

SCAPPOOSE PUBLIC WORKS ADVISORY COMMITTEE
Public Works
34485 East Columbia Avenue
Tuesday, January 25, 2011 at 7:00 p.m.

Call to Order

Mayor Burge called the meeting to order at 7:00 p.m.

Roll Call

Scott Burge ~ Mayor, Lisa Smith ~ member/citizen, Joe Lewis ~ Scappoose Water Treatment Department, Rick Weber ~ member/citizen, Carmen Kulp ~ member/Planning Commission and Jon Hanken ~ City Manager.

Excused: Karen Johnesse-Thornton ~ member/citizen, Joshua Francoeur ~ member/citizen.

Mayor Burge explained there is one vacancy on the committee.

Approval of minutes ~ October 26, 2010

Lisa Smith explained there was a spelling error on page 3.

Carmen Kulp moved and Rick Weber seconded the motion to approve the October 26, 2010 Public Works Advisory Committee Meeting minutes as amended. Motion passed.

Discussion Items ~

Maintenance Bonds

Joe Lewis explained he has tried to put together some of the deferred maintenance items that specifically explain what that general category includes. He also tried to put approximate costs. He explained the biggest item on the list is number 17, the replacement of the Dutch Canyon raw water line and that cost is around 4 million dollars. He explained the most critical one is probably number 18 which is the transfer line from the pumps at the Keys Road pump station to the reservoirs at the top of Bella Vista.

Rick Weber asked critical in terms of urgency.

Joe Lewis replied critical in terms of if it goes the whole west side of town is out of water. He explained there hasn't been a priority list established like there has been for roads.

The committee looked at a map to see what size and type of pipe is from Keys Road pump station to the reservoirs at the top of Bella Vista.

Joe Lewis explained most of it is 8" O.D. Steel.

City Manager Hanken explained there are two types of bonds; revenue bond and GO bond. He explained the benefit with the GO bond is it is tax deductible because it is a yearly payment off your property tax bill. However in terms of looking at that process one of the things the committee needs to remember is as you start formulating, if that if the direction you want to go, one of the things you want to start with in terms of talking about the dollar amounts and how to proceed forward, much like the school did, you bring in a bond council early on in terms of talking about the amount of money, they talked about the cost all associated with this and if the bond is approved when it gets put out on the market to be sold. He explained there are a number of firms that he is familiar with that the committee can work with. The other thing that you want to take into consideration seriously if you are going for a general obligation bond is the educational component that needs to go with it in terms of educating your citizens as to why this particular general obligation bond is needed. One of the things that is important is to establish a committee to spearhead this. One of the things that staff has to be careful of is we can not by State Law be advocating for this type of an activity.

Mayor Burge explained at the Mayor's Conference in Cottage Grove they showed their water line maps. The maps had color coding to show the age of the waterline.

City Manager Hanken explained a general obligation bond process, just to get to an election, is going to take probably a year, year and half process; just simply there is a lot of ground work that needs to be done.

Lisa Smith asked if we have a general concept of how many dollars results from this number of cents per thousand.

City Manager Hanken replied he can get the tax value of the City.

Lisa Smith discussed the memorandum from Gordon Munro, City Engineer, Kennedy/Jenks Consultants. She explained Gordon Munro knows our system, knows it real well. She explained there was a Scappoose UGB infrastructure report attached to a UGB expansion that says something different. She explained Gordon Munro says the City needs water but the other reports are saying the City has plenty of source water.

City Manager Hanken replied part of the plan for future growth at the airport site was a well.

Lisa Smith stated Otak says the City has enough water. They say that the reason and something about a March 22, 2010 memorandum from the City's Superintendent of Water Department states that the City currently only has a filtration capacity of 1,180 gallons per minute, much lower available supply. She asked if they are talking about Scappoose.

Joe Lewis replied we have 300 gallons a minute off the Dutch Canyon well, we have about 400 gallons a minute off the resurface sources and currently we are getting much reduced then what we suspected supply out of the Miller Road well, so that is also about 300 gallons a minute. So

we have about 1,000 gallons a minute in the best case available.

Lisa Smith asked that is not limited by filtration capacity that is actually available water?

Joe Lewis replied no we have filtration capacity well beyond the water supply we have.

Lisa Smith replied someone better get that brought to the attention of the decision makers. If we are trying to operate at that that is a radically different number than the number being kicked around to say we have sufficient water.

Joe Lewis explained originally we hoped to get 1,000 gallons a minute from the Miller Road well field because there are 3 wells there, two that were going to be production wells and the plant was designed for that kind of capacity. What we found originally was 800 gallons a minute and then our well started sucking air. So we got down to 300 gallons a minute from 2 wells.

Lisa Smith explained so that in fact is the conversation about number 14 on the list ~ Pursue the development of additional water sources.

Joe Lewis replied yes exactly and that is what we have always talked about is a new well out of the airport property somewhere where there wouldn't be residential or industrial or pollutants around.

Joe Lewis explained we already did rehab on one of the wells 2 years ago which did improve its output and now we are considering something like that again in the near future.

Joe Lewis talked about in July of 2000 (he believes) where we had 2 days in a row that we absolutely used more water than we could produce and so it meant our reserve levels was going down and he thought if this keeps up for a couple more days we are going to go into mandatory water restrictions because we wouldn't have water to fight fires. Luckily it turned around and the weather cooled down and we regained our supply.

Lisa Smith stated but we have a much greater need now 11 years later and a much greater number of people being served by the system. She stated one thing that concerns her on the list of projects is the water rights transfers. She asked why haven't we done those two?

Joe Lewis replied we did drop the ball there. That was discovered in some of our work with the engineers that we hadn't completed perfecting some of the water rights which takes several steps and apparently his presumption was when that when the treatment plant was built at Miller Road that the engineering firm that was leading us had taken those steps. He came to find out later that they weren't taken so with Kennedy Jenks we've worked and actually spent some engineering funds to actually get up to speed on those and it is going to take awhile before all that is completed.

Lisa Smith asked what is left regarding the repair of the roof at the Keys Road WTP.

Joe Lewis explained the design and the roof. He explained because of the design it is not prone to drain.

Lisa Smith asked what would \$150,000.00 do for the roof.

Joe Lewis replied it probably rebuilds the roof that would have a peak to it.

Lisa Smith asked if we know we could have the roof built for \$150,000.00.

Joe Lewis replied no, that is a ballpark.

City Manager Hanken replied he would venture to say \$250,000.00.

Mayor Burge explained it sounds like the three most important current maintenance needs he would say are:

Well Line to Dutch Canyon

The critical line from Keys Road to Bella Vista

The Roof

Joe Lewis replied well according to the engineers feels the rehabilitation of the concrete in the filter basins and contiguous basins at the Miller Road Water Treatment Plant and the third filter used for the Dutch Canyon well at the Keys Road Water Treatment Plant really needs to be done and repair of the outer concrete wall of the filter basins at the Miller Road Treatment Plant would be done at the same time.

Mayor Burge stated so then you get the roof and then the backwash basin repair.

Lisa Smith talked about what if the City built a 2.0 MG Reservoir to fill in the winter.

Joe Lewis explained if it had been filled in the winter it would be empty in 2 days.

Lisa Smith replied we are still having the issues with wells, we don't know what they are going to cost, or where they are going to be or if they are going to work.

Joe Lewis replied at least the wells are a year round supply.

Rick Weber asked how much more growth would have to occur before the City would say we are going to have a building moratorium because we can't provide water to these new homes.

City Manager Hanken replied at some point and time the State of Oregon is going to have to recognize that water is an issue for all communities and at some point and time it isn't the land that's going to determine what growth can be allowed it is going to be availability of water.

Lisa Smith replied she would strongly suggest that we are standing at that point today.

Joe Lewis stated he thinks that way himself sometimes.

(End of tape side 1 around 7:45 p.m. Tape didn't get turned over)

SDC Ordinance/Reimbursement Provision

Staff Time Allocation

There was discussion referring to the need to show accurate history for worker's compensation purposes and that the allocations were pretty on the money.


There was discussion on the loan payments from the SDC fund that were severely impacted by the slow down in growth causing them to come from the operational budget.

Calendar Check ~

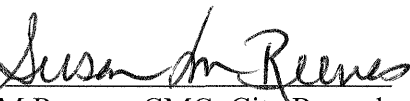
The next Public Works Advisory Committee meeting will be on February 24, 2011.

Adjourn

Mayor Burge adjourned the meeting.



Scott Burge, Mayor Burge

Attest: 
Susan M Reeves, CMC, City Recorder