



Notice of Public Works Committee Meeting

AGENDA

PUBLIC WORKS COMMITTEE - CITY OF FALLS CITY, OREGON

Meeting Location: 320 N Main Street, Falls City

Meeting Date: Thursday, October 18, 2018 7:00 PM

Posted on October 15, 2018

New Time

1. Call to order

Roll Call: Chair Jennifer Drill ___ Mayor Gordon ___ Mike McConnell ___ Guy Mack ___
Mitchell Padilla ___ Tony Meier ___ Cliff Lauder ___

2. Pledge of Allegiance

3. Motion to adopt the entire agenda

4. Consent Agenda: Motion Action Approving Consent Agenda Items

A. Public Works Committee Meeting Minutes September 21, 2018 (p. 1-2)

5. Public Comments: Citizens may address the Committee or introduce items for Committee consideration on any matters. The Committee may not be able to provide an immediate answer or response, but may direct staff to follow-up on any questions raised. Out of respect to the Committee and others in attendance, please limit your comment to five (5) minutes. Please state your name and city of residence for the record.

6. Old Business

a. Wastewater Project Update (p. 3)

7. New Business

a. September Backflow Testing (p. 4-8)

8. Correspondence, Comments and Ex-Officio Reports

a. Next Public Works Meeting will be held November 15, 2018 at 7:00 pm.

9. Adjourn

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City of Falls City
Public Works Committee Meeting
Thursday September 20, 2018, 7:00 p.m.
Meeting Location: 320 N Main Street, Falls City, OR 97344

Committee Members Present

Tony Meier, Michael McConnell, Mitchell Padilla, Chair Jennifer Drill, Cliff Lauder, Mayor Gordon, Guy Mack.

Chair Drill called the meeting to order at 7:01 PM

1) Call to Order

Chair Drill took roll call.

2) Pledge of Allegiance

Chair Drill lead the Pledge of Allegiance.

3) Motion to Adopt the entire agenda

A motion was made by Committee Member Meier and seconded by Mayor Gordon to adopt the entire agenda. Motion carried 7-0-0 Ayes. Jennifer Drill, Tony Meier, Michael McConnell, Mitchell Padilla, Mayor Gordon, Cliff Lauder, Guy Mack.

4) Consent Agenda: Motion Action Approving Consent Agenda Items

A. Public Works Committee Minutes August 16, 2018

A motion was made by Committee Member McConnell and seconded by Committee Member Meier approving Consent Agenda items A. Motion carried 7-0-0 Ayes. Jennifer Drill, Tony Meier, Michael McConnell, Mitchell Padilla, Mayor Gordon, Cliff Lauder, Guy Mack.

5) Public Comments - None

6) Old Business

A. Wastewater Project

Mayor Gordon updated Committee on a new option for placement of lagoons, 17 acres just east of the City's Lower Cemetery. Owners willing to sell and parcel would allow for future expansion. The City is in process of obtaining property appraisal and continuing to pursue this option.

7) New Business

A. Leak Adjustment - Getchell - FYI

B. August Backflow Testing

Results from August backflow testing were submitted. A total of 171 devices were tested with 124 passing and 49 failing, a 28.5% failure rate. Discussion about when testing would be finished, no set date. Council has tasked Committee with backflow ownership issue. Mayor Gordon informed Committee that more information is needed and is being pursued by the City Manager and Staff.

8) Correspondence, Comments and Ex-Officio Reports

A. Next Public Works Committee Meeting will be held October 18, 2018, 7:00 pm.

B. Committee Member Lauder wondered when/if the City would need to raise water rates? The issue was put off until after the Fire Levy vote and additional information is necessary before a decision can be made.

C. Committee Member Mack informed the Committee of a 'Notification of proposed land use action and request for comment' for property owned by Mr. David Gibbel at 20850 Parry Road to conduct drying and testing of coal mine samples to create two products: an agricultural

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mineral project and a cleaner solid carbon energy product. Initial Comment and Recommendations to be submitted no later than Monday, September 24, 2018 at 5:00 PM. This property is located just outside the City limits, on a dead end road with limited access and is outside the response area for our local volunteer Fire Department and Emergency services. Committee members encouraged to respond.

9) Adjourn

A motion was made by Committee Member Mack and seconded by Committee Member McConnell to adjourn the meeting. Motion carried 7-0-0. Ayes: Michael McConnell, Mitchell Padilla, Jennifer Drill, Tony Meier, Mayor Gordon, Cliff Lauder, Guy Mack.

The meeting was adjourned at 7:39 PM.

_____ Public Works Committee Chair Drill

Attested: _____ Public Works Committee Member

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AGENDA REPORT

TO: PUBLIC WORKS COMMITTEE
FROM: MAC CORTHELL, CITY MANAGER
SUBJECT: CDBG WASTEWATER UPDATE
DATE: 10/16/2018

SUMMARY

1. The City has completed its first draw. All first draw requirements have been met and the city has received its first draw of \$10,000. This money will primarily go to our engineering firm Westech and our grant administrator MWVCOG.

2. Appraisal is coming. The City has selected a primary appraiser after receiving multiple quotes from commercial appraising outfits. Powell Banz out of Dallas will be the lead appraiser and the City is working to find a review appraiser from those not selected for the primary. Appraisal of the property just East of the lower cemetery (the lagoon spot) should be starting sometime at the end of October.

3. Overall project cost. The overall cost of the project was originally estimated in the 3-3.5 million dollar range. That cost has risen to 4 million due to the change in location and the increased cost of construction. The City has conferred with Business Oregon and there are some financing and matching options available that would likely require an increase in rates to sewer users of approximately \$10-15 per month. It is feasible that as more accounts are connected to the system in later phases, this cost could be reduced due to more accounts splitting the tab. The City will continue to seek out funding options that are most advantageous to the City and her citizens.

4. Easements. Currently, the city will need to acquire easements to get from the lagoon site to the river. Bob Lamb has verbally agreed to grant such an easement, but has installed the caveat that the effluent site should be on the east corner of his property instead of the west as originally discussed. This would cost nearly an extra \$150k in piping, so the City is engaging adjacent property owners to see if they are amenable to potentially granting easements to the river in a more direct route.

BACKGROUND

The City has identified a viable piece of property and a willing seller for placement of the lagoons. The City Manager and City Engineer performed a site visit and at first blush the property looks like a winner.

The property is located just east of the cemetery (see attached map). This property presents several advantages. First, the owner is willing to sell. This has been a point of contention with the two previously identified property. The Avery property owner had no willingness to sell at all. The Lamb property owner was only interested in a long term lease, and was only willing to part with 8 acres. All partners on this project including DEQ heavily advised against this path. The investment the City would make cannot be satisfactorily protected with a lease.

Second, the City can use existing right of way for much of the piping that will need to be added to reach the lagoons. This is a huge cost savings both in dollars and in administrative capital due

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to the reduced need to purchase easements and administer/negotiate the purchase and recording of the same.

Third, the owner of the newly identified property is willing to sell 17 acres which will allow for future expansion of the system.

Currently, the City has received two of three necessary bids for appraisal services. There is a need for at least 2 appraisers for this project. One would perform the appraisal and the second would verify the methods used by the first. The City should have appraisals in work by the end of October.

After appraisal the City will need to enter a promise to sell agreement with the seller. This is a contractual relationship that guarantees the City's right to purchase so long as the engineering and environmental reveal that the property is in fact viable for the project. This phase of the project will need to be approved by the City Council.

Prior to the approval of an agreement City Staff and our partners on the project will produce an informational flier and host a town hall meeting to gauge community impact and consensus.

PREVIOUS COMMITTEE ACTION

This item was tabled due to the absence of Mayor and staff.

ALTERNATIVES/FINANCIAL IMPLICATIONS

- Non-compliance with DEQ regulations
- Effluent leaching to surface of football field/ health hazard
- Limited users supporting the system

STAFF RECOMMENDATION

None

PROPOSED MOTION

None

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AGENDA REPORT

TO: PUBLIC WORKS COMMITTEE
FROM: JOHANNA BIRR, CITY CLERK
SUBJECT: SEPTEMBER BACKFLOW TEST RESULTS
DATE: 10/15/2018

SUMMARY

Scott Rule of West Coast Cross Connections recently submitted the results for his September portion of backflow tests results. A total of 307 devices have been tested to date with 202 devices passing and 105 failing. 37 devices could not be tested for various reasons. No fails were retested. 108 devices remain to be tested.

BACKGROUND

April 12, 2018, A motion was made by Councilor Meier and seconded by Councilor Drill to move the backflow ownership issue back to Public Works. Motion carried 5-0-1. Ayes: Lori Jean Sickles, Jennifer Drill, Tony Meier, Cliff Lauder, Dennis Sickles Nays: Charlie Flynn

Options discussed by Council;

1. City seeks bids from licensed plumber to replace customers backflows, create a loan fund to allow customer to pay off cost over 6, 9, or 12 months.
2. Discuss with Public Works for different options. There has been discussion of changing Ordinance to remove all property requirements, institute a cross connection program and only properties required under ORS regulations will be required to have them at property owners expense.
3. Unless service is a high risk to system, give customer a time limit to have the backflow changes out or have water shut off.

In October of 2013, the City and Richard Evans entered into a Personal Services Contract to perform the Backflow Testing for water customers. The last known testing prior was in 2005. The City added a charge of \$2.25 per month to each account to cover the cost of inspection.

The backflow devices were installed through the Water Treatment Plant grant. At the time Council felt that with The Clean Water Action Plan of 2009 coming into effect, backflows would be a requirement, so they proactively installed the backflow devices on every account. It did not become a requirement, but with the backflow devices installed, requirements must be followed to test each device annually. Past Administration designated the devices as the customers' responsibility according to OAR 333.061.0070, thus the testing fee, and the city set up inspections, but if a device failed it would be the customers' responsibility to replace.

PREVIOUS COMMITTEE ACTION None
ALTERNATIVES/FINANCIAL IMPLICATIONS None
STAFF RECOMMENDATION None
PROPOSED MOTION None

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Serv	House #	Street	Meter #	Meter Size	BF Serial Num	Model #	Manufacture re /or notes	AssemBly Type	Device Size	Initial Test Date	Initial Test Pass/Fail	CHECK 1	CHECK 2	Reset Date	Reset Date Pass/Fail	Notes	Location	AT property line	IN property line	TESTER	
387	150	1ST ST	04719385	5/8" METER	A12747	850	Febco	DCVA	0.75	9/26/2018	pass	1	2.6				Right of driveway, 2'	x		MB	
457	153	1ST ST	74652135	5/8" METER	A12952	850	Febco	DCVA	0.75	9/26/2018	pass	1	1.6				Left of front steps	x		MB	
163	250	2ND ST	04738946	5/8" METER	A12917	850	Febco	DCVA	0.75	9/26/2018	failed	0.8	1.6				Right front corner, 3' from house	x		MB	
482	111	3RD ST	09351050	5/8" METER	77731	007M1	Watts	DCVA	0.75	9/28/2018	pass	1.6	1.6				In driveway, 8' right of fence x corner	x		MB	
248	153	3RD ST	55233550	5/8" METER	A12928	850	Febco	DCVA	0.75	9/28/2018	NA						no test, water is off and locked			MB	
634	154	3RD ST	04676256	5/8" METER	A12938	850	Febco	DCVA	0.75	9/28/2018	pass	2	2.8				lots of water in the box			MB	
252	159	3RD ST	04866669	5/8" METER	A12910	850	Febco	DCVA	0.75	9/28/2018	pass	2.8	1.8							MB	
593	161	3RD ST	61700276	5/8" METER	A11657	850	Febco	DCVA	0.75	9/24/2018	failed	0.9	2				Right of driveway, 15', edge of shrubs	x		MB	
184	162	4TH ST	04852180	5/8" METER	A12762	850	Febco	DCVA	0.75	9/28/2018	pass	1.6	1.8				In alley way, NW corner of house	x		MB	
202	169	4TH ST	74652139	5/8" METER	A12994	850	Febco	DCVA	0.75	9/28/2018	pass	1.4	1.2				In alley way, S property line on Pine St	x		MB	
606	260	5TH ST	04745775	5/8" METER	A12735	850	Febco	DCVA	0.75	9/28/2018	pass	1.2	2.2				In side fence, R of gate/corner of house	x		MB	
642	360	5TH ST	13322580	5/8" METER	A12935	850	Febco	DCVA	0.75	9/28/2018	failed	0.4	1.8				R of gate 20', up on hill	x		MB	
284	371	5TH ST	04687666	5/8" METER	A12759	850	Febco	DCVA	0.75	9/28/2018	failed	0.6	1.6				R of gate, inside fence	x		MB	
535	465	5TH ST	07415403	5/8" METER	A12780	850	Febco	DCVA	0.75	9/28/2018	failed	0.8	1.4				R of driveway, 15', in bushes	x		MB	
421	475	5TH ST	04744490	5/8" METER	A12979	850	Febco	DCVA	0.75	9/28/2018	pass	1.2	2				L of driveway, 20'	x		MB	
407	496	5TH ST	04867127	5/8" METER	A12977	850	Febco	DCVA	0.75	9/28/2018	pass	1.8	2.2				L of driveway, 2'	x		MB	
326	379	ALDER ST	61700279	5/8" METER	A10758	850	Febco	DCVA	0.75	9/14/2018	pass	1	1.2				Left of driveway, 25', in fence, on Fair Oaks	x		MB	
226	85	BOUNDAR Y ST	04841898	5/8" METER	A09655	850	Febco	DCVA	0.75	9/26/2018	failed	1	0.2				Left of driveway	x		MB	
150	88	BOUNDAR Y ST	04868260	5/8" METER	A09626	850	Febco	DCVA	0.75	9/26/2018	failed	0.2	1.2				In front of house On S Main, 15' E of Bridge St	x		MB	
126	112	BRIDGE	04843014	5/8" METER	A08219	850	Febco	DCVA	0.75	9/7/2018	pass	1.8	2							MB	
474	134	BRIDGE	04619716	5/8" METER	A11656	850	Febco	DCVA	0.75	9/7/2018	pass	1.6	2				Right of driveway, 4'	x		MB	
137	141	BRIDGE	04751441	5/8" METER	A11655	850	Febco	DCVA	0.75	9/7/2018	pass	1.8	1.2				Right of driveway, 20'	x		MB	
649	150	BRIDGE	04722526	5/8" METER	A11647	850	Febco	DCVA	0.75	9/7/2018	failed	0.8	1.4				Right of driveway, 30'	x		MB	
207	221	BRIDGE	04843127	5/8" METER	A11535	850	Febco	DCVA	0.75	9/7/2018	pass	1.5	2.2				Left of driveway, 30', by powerpole	x		MB	
395	301	BRIDGE	04731197	5/8" METER	A12738	850	Febco	DCVA	0.75	9/7/2018	pass	2.2	1.4				Right of driveway, 5'	x		MB	
556	323	BRIDGE	04756325	5/8" METER	Cannot Read	850	Febco	DCVA	0.75	9/7/2018	pass	1.8	1.4				Left of driveway, 10'	x		MB	
354	330	BRIDGE	04881750	5/8" METER	A12774	850	Febco	DCVA	0.75	9/7/2018	pass	2.2	2.2				Right of driveway, 20', by power pole	x		MB	
400	335	BRIDGE	04841648	5/8" METER	A12824	850	Febco	DCVA	0.75	9/7/2018	pass	1.2	2.4				Right of driveway, 20' up on bank	x		MB	
491	339	BRIDGE	04880540	5/8" METER	Cannot Read	850	Febco	DCVA	0.75	9/7/2018	failed	1.2	0.8				Right of driveway, 5'	x		MB	
603	341	BRIDGE	04623841	5/8" METER	A12689	850	Febco	DCVA	0.75	9/7/2018	pass	1.6	1.4				Left of driveway, 20'	x		MB	
555	343	BRIDGE	04898127	5/8" METER	Cannot Read	850	Febco	DCVA	0.75	9/7/2018	pass	1.6	2				Left of driveway	x		MB	
424	346	BRIDGE	05033061	5/8" METER		12892	850	Febco	DCVA	0.75	9/7/2018	pass	1.6	1				Right of driveway, 5'	x		MB
459	348	BRIDGE	04851162	5/8" METER	A12895	850	Febco	DCVA	0.75	9/7/2018	pass	1.4	1				Left of N Property Line, 20'	x		MB	

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