

CITY OF MOSIER

small enough to make a difference

CITY COUNCIL MEETING

Wednesday, July 22, 2020 6:30 P.M.

Please join the meeting from your computer, tablet or smartphone.

<https://www.gotomeet.me/CityCouncil1>

You can also dial in using your phone.

United States (Toll Free): [1 866 899 4679](tel:18668994679)

United States: [+1 \(646\) 749-3117](tel:+16467493117)

Access Code: 718-957-813

AGENDA

6:30pm	I	Call to Order/Roll Call – Mayor Burns
	II	Agenda corrections or additions
6:35pm	III	Business from the Audience - This is for Mosier residents and anyone else to express concerns, needs, or opportunities. Please keep your comments succinct and under two minutes. You may bring in written materials for Committee and Staff to review. The Facilitator can assign the issue to a future Committee meeting, or to an appropriate Committee or staff member. Please realize that we cannot always offer a response immediately but will give the matter due consideration. We encourage the participation of all stakeholders in our community.
6:40 pm	IV	Approval of: 07/08/2020 Council Meeting Minutes
	V	BUSINESS
6:45 pm	1.	Council Roles and Responsibilities Training* – Jayme Hafner, League of OR Cities
8:15 pm	2.	USDA Water Project Final Site Selection – City Manager
8:45 pm	VI.	ANNOUNCEMENTS
8:50 pm	VII.	ADJOURN

***Council Roles and Responsibilities**

Attendees will learn about the **council/manager form of government**, the roles and responsibilities of council and city managers and will seek to achieve a facilitated discussion that allows attendees to seek experienced advice on how responsibilities are shared between council and their administrator

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Staff Report Meeting Date: 07/22/20

Staff:	Colleen Coleman, City Manager
Agenda Title:	Changes in USDA Water Project Final Well 5 Site Selection
Agenda Action:	Council approval to proceed with new site and easement acquisition based on cost/slope of old site and city aquifer water quality and quantity issues. Also need Council approval for sale of Mosier Bluffs 5 th Ave. property to cover easement and environmental permitting costs.
Fiscal Impact:	\$40,000 - \$50,000 to be covered by sale of City property in Mosier Bluffs
Staff Recomm:	Approve the move to new well location on Mosier Ck Rd. at Clarkson property site with intention to proceed with easement agreement.

New Emergency Well #5 Current Site Issues:

In a prior meeting, City Council made the decision to utilize the City-owned property on 5th Avenue as the site of its new Emergency Well #5. After the decision was made a few unexpected shifts occurred:

- 1) **Water Quality** - The City's Water DRC warned the City manager that due to his communications with DEQ and the Oregon Health Authority, municipalities utilizing aquifers high in manganese and iron (health warning over .03% --Mosier city aquifer is 3.3%) would be encouraged to make an immediate plan for treatment—typically \$500,000 to \$750,000 cost. In light of this warning, Mayor Burns became concerned and wanted to revisit the idea of moving the well site to the Mosier watershed aquifer.
- 2) **Well 5 Fifth Avenue Site Alternatives Analysis.** In addition, the engineering team's alternatives analysis of the 5th Avenue site resulted in the following results from the engineering team (abbreviated here). See *RH2's Site Alternatives Analysis Conclusions attached.*
 - a. Three drilling alternative locations on the City's 5th Avenue property were assessed and it was concluded that drilling on this site would require an additional \$150,000 to \$200,000 in site construction, permitting and test well drilling.
 - i. The first location required extensive property and/or easement acquisition as well as excavation of access road.

- ii. The second was extremely steep and required extensive site excavation and retaining wall construction
 - iii. The third alternative presented permitting problems with Oregon Health Authority due to its proximity to the road.
- 3) **Watershed Aquifer Property Easement Opportunity.** Meanwhile, due to the Mayor's concerns about water quality and the findings of the engineering team's alternatives analysis, the City Engineer approached the Clarksons about a small piece of property they own on the east side of Mosier Creek Rd. across from the City's current Well #4. He asked them if they would be willing to provide the City with an additional easement for emergency well #5. They said yes and have agreed to enter into negotiations at a cost of \$40,000 - \$50,000, or easement market value based on USDA's regulatory guidelines. See ***Well 5 Site Acquisition Scope of Work attached.***
- 4) **Distribution Pipeline.** In the initial presentation to Council, the engineering team warned that the City's main distribution line from Well 4 is old and will likely need repair in the coming few years. The new Well 5 site on Mosier Ck Rd. will use the same pipeline, but never at the same time Well 4 is in use. Also, after talking with the City's current water operator, we have learned that distribution lines are rarely replaced in their entirety—but one leg at a time on an as needed basis. Also, the city manager confirmed with the grant manager at Oregon Water Resources Department that grants are available for distribution when the City is ready to apply.
- 5) **Staff Recommendation.** At this juncture, city staff recommends that Council approve completion of easement negotiations with the Clarksons with the intent to drill the City's new emergency Well #5 in the watershed aquifer on their property.

Well 5 Site Alternatives Analysis - Conclusions RH2 / GSI and City Engineer

From: Kyle Pettibone <kpettibone@rh2.com>

Sent: Sunday, June 28, 2020 5:35 PM

To: jgrim <jgrim@johngrimassociates.com>; Walter Burt - GSI (wburt@gsiws.com) <wburt@gsiws.com>

Cc: Patrick Lau <plau@rh2.com>

Subject: RE: Well 5 Site

John/Walt, Here is a draft email in response to Colleen's request for RH2/GSI to opine on this issue. Please let me know if you have any revisions or suggestions.

As part of the Alternatives Analysis and Conceptual Design phase, RH2 and GSI developed and evaluated 3 alternatives for the siting and construction of Well 5 on the of 5th Avenue site, which are shown in the attached. This site is owned by the City and was the former site of an old water pump station and reservoir, which have been abandoned and removed. This site was previously selected by the City as the preferred location for the City's new well (Well 5) to replace Well 2.

While there are many positive attributes about the 5th Avenue site that contributed to its higher ranking in the City's preliminary engineering report, the topography of the site is extremely challenging and will require significant grading, including rock excavation and retaining walls, in order to develop the site for access and well drilling and equipping. Further, discussions with local drilling contractors have also suggested that special equipment and/or additional easements/land acquisition may be required in order to facilitate construction. Based on preliminary drawings and estimates, RH2 anticipates that the cost for the Well 5 project will be in the range of \$150,000 to \$250,000 for the currently selected site.

The new well is also expected to have elevated levels of manganese that will exceed the maximum containment level (MCL) of 0.05-mg/L. Currently, manganese is regulated by the EPA as a secondary contaminant and the standard is established to address issues of aesthetics (discoloration), not health concerns. However, recent studies have suggested that elevated levels of manganese in drinking water may have a health effect in infants and elderly populations. Therefore, while treatment is not currently required, it is prudent for the City to consider how it intends to operate Well 5 (i.e. either as a backup or primary source) and whether the potential water quality issues associated with this source will be acceptable or if treatment will be required.

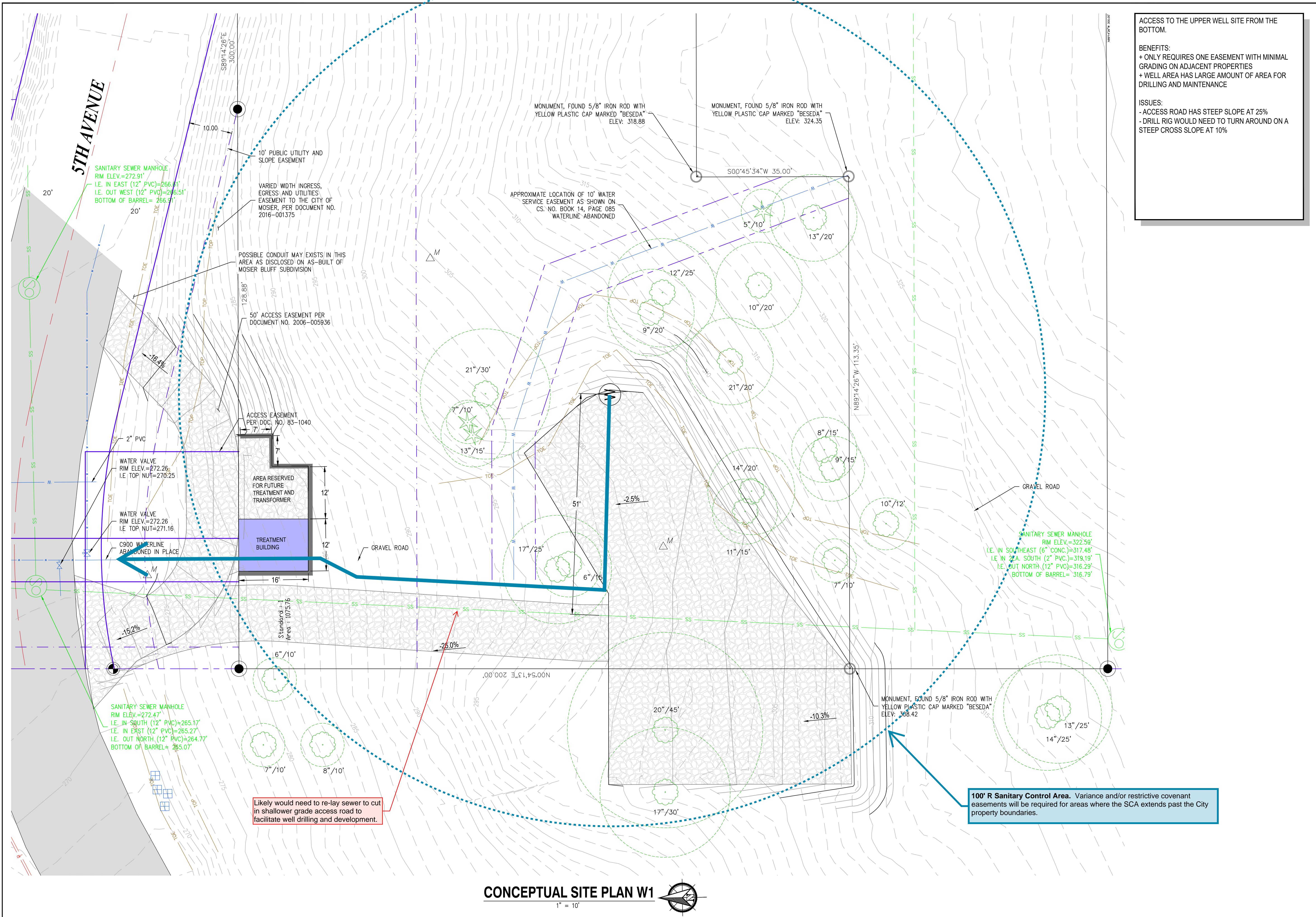
Given the significant issues related to site development, increased construction costs, and the anticipated water quality associated with Well 5 at the 5th Avenue site, the City should consider if there are other alternative well sites that would better serve its goals of providing a new high quality, reliable drinking water source.

Thanks,

Kyle Pettibone PE

D: 503.446.2816

O: 800.720.8052



ACCESS TO THE UPPER WELL SITE FROM THE BOTTOM.

BENEFITS:
+ ONLY REQUIRES ONE EASEMENT WITH MINIMAL GRADING ON ADJACENT PROPERTIES
+ WELL AREA HAS LARGE AMOUNT OF AREA FOR DRILLING AND MAINTENANCE

ISSUES:
- ACCESS ROAD HAS STEEP SLOPE AT 25%
- DRILL RIG WOULD NEED TO TURN AROUND ON A STEEP CROSS SLOPE AT 10%



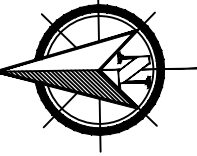
CITY OF MOSIER
WATER SYSTEM IMPROVEMENTS
WELL CONCEPTUAL SITING PLAN W1

NO.	DATE	DESCRIPTION	BY	REVIEW

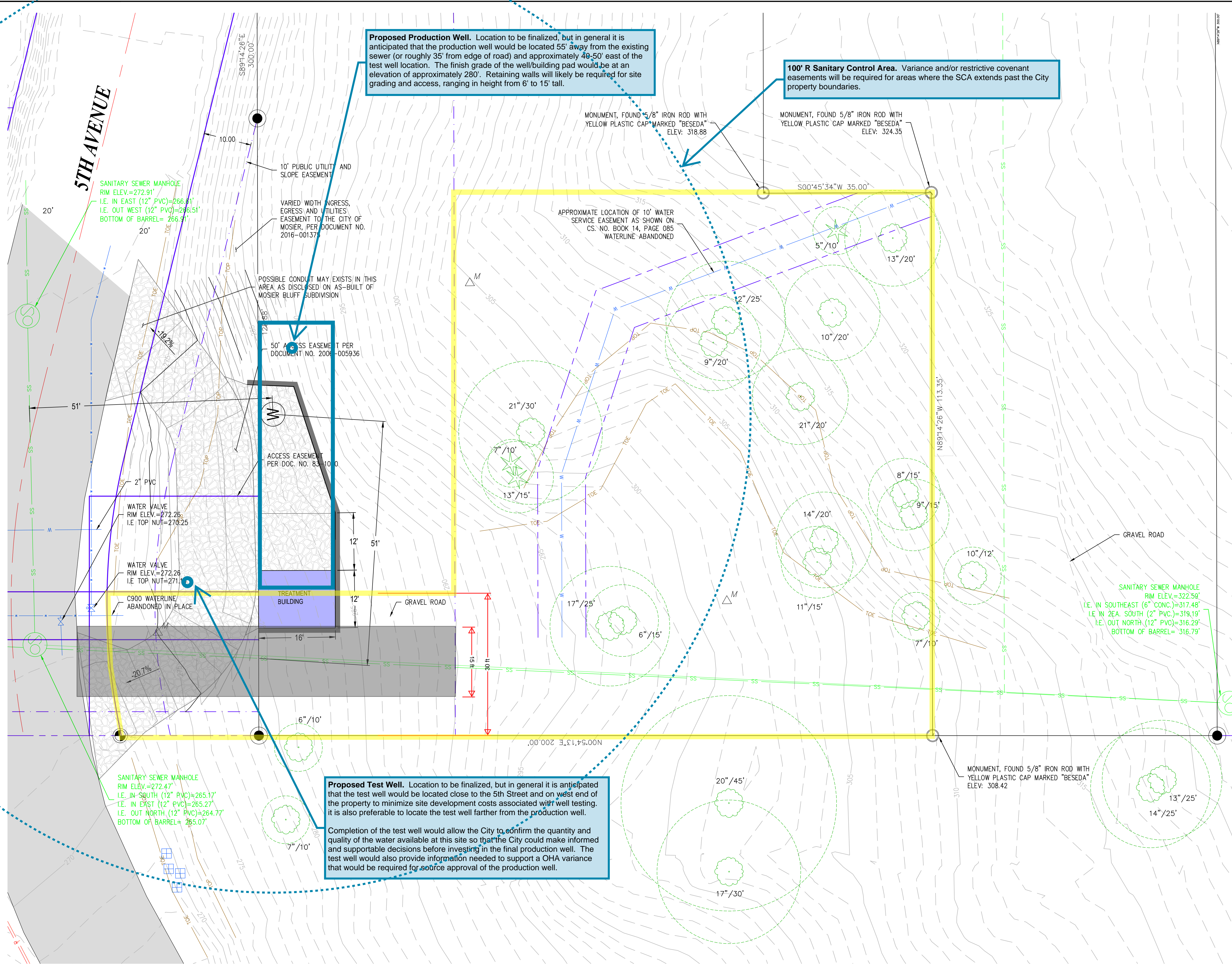
REVISIONS

ENGINEER: PGL
REVIEWED: KMP
DATE: Mar 12, 2020
JOB NO.: 819-085
CLIENT: MOS
FILENAME: WSLP-EX01.DWG
SHEET NO.: EX01

CONCEPTUAL SITE PLAN W1



SCALE: SHOWN
DRAWING IS FULL SCALE WHEN BAR MEASURES 2"
DWG NO.: EX01



Proposed Production Well. Location to be finalized, but in general it is anticipated that the production well would be located 55' away from the existing sewer (or roughly 35' from edge of road) and approximately 40-50' east of the test well location. The finish grade of the well/building pad would be at an elevation of approximately 280'. Retaining walls will likely be required for site grading and access, ranging in height from 6' to 15' tall.

100' R Sanitary Control Area. Variance and/or restrictive covenant easements will be required for areas where the SCA extends past the City property boundaries.

Proposed Test Well. Location to be finalized, but in general it is anticipated that the test well would be located close to the 5th Street and on west end of the property to minimize site development costs associated with well testing. It is also preferable to locate the test well farther from the production well.

Completion of the test well would allow the City to confirm the quantity and quality of the water available at this site so that the City could make informed and supportable decisions before investing in the final production well. The test well would also provide information needed to support a OHA variance that would be required for source approval of the production well.

LOCATES THE WELL AT THE BOTTOM OF THE SITE WITH THE TREATMENT BUILDING.

BENEFITS:
 + ADDITIONAL EARTHWORK AND WALL REQUIRED (IT IS POSSIBLE TO CUT THE SLOPE INSTEAD OF THE WALL)
 + ACCESS ROAD HAS SHALLOWER SLOPE

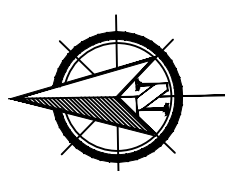
ISSUES:
 - WELL AREA HAS LIMITED AMOUNT OF SPACE TO WORK

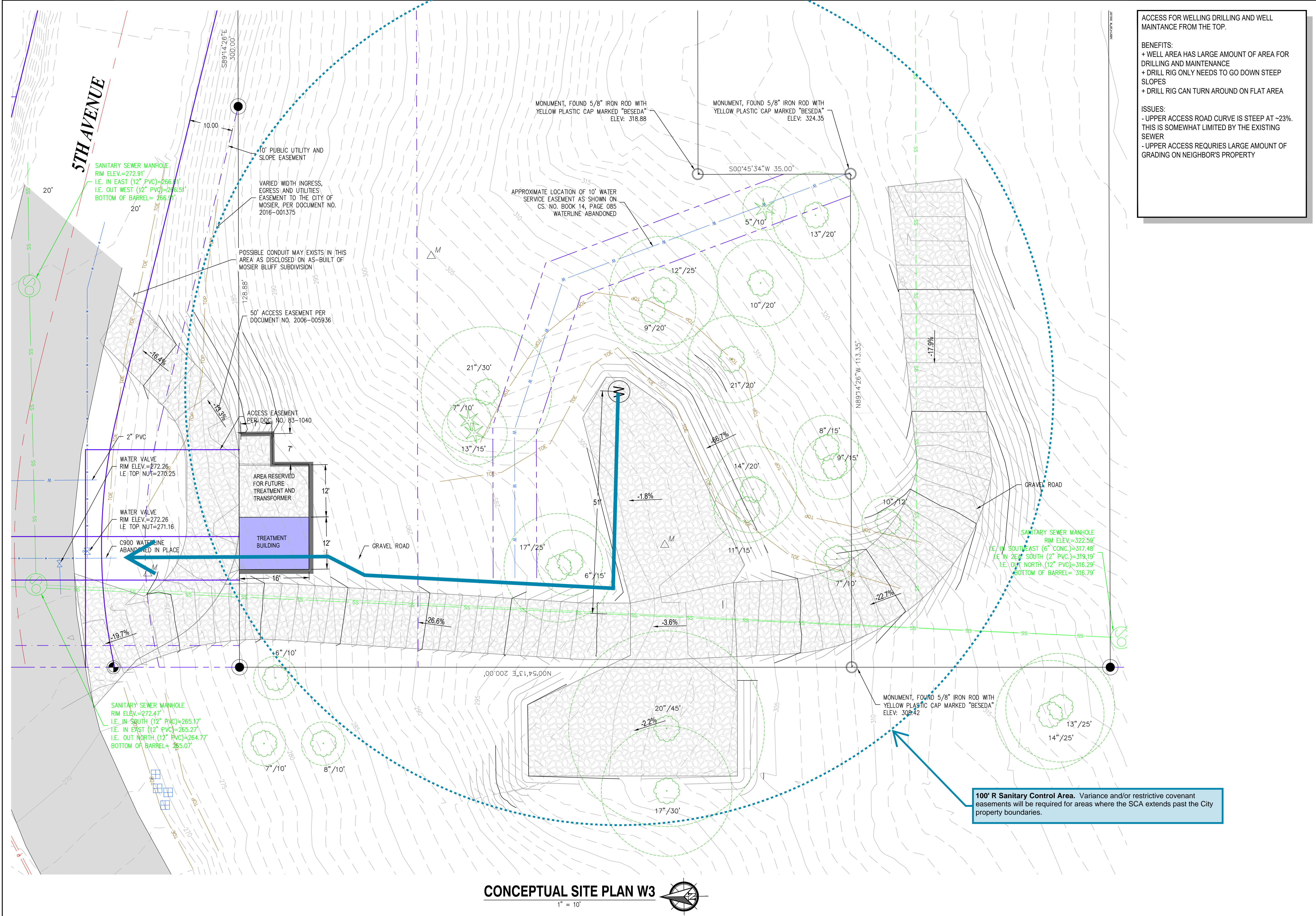


CITY OF MOSIER
WATER SYSTEM IMPROVEMENTS
WELL CONCEPTUAL SITING PLAN W2

REVISIONS		DATE	DESCRIPTION	BY	REVIEW

CONCEPTUAL SITE PLAN W2
 1" = 10'





ACCESS FOR WELLING DRILLING AND WELL MAINTANCE FROM THE TOP.

BENEFITS:

- + WELL AREA HAS LARGE AMOUNT OF AREA FOR DRILLING AND MAINTENANCE
- + DRILL RIG ONLY NEEDS TO GO DOWN STEEP SLOPES
- + DRILL RIG CAN TURN AROUND ON FLAT AREA

ISSUES:

- UPPER ACCESS ROAD CURVE IS STEEP AT ~23%. THIS IS SOMEWHAT LIMITED BY THE EXISTING SEWER
- UPPER ACCESS REQUIRES LARGE AMOUNT OF GRADING ON NEIGHBOR'S PROPERTY



CITY OF MOSIER
WATER SYSTEM IMPROVEMENTS
WELL CONCEPTUAL SITING PLAN W3

NO.	DATE	DESCRIPTION	BY	REVIEW

REVISIONS

ENGINEER: PGL SWF/DATE: Mar 12, 2020 CLIENT: MOSIER JOB NO.: 819-085
 REVIEWED: KMP PLOT DATE: Mar 12, 2020 FILENAME: WSLP-EX01.DWG

SCALE: SHOWN
 0' 1' 2'
 DRAWING IS FULL SCALE WHEN BAR MEASURES 2"

DWG NO.: EX03 SHEET NO.: --

CONCEPTUAL SITE PLAN W3
 1" = 10'

100' R Sanitary Control Area. Variance and/or restrictive covenant easements will be required for areas where the SCA extends past the City property boundaries.

Subject **Well 5 Property Acquisition Scope of Work**
From jgrim <jgrim@johngrimassociates.com>
To 'Colleen Coleman' <colleen.coleman@cityofmosier.com>
Cc Laura Westmeyer <lwestmeyer@cablehouston.com>, McElligott, LaDonn - RD, La Grande, OR <ladonn.mcelligott@usda.gov>, Kyle Pettibone <kpettibone@rh2.com>, Walter Burt - GSI (wburt@gsiws.com) <wburt@gsiws.com>
Date 2020-06-23 15:59



Hi Colleen:

As I mentioned I had a great meeting with the Clarksons on Friday. They own the property where the City has an easement for Well 4. They are excited about the backup well project and completely willing to provide property for the new facility. They mentioned \$40 to \$50K for an easement as a ballpark starting point for negotiations. We will need the facility easement, the sanitary radius easement and a powerline easement. The parcel is right next to our pipeline so connecting to it is simple and inexpensive. The additional expense for the easements, engineering and delays may be offset by lower cost for site development (it's pretty flat compared to the City's lot) and the fact that we don't need to drill a test well at this location. Well drilling itself will be more expensive due to the artesian pressure but it's not a big hit. Another benefit of this site is we have certainty regarding the well drilling. A potential upside is that we can surplus the City lot as a means to provide additional funding, if needed. I am guessing the City lot is worth about \$175 to \$200K.

My inclination is to drop the in-town well site alternative all together. I do not believe this alternative is politically viable and for this reason see no benefit to doing an alternative comparison analysis. I believe we should move forward with the Clarkson site. Do you agree?

As I see it we need to do the following work prior to purchasing the easements:

1. Meeting with project consulting team on site to assess feasibility.
2. Survey property corners.
3. Update project budget.
4. Work with OHA on a waiver for the sanitary radius.
5. Negotiate easement purchase price.
6. Prepare memorandum of understanding to the Clarksons for purchase of the easements for their signature. This is where we make our offer. Or, maybe a formal purchase agreement?
7. USDA - NEPA (environmental report).
8. USDA - PER amendment.
9. USDA – Lot book report.
10. USDA – Appraisal (may not be required).
11. City Council approval.
12. Purchase easement.

Not quite sure where to bring in City Council to discuss the change of plan? All of this work is in the City's approved FY 20/21 City Budget.

After the easement is acquired we need to amend the RH2 Engr. Contract for additional services before beginning design of the new well. We may also need to submit a supplemental budget request to USDA if we need more funding.

Laura: As I see it we need some type of semi-formal or formal confirmation by the Clarkson that they will sell us the easement before we get too far down the rabbit hole on the above list. I have used memorandum's of understanding in the past with a place for the seller to sign. We could also go all out formal and develop a purchase agreement. The key objective using either approach is to make sure we don't get to step 11 and they back out. Thoughts?

John Grim P.E.
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