the starting point for a future paved connector pathway down the hill behind the new restroom to the fishing platforms and day use area below. I have attached the contractor's estimate in the supporting documents and although it may sound expensive, the terrain at Morgan Lake is exceptionally rugged and rocky. Any site work is a challenge at this location.

R&E funds will be used to help purchase the restroom building, pay for signage, and pay for the paved parking stall. We would like to work with ODFW to select appropriate signage that will be attached to the building. Other grants will be sought to support the project including funding from the Marine Board and Wildhorse Foundation. City General Fund dollars will also be used to supplement contingencies.

Engineering

Does the project involve capital improvement, engineering, site grading or other construction?

Yes

Not associated with ODFW

Project Management and Maintenance

What is the life expectancy of R&E funded construction, structures, equipment, supplies, data or fishery?

There is a 20-year life expectancy for the paving and restroom building.

Who is responsible for long term management, maintenance, and oversight of the project beyond what is funded by R&E.

The City of La Grande parks maintenance staff will maintain the building. The building will be cleaned and maintained daily as a part of the parks camp host rounds.

Will the project require ongoing maintenance?

No

Is there a plan to collect baseline data and to conduct monitoring efforts to measure the effectiveness

of the project?
No

Project Funding

Funding

Have you applied for OWEB funding for this project?
No

Has this proposal, or similar proposal for this project location, previously been denied by OWEB or other funding source?
No

Other Funding Source	Type	Secured	Dollar Value	Comments
City of La Grande Force Account Labor and Equipment	In-Kind	Secured	12377	
Oregon State Marine Board	Other	Pending	9000	Application deadline spring 2021.
Wildhorse Foundation	Other	Pending	1000	Application deadline spring 2021.
		Total	22377	

Budget

Item	Unit Number	Unit Cost	In-kind or non-cash contributions	Funding from other sources	R&E Funds	Total Costs
PROJECT MANAGEMENT						
Parks & Recreation Director (Project Manager)	50	57.66	2883	0	0	2883
		SUBTOTAL	2883	0	0	2883
IN-HOUSE PERSONNEL						
City Public Works Operators	80	40.00	3200	0	0	3200
Parks Leadperson	20	43.50	870	0	0	870
		SUBTOTAL	4070	0	0	4070
CONTRACTED SERVICES						
Concrete Contractor	1	10000.00	0	0	7324	7324
		SUBTOTAL	0	0	7324	7324
TRAVEL						
None	0	0.00	0	0	0	0
		SUBTOTAL	0	0	0	0
SUPPLIES/MATERIALS						
Backfill material	4	275.00	1100	0	0	1100
CXT Restroom Building	1	33000.00	0	10000	30676	40676
		SUBTOTAL	1100	10000	30676	41776
EDUCATION/OUTREACH						
Educational Signage	1	250.00	0	0	250	250
		SUBTOTAL	0	0	250	250
EQUIPMENT						
Excavator	20	58.45	1169	0	0	1169
10 CY Dump Truck	20	46.12	922	0	0	922
Backhoe with Jackhammer attachment	20	63.97	1279	0	0	1279
Crew Truck	40	16.24	650	0	0	650
Plate Compactor (2 days)	2	152.00	304	0	0	304
		SUBTOTAL	4324	0	0	4324
FISCAL ADMINISTRATION						
None	0	0.00	0	0	0	0
		SUBTOTAL	0	0	0	0
		BUDGET TOTAL	12377	10000	38250	60627

Internal Review Results

Review Score: 2 out of 3

(0 = Do Not Fund, 1 = Strengthen Proposal, 2 = Recommend, 3 = Strongly Recommend)

Summary of Review Team Comments

The review team is supportive of the proposal but requested additional information to fully justify and explain the proposed work. Scores included one 3, eight 2s, and one 1.

Specific Review Team Comments

Good non-ODFW project that will improve the angling experience. Proportion of R&E funding seems commensurate with likely angler benefit.

While this will benefit more than just anglers, reduction in human waste issues should improve conditions for anglers.

It would be good if ODFW were able to review and influence the educational signage to ensure consistent messaging, accuracy and adequate content. ODFW has existing fishing related signage and information available.

Please update the project description to provide a few more details on the project and alternatives.

- o Since this is so close to La Grande, was use of a porta-potty investigated as a more appropriate or cost-effective option? Were other alternatives explored to reduce costs?
- o Since this current proposal will not be directly connected to any existing or proposed ADA or other facilities, what are the future plans for site development including ADA pathways or fishing platforms? How well is the proposed location of the parking a restroom suited to logically and efficiently connect with future development?
- o Please provide more details on the work being performed with the \$10,000 in the budget for concrete contractor. This seems high for parking, connecting sidewalk and restroom apron.
- o Please explain, or provide a completed quote for vault toilet. The attachment does not have any of the options selected or total identified.

Specific Review Team Questions

Please better describe the angling use at this lake and how much angling vs. non-angling will occur at the location of this restroom/project? Does ODFW stock this Lake? What species of fish are in the lake? What is the angler use at the lake?

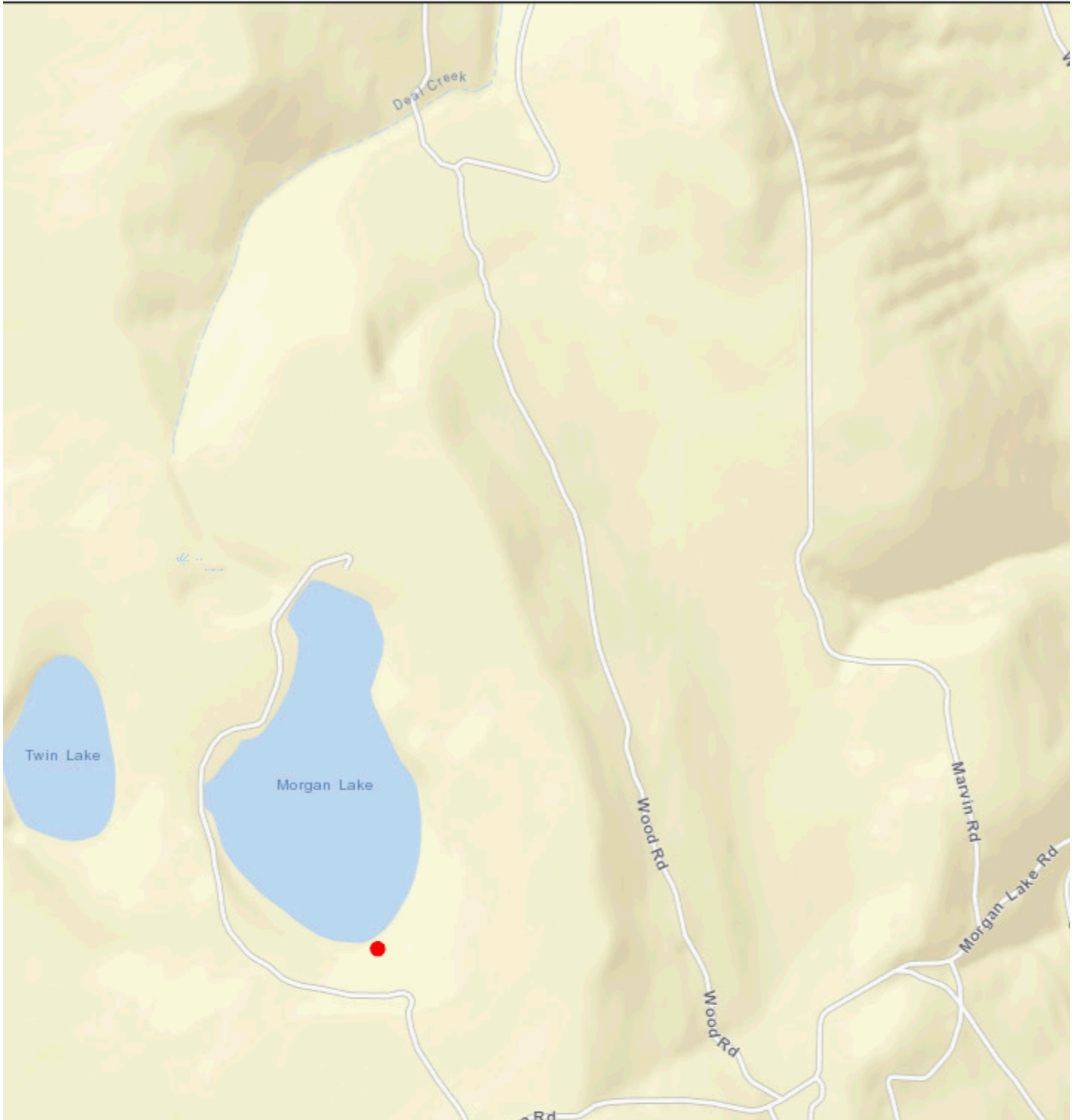
Morgan Lake has been used by anglers for decades and the City has a strong relationship with ODFW to stock the lake twice per year. It opens based on ODFW regulations on April 22nd and traditionally is stocked the week before opening day and again during the summer. The Optimist Club holds an annual kids fishing derby on or around opening day and the excitement continues through the summer with hundreds of anglers fishing per month. There is also a campground with 12 spaces spread out on the north side along with day use picnickers and boaters. Species present in order of abundance according to 2019 ODFW Data. Relative abundance in parentheses - Rainbow trout (12 fish/net set), Largemouth Bass (3.5 fish/net set), Brown Bullhead (3.5 fish/net set), Crappie (1 fish/net set), Smallmouth Bass (Recorded as present, abundance data NA)

Please explain the status of the \$10,000 (29% of CXT) in other funding that is contingent on grants that have not yet been applied for (OSMB and Wildhorse).

Sure. Both grant application deadlines are upcoming. The deadline for the OSMB application is

March 8th and Wildhorse April 1. If successful, both will award funding in time for this project to be constructed on schedule in the fall of 2021.

Project Map



Additional Files

Budget Information

[Concrete Contractor Estimate](#)

Concrete Contractor Estimate

[CSR](#)

21-005 CSR

[Restroom Price](#)

Restroom Price Quote Email

[Vault Toilet Price Quote](#)

Maps

[Project Map](#)

Map image of project location

Photos

[Aerial Photo of Restroom Location](#)

[Location Photo](#)

Proposed location of new restroom building

Design Information

[ADA Parking Stall Spec Sheet](#)

[Vault Toilet Plans](#)

[Vault Toilet Plans - Interior](#)

Management Plans and Supporting Documents

Permits and Reviews

Partnerships

Public Comment

Administrative Documents

[Signature Authorization Page](#)

Completion Report

A completion report has not been submitted for this project.