

North Powder City Council Special Meeting
January 24, 2022
6PM Old Fire Station

Attendance: Mayor John Frieboes, Councilors Logan McCrae, Justin Wright, Vicki Townsend, Joyce Lawyer and Jeff Grende, City Recorder Beth Wendt, Public Works Director Rick Lawyer, Ralph Riomondo and Brett Moore and Brandon Mahon from Anderson Perry & Associates.

Mayor Frieboes called the meeting to order.

Wastewater Project - The floor was turned over to Brett Moore to explain the project and the reasons for it. The City owns and operates the wastewater collection and treatment system. A system of piping collects the wastewater and takes it to the 2 pond lagoon system where the water is treated and disinfected, and then dumped into the Powder River. Originally, the effluent water was dumped into the North Powder River. In 2007 the EPA decided we couldn't dump there any more so a new line of piping was installed to the Powder River along with an irrigation system. Now, the EPA doesn't want us to dump into the Powder River anymore and there have been some issues that have made irrigation difficult. So, with the constantly changing rules and regulations, that change every 5 years, it was determined that we should look for alternate ways of disposing of the effluent water and get out of the river, once and for all. In working with the DEQ & EPA, we came up with a plan. First, there are a lot of old and decaying pipes in the collection system that need to be fixed or replaced. The City acquired some property and did an Environmental Assessment (EA) to build an 11 acre evaporation wetland. We have applied for and been awarded a Community Development Block Grant in the amount of \$1,991,500 to complete construction of the project. Nick interjected that Business Oregon's lawyers are drafting the grant contract and we are waiting for that to be signed and for the EA review to be completed before we start the bidding process. There are 2 comment periods associated with the EA. One is already done. The City spent \$280,000 on the design. Theoretically, we have about \$230,000 that is still available in the block grant. Brett noted that cost estimates were put together last spring but prices have increased since then and until we actually dig into things, we don't know what other things might come up. Therefore, Nick suggested we finish the work that is already designed before we think about the other problems that have come up. Rick commented that the A frames at the end of 2nd Street have 4" lines that are old and deteriorating pipes. Somehow they were missed when mapping was done. It's a unique situation because most of the lines appear to be on private property. Nick thought there should be other funding available but it's usually 50% grant and 50% loan. Brett added that we should research who owns the pipe line. Since it wasn't included in the current CDBG project we don't have the necessary environmental work done on that area. Nick suggested we keep it as a separate project. John asked if there would need to be some engineering done. Brett thought so because we'll have to determine where the lines run and on whose property. Vicki clarified that it won't interfere with our current project. Rick felt the problem that needs immediate attention. Jeff noted that we don't have any fresh water supply at the lagoon. He wondered if we needed to have potable water at the lagoons. He also asked what about fire suppression. Should there be a fire hydrant? Brett said a hydrant isn't required. Ralph thought we might be able come to an agreement with Miles to reactivate the water line. Jeff wondered if we needed fresh water for testing. Brett commented that since we won't be going to the river any more, we don't have to disinfect. The only testing will be on the influent water. Ralph wondered how long it would be before that changes. He felt the testing equipment would still be a good thing to have. We shouldn't have to irrigate anymore, but we could if we wanted to and we'd have to test for Ecoli if we do. Brett agreed. Joyce thought Myron was supposed to get the irrigation equipment when we were finished with it. Brett noted that the City will

decide when we're finished with it. The 11 acre wetland should be enough for now. The project will accommodate a growth rate of 1% to 2% per year over the next 20 years. Ralph remarked that if the City takes a growth spurt, we might need to revert to irrigation. Brett added that we could raise the dykes on the wetlands to increase storage if necessary. Vicki wondered if there were any down sides to the project. Brett's only real concern was the potential for a lot of growth. The DEQ and funding agencies won't allow for a lot of growth. On the up side, we have a grant to pay for it, we get away from the EPA, and we go from a 5 year permit cycle to a 10 year cycle. Jeff wondered if we had an idea of a start date to break ground. Nick reiterated that we are waiting on a funding contract and the EA. There are a couple of approaches we can take. The more risky approach is to go ahead and go out for bid, but we can't award anything until the contract is actually signed and the EA is complete. The contract is "expected" to be done in March. We are still about 35 days out on the EA. Brett added that the sooner we can get bids in place, the better. The whole bid process takes about 2 months to complete. Bids are generally only good for 45 days so we take a risk of having to sit on bids if everything isn't in place. Construction is estimated to take about 6 months so the sooner we can get started the better. John asked if we would have weekly meetings during construction. Brett thought it would depend on how things were going. He has someone in mind for project observation. John asked about financial concerns. Brett was concerned about costs and contractors are having a hard time getting workers. He felt we shouldn't figure on the extra CDBG funding until we get bids. The biggest unknown at this point is the bio solids. Dredging is included in the project cost but there is a question of how much is really there because it changes all the time. If we have to find additional funding, there are readily available funds thru the water/wastewater program. Nick suggested the USDA might also be an option but we have a 10% contingency built in to the grant. Brett noted there are a few other places where we may save money. For example, we can use a different lining material on the wetlands that is about half the cost of plastic. Joyce wondered if the test equipment could be included in the grant. Ralph thought no, because we won't have to test anymore. Brett thought it might be best to leave the bio solids up to the contractor to take care of. Logan wondered if there was an expiration date to spend the grant funds. Brett said we have two years. The biggest deadline is the MAO with DEQ. Beth commented that we just got an extension to sometime next year. Ralph asked if we still needed a certified operator. Brett said yes, but we only need a Level One operator. Jeff asked how the wetland would be fenced. Brett replied that it will be a 5 strand barbed wire fence maintained by the City. Nick noted that Business Oregon has asked that the contract be done by March, but he expects it will be April. As soon as we get a feel for when it will be ready, AP will start advertising for a contractor. Regarding the test equipment, Ralph noted that new equipment would cost about \$8000 and tests are \$14 each. He found a used system that includes an incubator and black light with a thermostat for about \$3000. Ralph felt the test equipment would teach the operator a lot about the wastewater and we still have to test for at least 7 or 8 months. Rick commented that it takes at least 2 days to get results of an Ecoli test so in the meantime, we are in violation. Jeff felt it would be a good investment and we could re-sell the equipment when and if we no longer need it. He moved to purchase a used system for up to \$4500. Logan seconded the motion and all were in favor. Ralph will work on it. Jeff asked about the plantings that we need to do for the agreement with the Tribes. Nick noted that the grant will pay for the plants and we just have to have them planted before the grant is closed.

Project List- Beth noted that the final guidelines for the ARPA funds has finally been released. She understood that any project started before April 1st, if it fits within the old guidelines, can be completed without a problem. However, anything started after April 1, 2022 must fit within the final guidelines. The biggest change mentioned during the LOC meeting was that road infrastructure may now be considered for ARPA funding. We have until Dec. 2024 to commit the funds and until Dec. 2026 to spend them. We need to verify whether or not the funds can be split between projects. Jeff remarked

that the County already has our City Hall project on their list. Logan wondered if our sewer repairs could be done with ARPA funds. He proposed that they should be priority #1 and the repair and replacement of the clay valve at the well should be #2. Rick was fairly sure that the city owned the lines that have the problems at the end of 2nd Street but he didn't know what kind of easements there were. Logan suggested we meet with property owners and get easements to fix the problem. He wondered if we would have to bore under the highway. Rick thought it was possible but he didn't know if it would be necessary. Logan reiterated that this should be priority #1. Vicki asked how much we budgeted to spend on City Hall. Beth thought we budgeted \$90,000 after the purchase. Jeff thought City Hall was funded through the City's budget and ARPA funds could be used for heating and air filtration, etc. John interjected that the County has several different pools of money. Some require matching funds, others do not. The County is asking for a list of project priorities that they might be able to help us with. John suggested we get some numbers together and submit our ideas to the County. Logan wondered if it would make sense to dedicate ARPA funds for an engineered design for the sewer problem so that we have a project that we can apply for funds. We don't know for sure what we are getting into with it. Rick thought we could do a temporary emergency fix on the 3 that are having problems for now. Logan suggested we dedicate enough ARPA funds to do that. Beth reminded that Brett thought we should get an engineered design. Logan noted that the property owners have a responsibility to take care of the line on their property. He suggested we get a "hold harmless clause" form the 3 property owners with the immediate problem and do a temporary repair. In the meantime, we can work on seeing what it will take to do a more permanent fix. Beth commented that these kinds of repairs are what we put money into a reserve fund for.

Joyce commented that the Sinclair Station wants to pave their parking area and there is a broken line there. Rick thought that repair was included in the wastewater project grant. Vicki thought we should also start thinking about demolition the old City Hall and Library building. Jeff felt that shouldn't be a high priority at this time. Beth reminded that we already have a \$10,000 grant to fix the fire station roof. Other things that we haven't actually talked about are heating the fire station, what to do about a Council chambers, furniture, etc. These are going to be part of the cost of the new city hall. Logan proposed that we contact Brett and get an estimate for a design and present it as our first priority to the County. Joyce thought the well should be 2nd. Rick thought that would be about \$15,000 for the clay valve at well #5. John added that demolition of the old building would require an asbestos survey and we'll need to get a quote for the cost to abate the asbestos and demolition. Logan agreed we need a plan for demolition but we have plenty of time to do it later. Joyce felt the roof and sealing the back wall of the fire station should be a high priority. Beth commented that we had a list of at least 8 projects but we aren't going to have time to do everything in one year. She suggested holding off on the Library until the next round of funding. Logan suggested pairing the cost of remodeling with the cost of working on soffits and cleaning and sealing the outside of the building. Joyce wanted to get more bids for fixing the roof. Beth added that it would be nice to have a few new file cabinets and another fire proof cabinet to store some historic records. Logan included security equipment. Beth thought if we can get funding from the county, we could save the City's money for an emergency. Jeff suggested applying for funds for the entire amount for City Hall and we could apply the money we set aside for some of the water and sewer repairs. Beth reminded that we can't use the money we set aside to fix City Hall for water and sewer. Water and sewer have to fund themselves, which includes repairs. That is why it's so important to put money into a reserve account every year. Joyce thought we could use the building fund for some of the interior finishing's. Jeff thought we could finish City Hall and do the roof and exterior for about \$80,000. Logan thought it might be closer to \$150,000 to do everything, including the outside and plumbing. Joyce wanted to include the roof. Logan thought the inspector said we should have at least 5 years left on the roof and it isn't leaking so it could wait. Beth verified that the first priority project would be the issue with the wastewater, second is the valve at well #5, and 3rd would be

\$150,000 to remodel City Hall and seal up the outside of the building. Jeff requested that we add \$50,000 for pothole repairs on some of the minor side streets as a 4th choice. Beth will contact Anderson Perry to get an estimate for the wastewater, then send the list to the County Commissioners. Logan noted that we still need to decide what to do with the rest of the fire station building. Joyce thought we should have another building committee meeting. Logan thought from here out it was up to the City Council to decide what to do with the remainder of the building. Beth agreed. Once the Council has designated space, the Library Board can present a plan. Jeff thought we should go back to the initial plan to give the back side of City Hall to the Library, open one bathroom to be accessible to the Library, and make about ½ of the other side of the building into a council chambers. Joyce remarked that the Library would like to have the whole side so they have room to grow. John agreed that we need to accommodate the library but we also need to have a meeting area that will accommodate Council meetings. Vicki noted that we had another meeting scheduled for the next day and felt we should adjourn until then.

Meeting adjourned at 8:16PM.

Respectfully submitted,

Attest:

Beth Wendt
City Recorder