

CITY COUNCIL MEETING

September 18, 2019 at 6:30 P.M.
Mosier Senior Center at 500 Second Ave.
Mosier, Oregon 97040

MINUTES

6:30 Call MTG to Order: Mayor Burns
Absent Excused: Witt Anderson

Attendance: Mayor Burns, Emily Reed, Acasia Berry, Peny Wallace, Lacy Gries, Nick Kraemer City Planner, John Grim City Engineer, Andrew Wells Public Works, Jayme Bennett City Recorder

Agenda Corrections or Additions: Add Ellen Donoghue, to review the siting of the Osprey nest platform.

Colleen: Second Issue: Construction Management/General Contractor (CMGC) process for the Joint Use Facility (JUF) Public Hearing - requests to have Council approve JUF being contract committee for the selection process.

Other attendees: Charlie Cannon

Approval of September 04, 2019 Minutes: Lacy Gries spelling error, last name

Motion: Lacy Gries
Second: Acasia Berry
All in: 6:34

I. Vote on applicant for City Council Charlie Cannon:

First: Emily Reed
Second: Lacy Gries
ALL IN 6:38

Jayme Bennett, City Recorder to contact Judge Seymour to attend the mtg of OCT 16, 2019 to swear Charlie Cannon in as City Council.

II. Bruce Poulin, Ameresco - (energy efficiency and renewable projects):

CITY OF MOSIER

small enough to make a difference

Reviews potential project sites in Mosier. Kilowatts required to cover the City of Mosier and logistics necessary. Discussion around treatment of reducing reliance on trucking liquid (second pass) from Wastewater Treatment Plant (WWTP) to Hood River (HR).

Expense is \$6,000 annually to transport to HR (1% solid- de-watered) - Opportunity to reduce carbon footprint via local placement. He is seeking Memorandum of Understanding (MOU) to pursue interest level on the City of Mosier side. John Grim, the City Engineer has his information and can follow up as appropriate.

III. Ellen Donoghue - Osprey Nest Siting

Revisiting since her last presentation on the local longtime resident Osprey couple. Presents 4 options for a successful introduction of the platform into the community.

Requesting signage for educational purposes. Donations have been made and Andy Wells will have time from the City donated.

Motion to approve sites A and B:

Preference with latitude to approve both in the event it is necessary to utilize alternative site, after more analysis.

Motion to approve sites directed under guidance of local Osprey expert:

Peny Wallace

Second: Acacia Berry

All in favor: 7:25

Review of current staff lists of work.

Vote for the motion to approve the JUF to select the contracting method:

Emily reed inquires on the JUF group still being a recommendation authority to go to council.

Motion: Acasia Berry

Second: Peny Wallace

All in favor: 8:25

Adjourn 8:28

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Arlene Burns, Mayor

Jayne Bennett, Attest, City Recorder

Approved by Council October 16, 2019

DRAFT

CITY COUNCIL MEETING

October 2, 2019 at 5:00 P.M.
Mosier Senior Center at 500 Second Ave.
Mosier, Oregon 97040

MINUTES

5:00 Call MTG to Order: Mayor Burns
Absent Excused: Lacy Gries, Acasia Berry

Phone Conference in: Peny Wallace
Attendance: Mayor Burns, Emily Reed, Witt Anderson, Laura Westmeyer City Attorney, Jayme Bennett City Recorder

Laura Westmeyer reviews process for formal public hearing procedure.

Conflicts of Interest: None
Testimony: None
Objections: None

5:10 - Open the public hearing for people to take testimony on the resolution for the Joint-Use Facility (JUF) procurement process.

Laura Westmeyer describes Intergovernmental Agreement (IGA) structure and Construction Manager/General Contractor (CM/GC) procurement process - An alternative project delivery method is what it is being considered. This contract has to follow state statute - for the CM/GC process.

Any questions on the process or the Exemption from the process?
None.
Public hearing portion of the meeting is now closed.

Mayor Reads Resolution before the local contract review board, City of Mosier: 2019-01:

A Resolution Exempting from Competitive Bidding the Joint Use Facility Project for "Mosier Center" and Approving a Construction Manager/General Contractor Alternative Delivery Method.

Motion: Witt Anderson
Second: Peny Wallace
All in favor: 5:05

No opposition

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Resolution passed; findings adopted.

Witt Anderson clarifies that the contracting procurement method reads as if we are not competitive bidding - it is a statutory requirement to be worded as such.

We are going for competitive bid. The staff findings justify how and why it will in fact be a competitive bid process.

ADJOURN 5:10

Arlene Burns, Mayor

Jayne Bennett, Attest, City Recorder

Approved by Council October 16, 2019

Well No. 5

Alternative Site Comparison – Supplemental Analysis

October 9, 2019



Problem Statement

- › City has a single functional source of water supply (Well No. 4)
- › Reliability of supply is uncertain – depends on a 5,000 foot old and substandard pipeline that is operating at its max. design pressure
- › Failure of pipeline has very high consequences
- › The City has no functional emergency water supply source.
- › Reliable and functional emergency source identified as highest priority need in approved Water System Plan

Purpose of Presentation

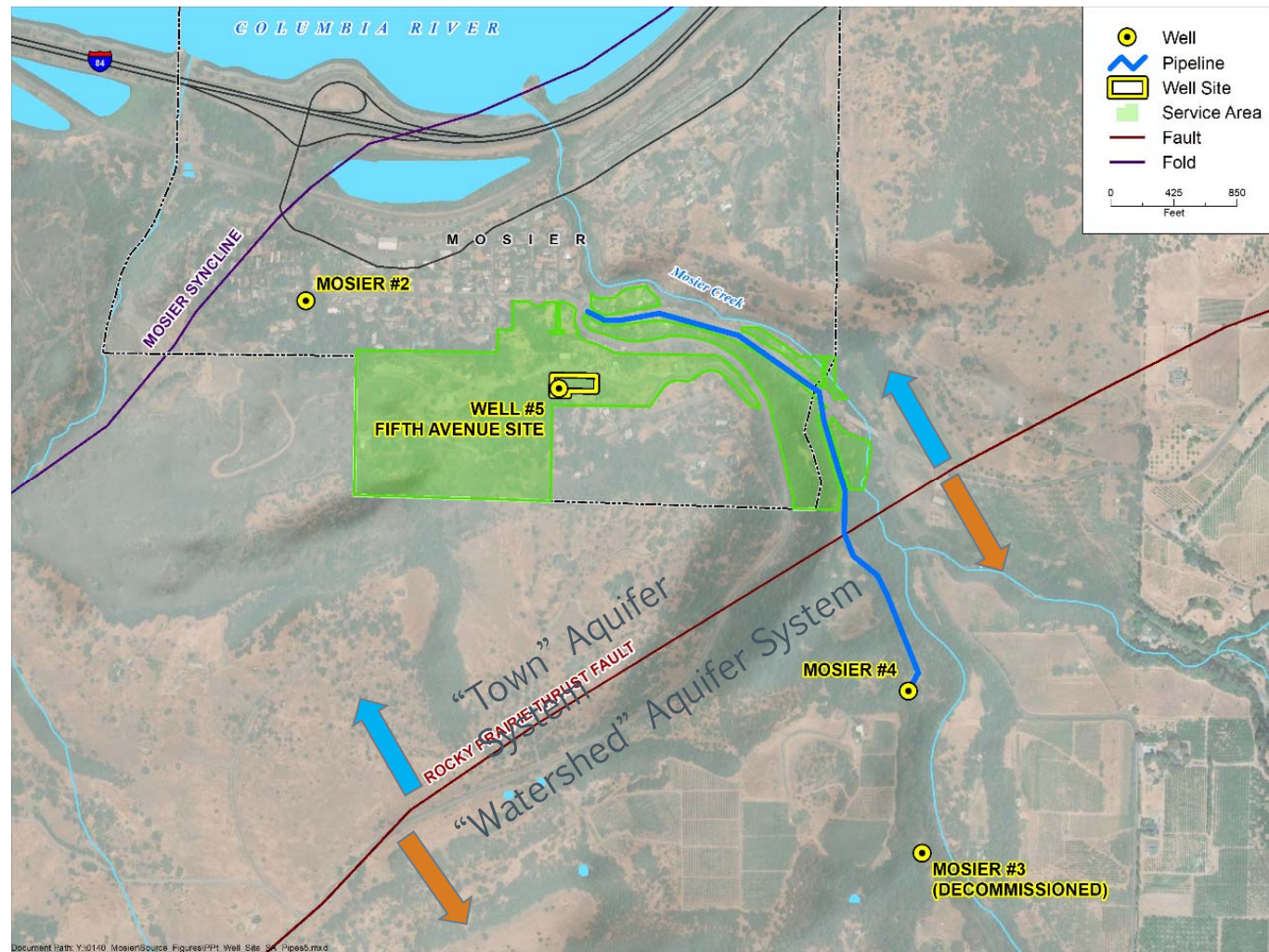
- › Review and compare current proposed plan with alternatives for a new well in the Mosier Watershed.
- › Identify the impact of changing the current proposed plan of action on the project funding, budget and schedule.
- › Confirm preferred plan for emergency well improvements

Note: The objective is to address the immediate needs of the City (next 20 years)

Proposed Plan

- › Drill a new well (existing City lot on 5th avenue)
- › Locate new well in town – eliminates uncertainty regarding the transmission pipeline
- › Locate new well within the 436 pressure zone next to reliable pipeline to serve entire service area at lowest cost
- › Minimize impact on rates/maximize reliability

Proposed Plan



Alternative Well Site Evaluation - Comparative Matrix

Site Alternatives	Total Additional Cost to Complete Project ¹	Water Rate Impact	Water Quality	Water Treatment Cost ²	Property Acquisition Required?	Apply for additional funding ?	Environmental Analysis Needed?	Water System Plan Amendment needed?	Project Delay
Watershed	\$600,000 to \$1,000,000		Excellent	\$0	Yes	Yes	Yes	Yes	12 months
In Town	NA		Aesthetic Problems but Safe	\$600,000 to \$750,000	No	No	No	No	None

¹ This is the added cost of a well site in the watershed as compared to the estimated cost to build the well in town.
² Treatment of Well No. 5 at the 5th Ave. site is not necessary unless the Mosier Watershed dries up someday.

Alternative Analysis Criteria

These 2 alternatives were evaluated as part of the Water System Plan. The evaluation criteria are based on the goal of having an emergency supply source. The criteria used were:

- › Equivalent Reliability, and
- › Lowest Cost, lowest rate impact.

If we change the criteria, the preferred solution may also change. Moving target syndrome.

Staff Report

Meeting Date: 10/16/19

Staff: Colleen Coleman, City Manager

Agenda Title: USDA Water Project

Agenda Action: Evaluation Risks Vs. Benefits

Fiscal Impact: N/A

Staff Recommendation: Up to Council

Risks vs. Benefits for Drilling in City Aquifer vs. Drilling in Watershed –

This is an email the City Manager initiated, City Engineer commented on, and sent to Mayor Burns and Councilor Anderson. Mayor Burns asked the City Manager to provide it along with the previous Engineer's ppt to Nate Stice from the Governor's office asking for information on water quality issues surrounding manganese/iron. Nate connected us with Michelle Byrd at the Oregon Health Authority – Drinking Water Services Division who in turn, sent the attached health advisory.

Option 1) Drill in City Aquifer - Emergency Source Well #2 Replacement Short Term / Treatment Long Term

Risks

- Low Water Quality - High Manganese and Iron – see attached health advisory and WQ report
- Treatment costs if it becomes the City's long term source
- O&M staffing costs (need full time dedicated treatment staff)
- Managing public perception for water discoloration
- Unknown quantity in aquifer

Benefits

- Immediate resiliency and increase of current capacity long term
- Lowest cost option (short term)
- We own the property

Option 2) Drill in Watershed Aquifer - Emergency Source Well #2 Replacement and Partial Pipeline Replacement Short Term / Well 4 and Full Pipeline Replacement Long Term

Risks

- Additional Permitting Costs - (land acquisition/easement, env, cult, historic assessment, USDA Grant amendment), approx.. \$40-\$60K
- Pipeline Replacement Costs - per ft short term or \$500K to \$1M depending on location of well long term.
- Keeps Capacity the Same as Present Day
- We can pump 24/7/365 at 300 gpm under our water right
- 12 - 15 month project delay for site identification and permitting with no ability to fix Eastside pump station and telemetry in the interim
- Risk of total supply failure in a groundwater contamination event (very low risk)

Benefits

- Highest Water Quality
- Better infrastructure Resiliency long term with pipeline replacement
- No Treatment Costs / No Treatment O&M

Frequently Asked Questions about Manganese in Drinking Water August 2019

What is manganese and where does it come from?

Manganese is a common, naturally-occurring element found in rocks, soil, water, air, and the food we eat. Manganese is an essential nutrient.

How are people exposed to manganese?

The majority of manganese exposure in the general population comes from food. Grains, beans, nuts, seeds, leafy vegetables, and teas are rich in manganese. Manganese is also found in breastmilk and infant formula. Although the primary source of exposure to manganese is food, drinking water can increase the overall dietary intake of manganese.

What are EPA's Health Advisory Levels for Manganese?

Health advisories levels (HALs) are concentrations in drinking water at or below which health effects are not anticipated to occur over a specific duration (i.e., a day, ten days, or lifetime). For manganese, drinking water concentrations above the lifetime HAL are not necessarily harmful to a majority of the population. An individual's nutritional requirements for manganese and potential for harmful health effects may be highly variable. In fact, some adults consume more than 10 mg/day of manganese in their diet without experiencing any harmful health effects. *However, bottle-fed infants who drink water containing more than 0.3 mg/L of manganese over a period of 10 days may have negative neurological effects.* People who have decreased ability to excrete manganese, such as those with liver disease, and the elderly are more prone to the negative effects of elevated manganese exposure than the general population.

EPA's Drinking Water Health Advisory Levels

EPA's 10-day HAL for bottle-fed infants younger than six months is 0.3 mg/L (or 300 µg/L).

EPA's One-day and 10-day HAL for anyone is 1 mg/L (or 1000 µg/L).

EPA's Lifetime HAL is 0.3 mg/L, or 300 µg/L.

The Oregon Health Authority – Drinking Water Services expects public water systems to follow these advisory levels and notify their customers if an advisory level is exceeded.

Is manganese regulated in drinking water?

No. There is no national drinking water regulation (NPDWR) for manganese. The Safe Drinking Water Act (SDWA) requires the EPA to evaluate unregulated drinking water contaminants. EPA included manganese on the fourth Contaminant Candidate List after considering new health effects information. The Agency is now gathering occurrence data for manganese in public drinking water systems as part of the fourth Unregulated Contaminant Monitoring Rule (UCMR 4). The next step of the SDWA process will be for the Agency to consider this occurrence information and available health effects information to evaluate whether EPA should develop a NPDWR for manganese.

Why are some drinking water systems testing for manganese?

The EPA's Unregulated Contaminant Monitoring Rule (UCMR 4) requires all large drinking water systems and a subset of small systems to collect samples and report analytical results for manganese and 29 other chemicals. The purpose of this monitoring is to determine if establishing an enforceable national primary drinking water standard for these unregulated contaminants is warranted. Independent of UCMR, some water systems conduct voluntary monitoring for manganese and other unregulated contaminants.

Why does the EPA have a “secondary standard” for manganese in drinking water?

Manganese is among 15 contaminants for which the EPA has established National Secondary Drinking Water Regulations (“secondary standards”) that set non-mandatory water quality standards. They are intended as guidelines to assist public water systems in managing their drinking water for aesthetic considerations. The EPA's secondary-standard concentration for manganese is 0.05 mg/L (or 50 µg/L) and addresses potential staining of plumbing fixtures and laundry, taste, and color effects that may occur above that concentration.



Pyxis Laboratories
12423 NE Whitaker Way
Portland, OR 97230
503-254-1794

Job Number: 2020611
Report Date: 02/16/2012
ORELAP #: OR100028
Purchase Order:
Project Name:
Project No: Reference Order
2011206

Cover Letter

Jean Hadley or Matthew Koerner
City of Mosier
PO Box 456
Mosier, OR 97040

Dear Jean Hadley or Matthew Koerner,

Enclosed please find Pyxis Laboratories analytical report for samples received as order number 2020611 on 01/12/2012. Should you have any questions about this report or any other matter, please do not hesitate to contact us. We are here to help you.

Test results relate only to the parameters tested and to the samples as received by the laboratory. Test results meet all requirements of NELAC and the Pyxis quality assurance plan unless otherwise noted. This report shall not be reproduced, except in full, without the written consent of this laboratory. Samples will be kept a maximum of 15 days from the report date unless prior arrangements have been made.

Thank you for allowing Pyxis to be of service to you, we appreciate your business.

Sincerely,

Signed

Richard Reid



Pyxis Laboratories
 12423 NE Whitaker Way
 Portland, OR 97230
 503-254-1794

Job Number: 2020611
Report Date: 02/16/2012
ORELAP #: OR100028

**Purchase
 Order:
 Project
 Name:**

Project No: Reference Order
 2011206

Sample Results

Sample: Well #2		Collected: 01/11/12 14:34		Temp: 6 C		Matrix: Drinking Water			
Lab ID: 44485		Received: 01/12/12 10:54		Evidence of Cooling: Y					
Analyte	Result	Limit	Units	MRL	Dil.	Batch	Start/Extract	Analyzed	Notes
Method: EPA 200.8									
Manganese	3.37	--	mg/L	0.02	100	12381-8		02/14/12 16:13	
Method: EPA 200.7									
Iron	16.9	--	mg/L	1	10	12362-16		02/13/12 16:02	

Abbreviations

MRL Method Reporting Limit

ND None Detected at or above the MRL

Units of Measure:

mg/L Milligrams Per Liter

Notes Reported:

Surrogate recovery outside the QC limits will be flagged as such.

Pyxis Laboratories
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Portland, OR 97230
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Job Number: 2020611
Report Date: 02/16/2012
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Purchase Order:
Project Name:
Project No: Reference Order
2011206

Chain of Custody

** Deleted Cyanide from worklist due to refrigerator temperature issue. Left Pyxis Laboratories, LLC ym for Matthew Koerner, -mm*

CHAIN OF CUSTODY RECORD

Please inform us if you know or suspect that your sample contains hazardous chemicals.

SOME OR ALL OF THIS ANALYSES MAY BE SUBCONTRACTED TO AN ORELAP ACCREDITED LABORATORY.



CORPORATE HEADQUARTERS
12423 NE Whitaker Way
Portland, OR 97230
Phone: (503)254-1794 Fax: (503)254-1452

Company: CITY OF MOSIER
Contact: MATTHEW KOERNER
Address: PO Box 456
MOSIER, OR 97040
Phone: 541 478 3505 Fax: 541 478 3810
Billing (if different): _____

Purchase Order Number: _____
Project Number: _____
Project Name: Reference Order 2011206
 Email Results
 State Compliance Format
 Fax Preliminary Results
 Fax Final Results
 Verbal Results:
Other: _____

Field ID	Date/Time Collected	Analysis Requested	Matrix	Comments	# Ctr
W2-1	01/11/12 1425	VOC's	DW		3
W2-2	01/11/12 1426	VOC's	DW		3
W2-3	01/11/12 1431				
W2-4	01/11/12 1434				
W2-5	01/11/12 1438				

Collected By: M. KOERNER
 Standard
 Priority (1.5 Times Standard)
 Rush (2 Times Standard)
 Emergency (3 Times Standard)
 Ask About Availability

Relinquished By: [Signature]
 Date: 1/12/12 1055
 Time: _____

Received By: JRH
 Date: 1-12-12 1054
 Time: _____

Don't send to state.
 Reassigned Cyanide: it was analyzed prior to temperature excursions. -mm
 01/25/2012

Laboratory Use Only:
 Client ID: Mosier City
 Job Number: 2011206
 Proper Container
 Sample Condition
 Temperature $\pm 2^{\circ}\text{C}$ 5.5^{\circ}\text{C}
 Shipped Via: Client
 Cash/Check/CC/Net 30/ _____

Reference Order 2011206
on ice pack

SUBMISSION OF SAMPLES WITH TESTING REQUIREMENTS TO PYXIS WILL BE UNDERSTOOD TO BE AN AGREEMENT FOR SERVICES IN ACCORDANCE WITH THE CONDITIONS LISTED ON THE BACK OF THIS FORM.

Staff Report

Meeting Date: 10/16/19

<u>Staff:</u>	Colleen Coleman, City Manager
<u>Agenda Title:</u>	USDA Water Project
<u>Agenda Action:</u>	Prioritize Site for New Well
<u>Fiscal Impact:</u>	Additional Costs for Site Evaluation / But No Foreseeable Risk to Funding
<u>Staff Recommendation:</u>	Up to Council

USDA Opinion on Risk to Funding for Watershed Site Exploration

In a phone call 10/8/19 with LaDonn McElligott at USDA—our new PM—I asked what the risk to our funding would be should the City decide to explore an alternative site for our new well in the Mosier watershed. She said if we expand the project to a site in the watershed. She said she is not available to attend the meeting but added if we go into the watershed we would need to:

- Update the PER (project engineering report-our water system plan) / area of Impact to include selected site
- Do the required environmental study
- Come up with revised cost estimates
- All of which will not jeopardize funding until 5-year mark

Transmission Line Replacement Funding

When asked about the risk of using both the emergency source and the primary source on the same 'old' transmission line, LaDonn said:

- If the engineers feel it is imperative to replace the transmission line, then USDA would put together a sub-loan/grant package to cover the costs, which would require an amendment to the PER to highlight the need for the transmission line.

She also encouraged us to apply for an OWRD grant for the transmission line replacement concurrent with the watershed investigation studies. Then, if we get the grant, we would not need a sub-loan/grant from USDA, but if we don't get it, not to worry. It's common for USDA to provide sub-loan amendments.

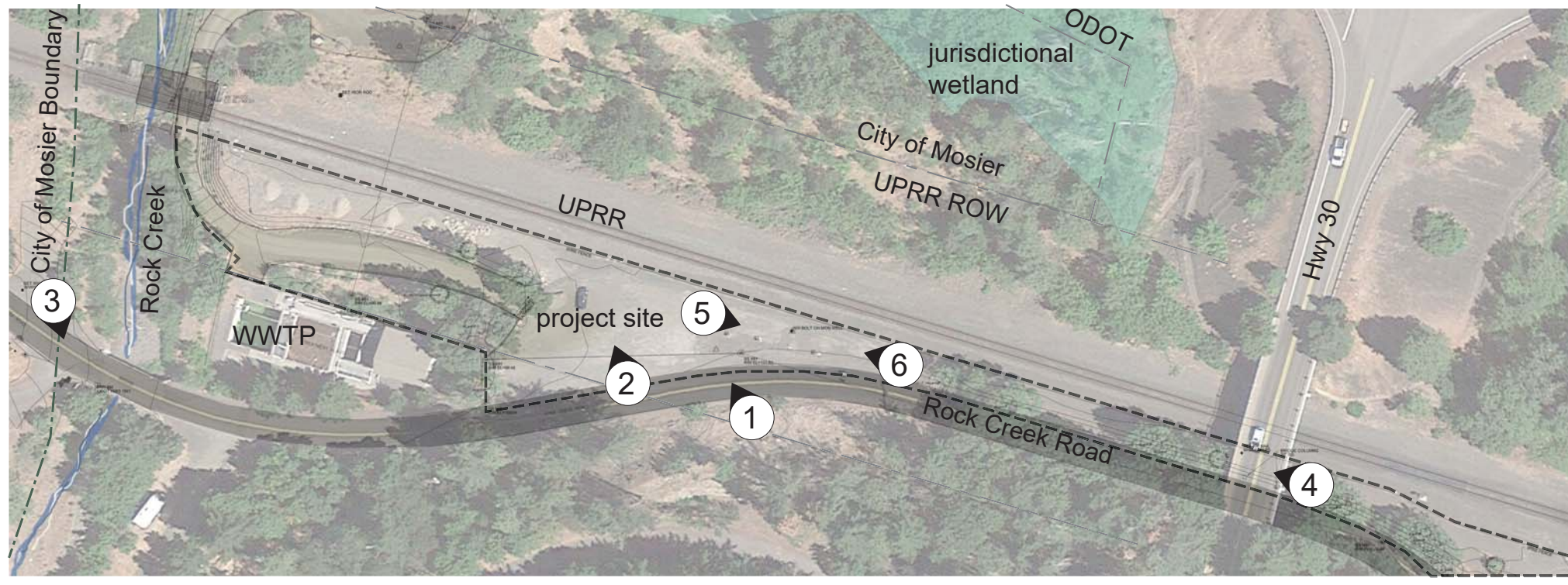
OWRD grant timeline: Applications due in April / Decision on Funding in following Aug/Sept

MOSIER LANDSCAPE RESTORATION PROJECT

Concept Design Review Meeting

October 8, 2019
11:00 am - 1:00 pm

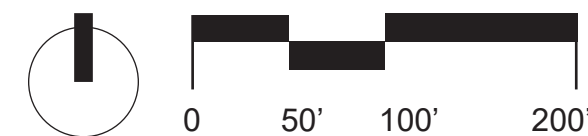
City of Mosier
Mosier Senior Center

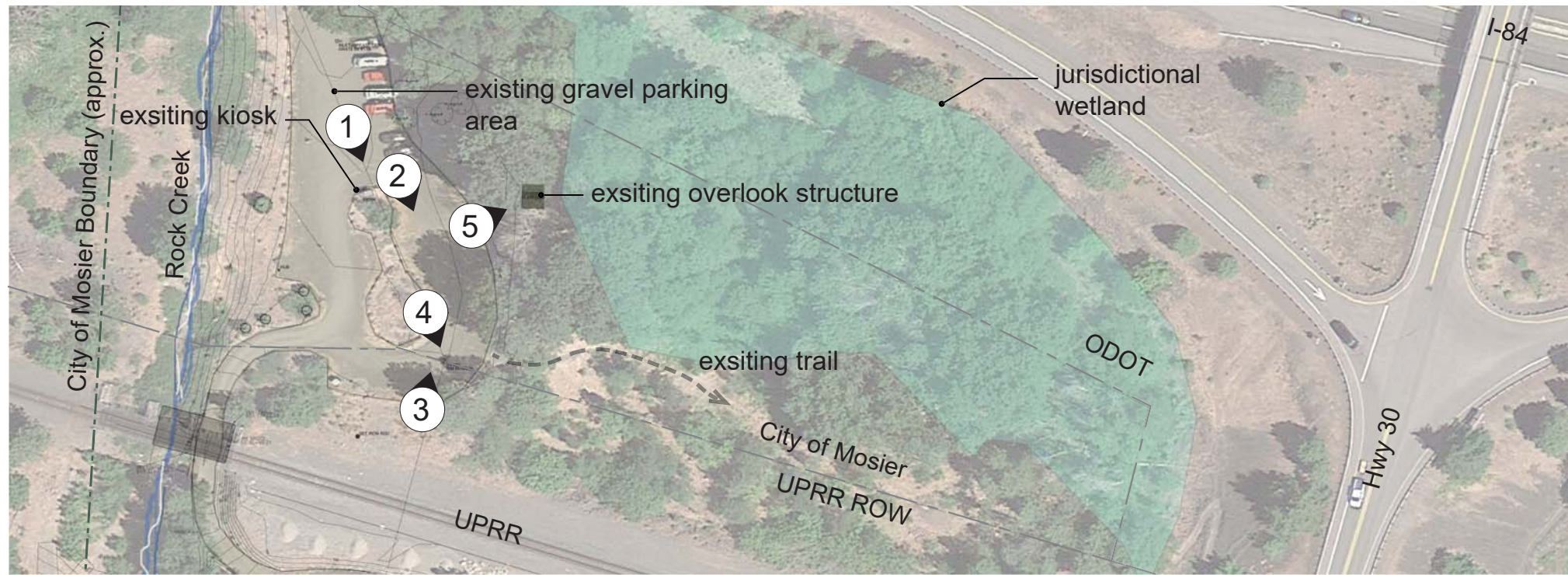


EXISTING CONDITIONS - south of RR

MOSIER LANDSCAPE RESTORATION PROJECT

Parcel boundaries are not surveyed

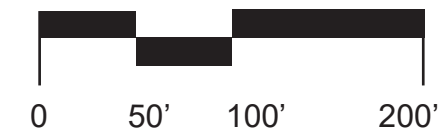
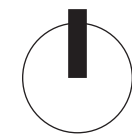


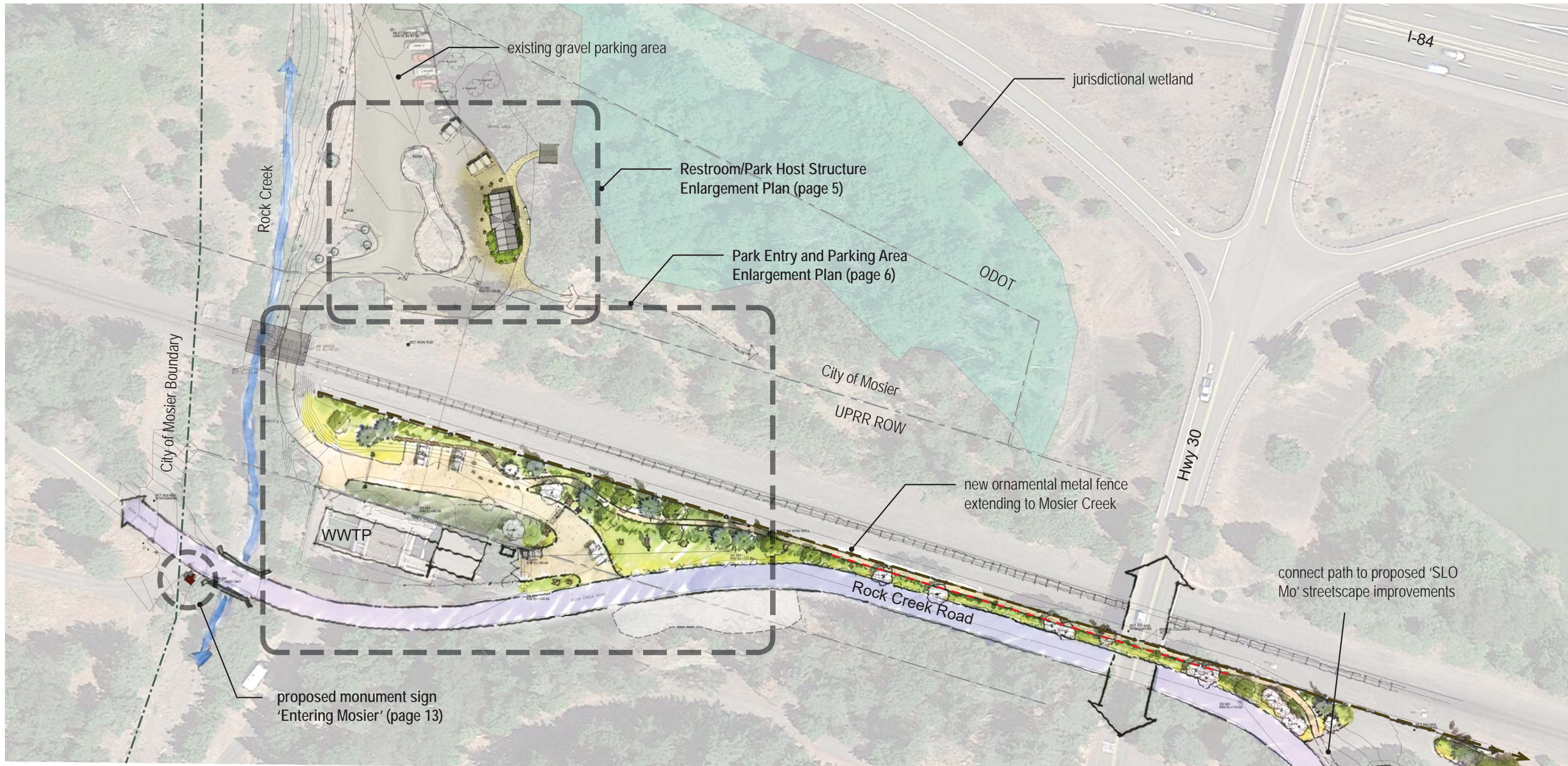


EXISTING CONDITIONS - north of RR

MOSIER LANDSCAPE RESTORATION PROJECT

Parcel boundaries are not surveyed

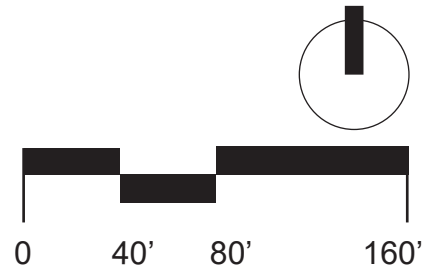


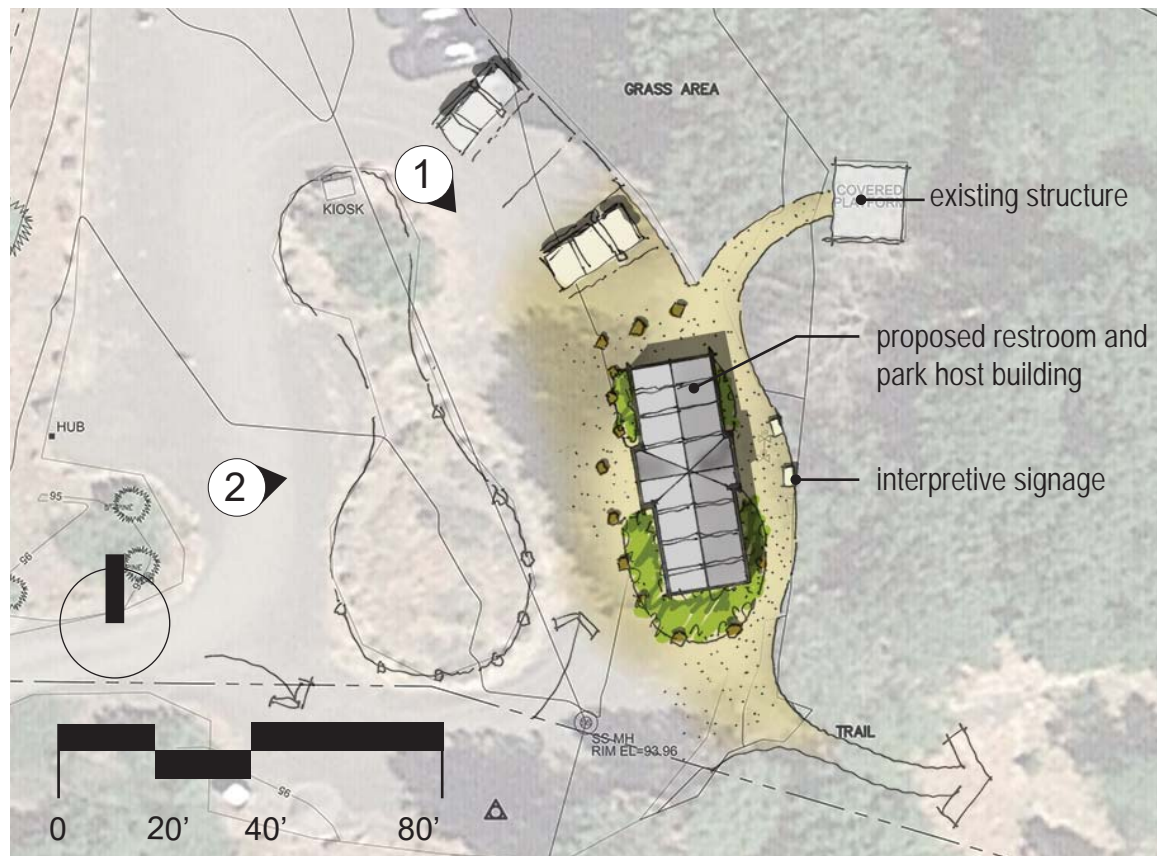


- LEGEND**
- - - - - Potential grading and impacts to existing trees
 - - - - - New ornamental metal fence

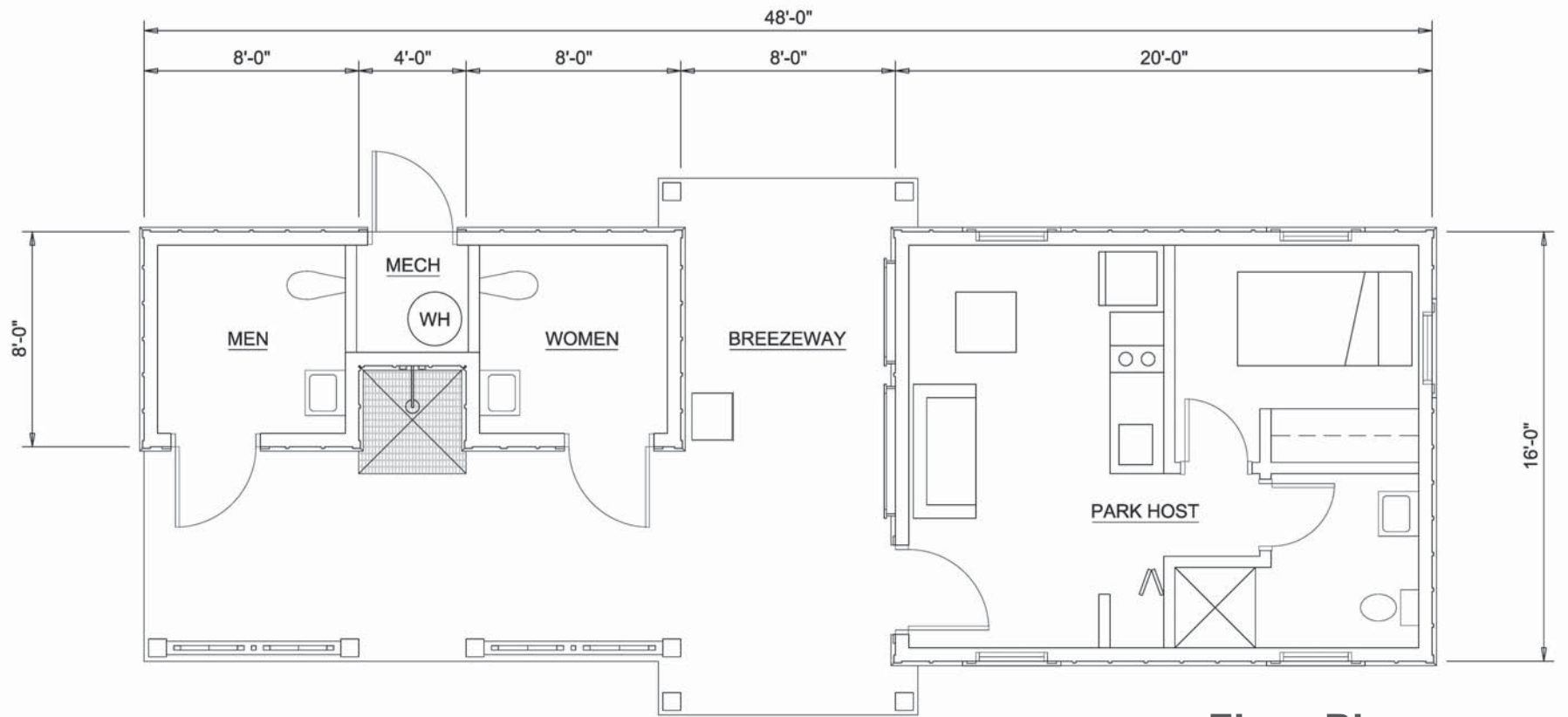
OVERALL SITE CONCEPT PLAN
MOSIER LANDSCAPE RESTORATION PROJECT

Parcel boundaries are not surveyed





Site Enlargement Plan



Floor Plan

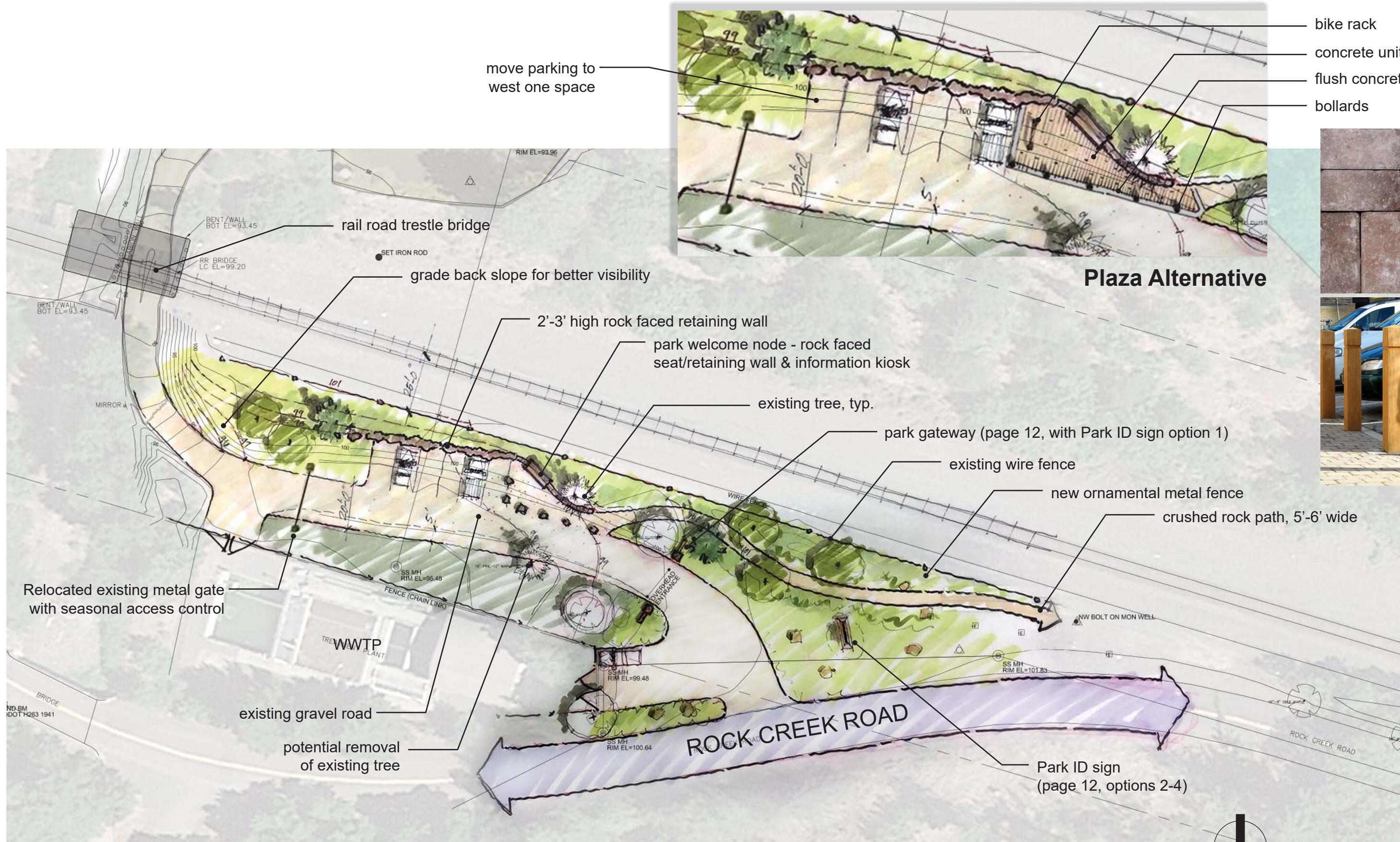


View 1



View 2

RESTROOM & PARK HOST BUILDING CONCEPT
site enlargement plan, floor plan and rendering views
MOSIER LANDSCAPE RESTORATION PROJECT



move parking to west one space

- bike rack
- concrete unit pavers
- flush concrete curb
- bollards

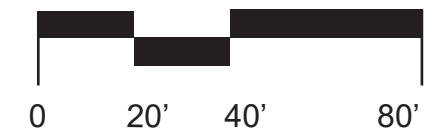


Plaza Alternative



PREFERRED CONCEPT
 maximize restoration/reduce visibility of parking
MOSIER LANDSCAPE RESTORATION PROJECT

Parcel boundaries are not surveyed

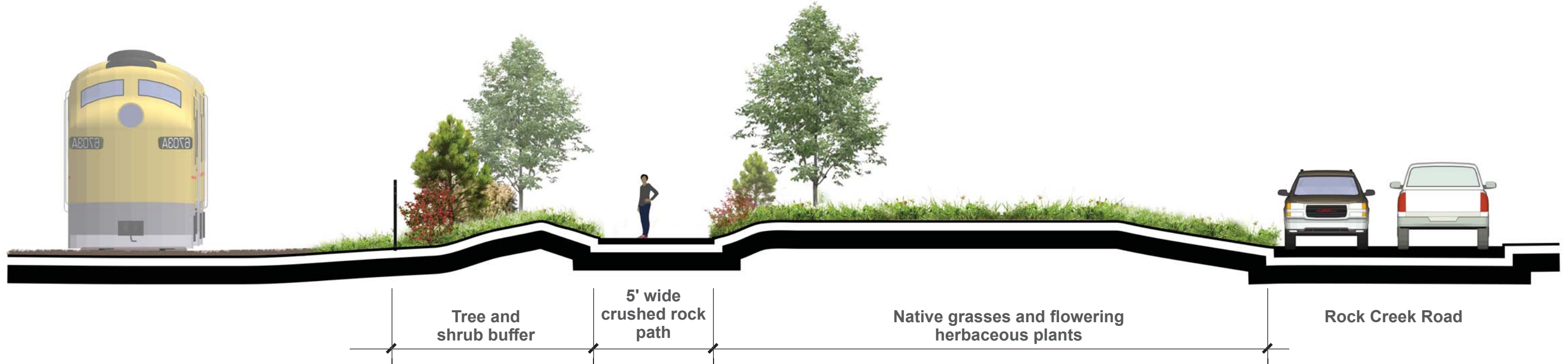




View 1



View 2



Section

NTS

Concept - Perspective Views & Section

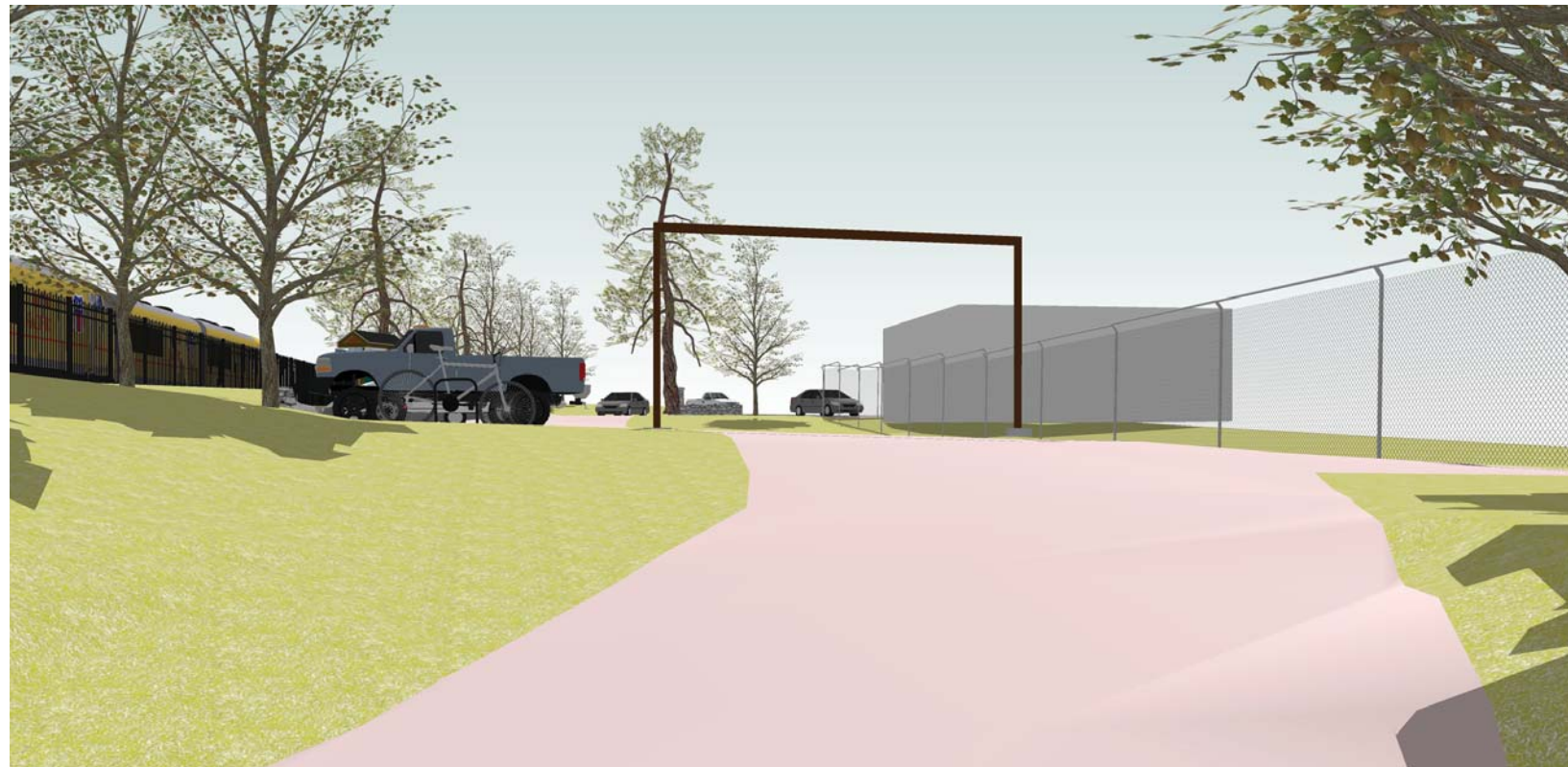
MOSIER LANDSCAPE RESTORATION PROJECT



View 1



View 2



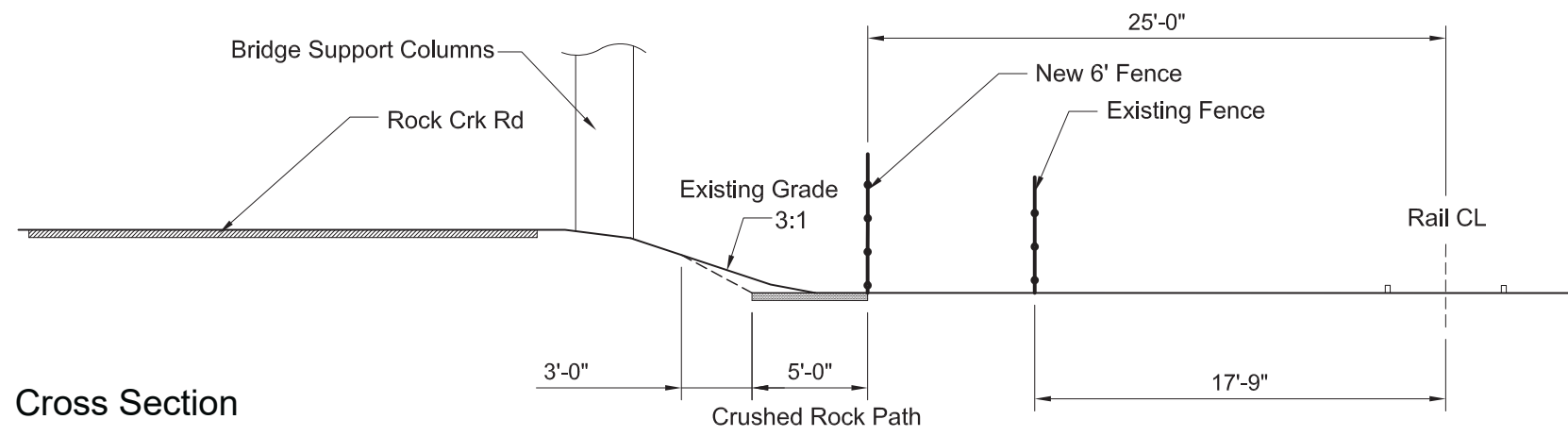
View 3



View 4

Concept - Perspective Views

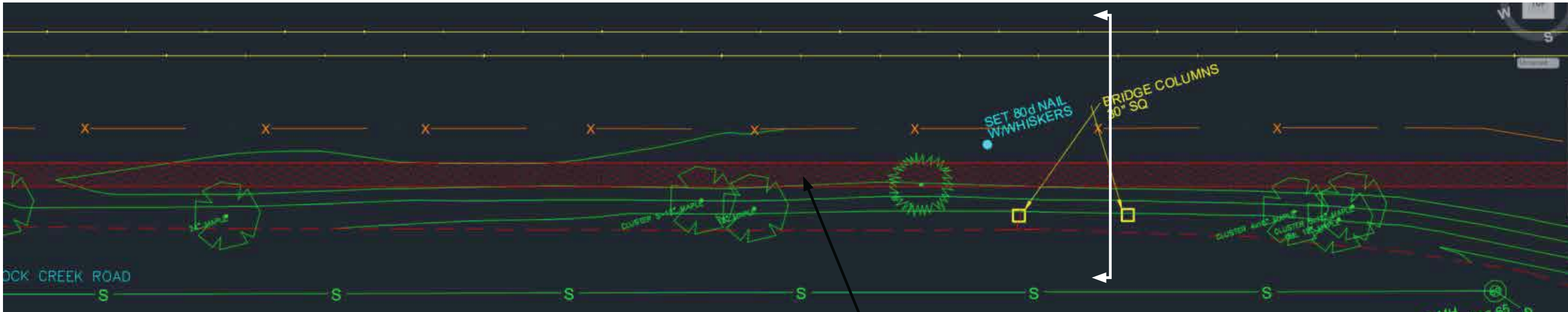
MOSIER LANDSCAPE RESTORATION PROJECT



Cross Section



- Potential impact to bridge support column
- Impacts to exiting trees
- 5' wide trail
- Approximate location of proposed permanent 6' high fence, set back 25' from center line of rail
- Existing Fence



Plan View
NTS

5' wide crushed rock path

Trees



Ponderosa Pine
Pinus Ponderosa



Big Leaf Maple
Acer Macrophyllum

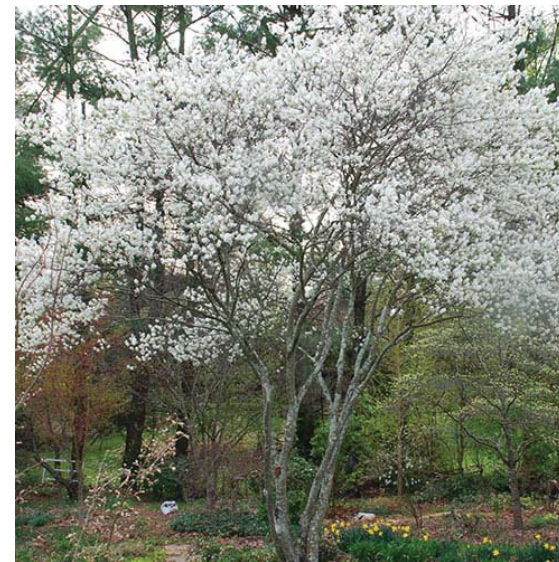
Shrubs



Ocean Spray
Holodiscus discolor



Snow Berry
Symphoricarpos albus



Service Berry
Amelanchier alnifolia



Oregon Grape
Berberis aquifolium



Mock Orange
Philadelphus lenissi



Red Flowering Current
Ribes sanguineum

Native Seed Mix



Idaho fescue
Festuca idahoensis



Bluebunch wheatgrass
Pseudoroegneria spicata



Blue wildrye
Elymus glaucus



Pungent Desert Parsley
Lomatium grayi



9 Leaf Desert Parsley
Lomatium triternatum



Columbia Desert Parsley
Lomatium columbianum



Indian Celery
Lomatium Nudicaue

Flowering Herbaceous Plants



Lupinus latifolius v thompsonius



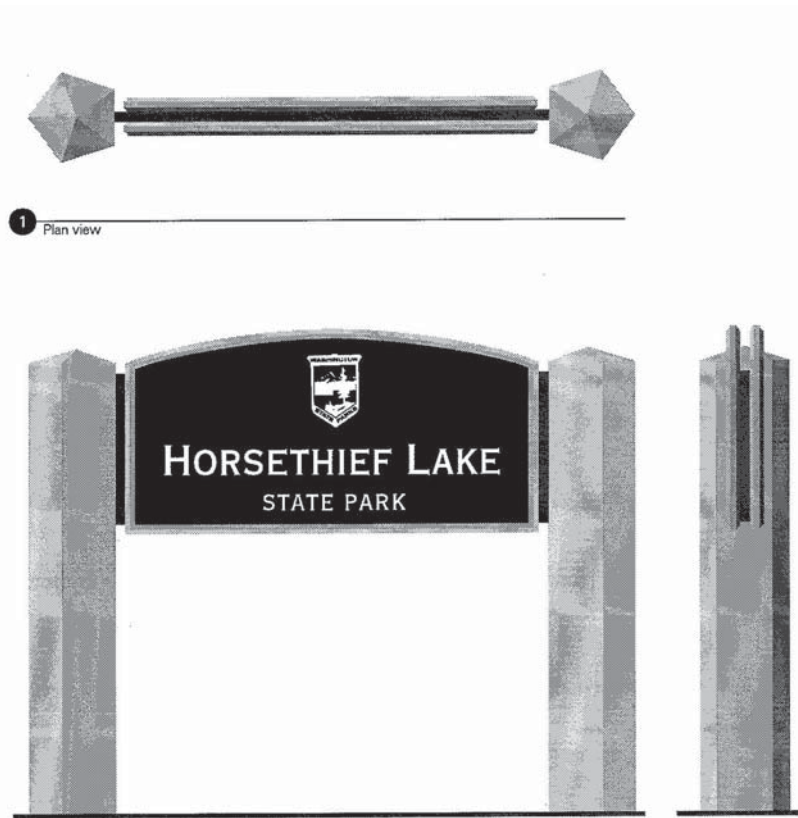
Barrett's Penstemon
Penstemon Barrettiae



Oregon Sunshine



Douglas Buckwheat
Eriogonum Douglasii



Columbia River Gorge National Scenic Area Sign Standards



Historic Columbia River Hwy State Trail
Wayfinding Signage Plan
Trail Information Sign



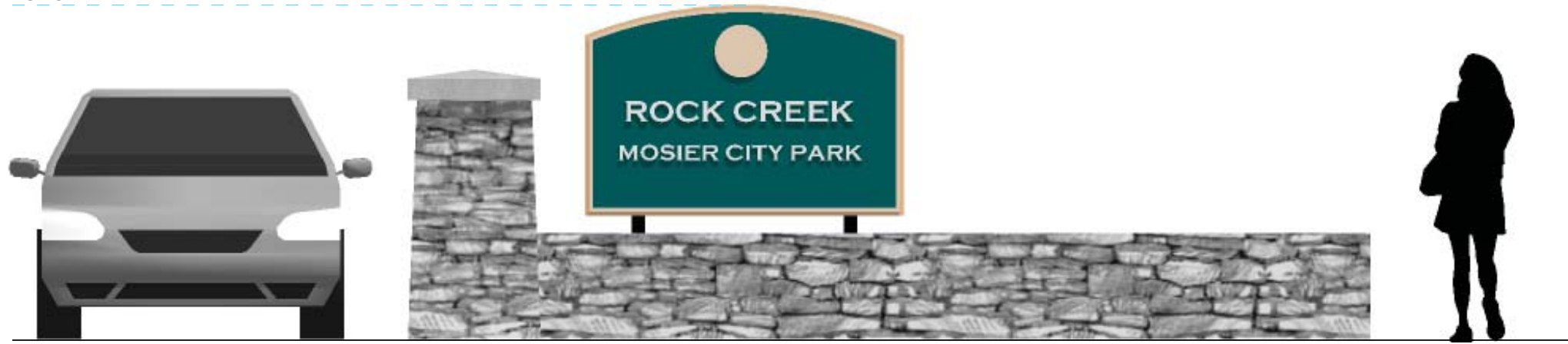
Bike Hub Sign



Sign Precedent Examples

NTS

5'-0"

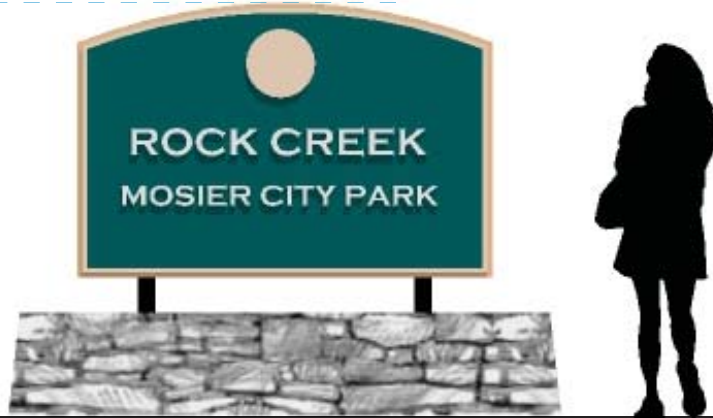


Option 1



8'-0"

6'-0"

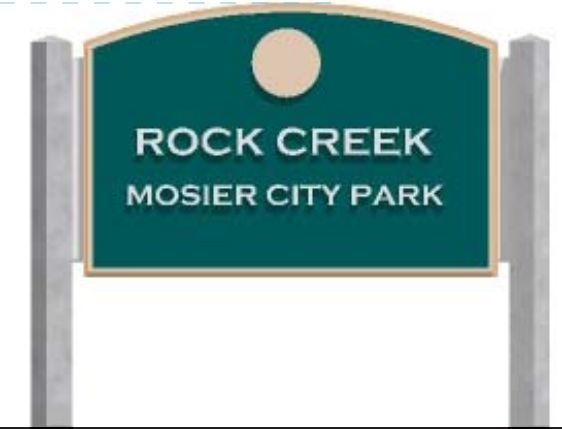


Option 2



Option 3

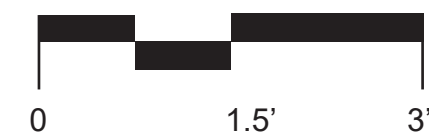
6'-0"



Option 4



Park Entrance Signage Options
 MOSIER LANDSCAPE RESTORATION PROJECT





Elevations

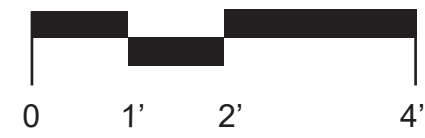
Option 1

Option 2

Option 3

Gateway Signage Options

MOSIER LANDSCAPE RESTORATION PROJECT





Option 1



Option 2



Precedent

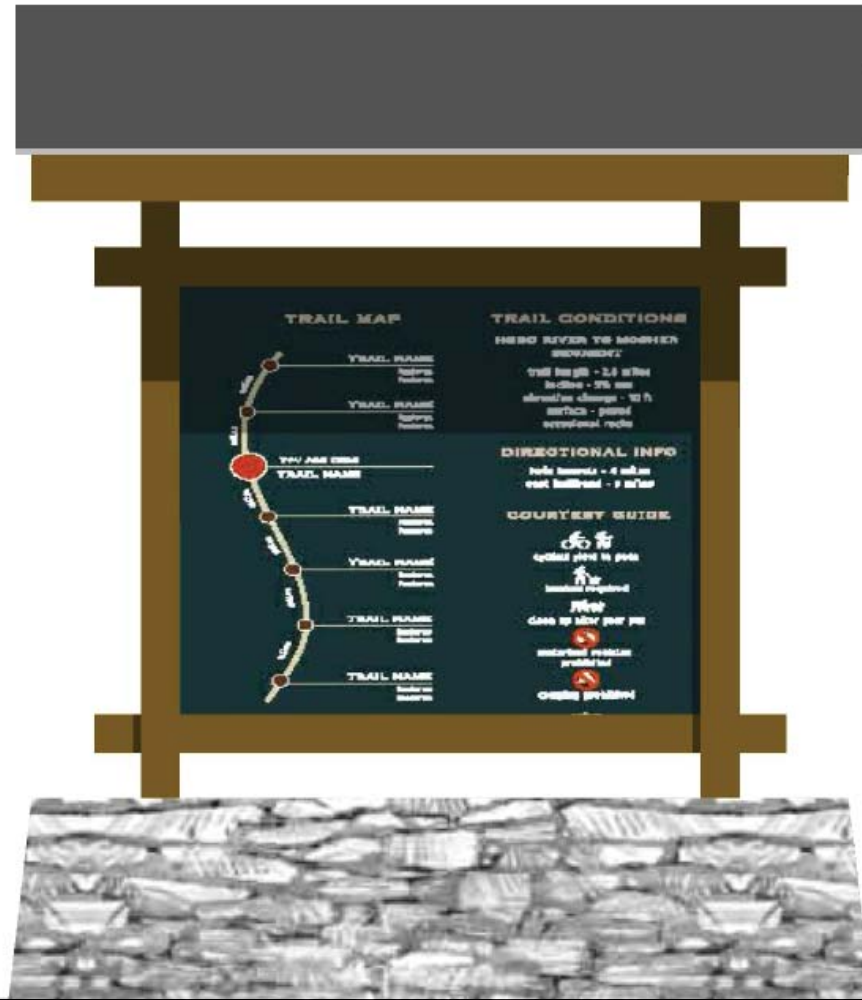


Existing

Gateway Signage Options

MOSIER LANDSCAPE RESTORATION PROJECT

10'-6"



Section



Perspective View



Optional Signage Panel

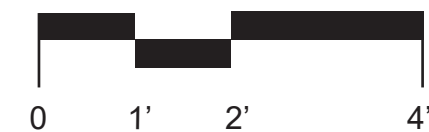


Kiosk at Hatfield West Trailhead

Kiosk Design Concept

Wayfinding and Park Information

MOSIER LANDSCAPE RESTORATION PROJECT





AMERISTAR - Montage Fence
fence styles, color and adornment options



Classic



Majestic



Quad Flare



Triad



Royalty



Genesis



Invincible



Ball Cap



Double Rings



Butterfly Scroll

'Bronze' Color



'Genesis' style



'Majestic' style

FENCING
fencing options by Ameristar

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