

BOARDMAN CITY COUNCIL WORKSHOP – SEPTEMBER 28, 2021

Mayor Keefer called the meeting to order at 5:30 P.M.

Councilors Present: Paul Beagle, Paul Keefer, Katy Norton, Leslie Pierson, Brenda Profitt and Isaac Williams (all in person)

Councilors Absent: Roy Drago, Jr.

Staff: Karen Pettigrew – City Manager, Rick Stokoe – Police Chief, Marta Barajas – Finance Director, Barry Beyeler – Community Development Director, Glenn McIntire – Building Official, Kevin Kennedy – Public Works Director, Jenn Rollins – City Recorder/HR, and Toni Connell – Utility Clerk (all in person)

Audience: None

Guests: Mike Lees – Anderson Perry & Associates

FLAG SALUTE

PRESENTATION

Mike Lees – Anderson Perry & Associates

Mr. Lees stated that he wanted to present the council members with information and updates regarding the City of Boardman's past, current, and future projects.

Water System Master Plan

This master plan was completed in August of 2015 and is governed by the agency Oregon Health Authority of Drinking Water Services who deals with anything water related for municipalities. The master plan evaluates the needs of the water system over a 20-year period and is required for municipalities with over 300 water connections and uses various measurements of community growth to anticipate future needs by looking at the water system as a whole. The master plan also helps to identify improvements needed in a system and is a mechanism for finding funding sources for the water system.

Water and Wastewater System Improvements

In 2018 the city awarded a construction project to install water pipes to avoid potential shut downs on the south side of the system and created a loop in the system to avoid dead end lines and improve water quality and water pressure for emergency situations. This project also brought water service to the area of the city that was annexed into city limits in 1995. The other part of this project was constructing Olson Road improvements, paving Faler Road, and installing 6,300 feet of sewer line installed to replace degrading lines and create more manholes.

The original contract price was \$2.76 million dollars and the final contract price was \$2.8 million dollars. The Olson Road project used the Small City Allotment Grant to offset \$100,000 of the cost.

The city council noted the rest of the project was paid for by the City of Boardman's savings fund and was completed without any rate increases being passed on to residents of the city.

Wastewater Facilities Plan

This plan is governed by DEQ and is similar in nature to the Water System Master Plan – it looks at current potential and environmental regulatory issues, and evaluates the performance of the current

wastewater system and future needs based on community growth. The plan was finalized in July of 2021, as it was delayed DEQ due to staffing changes.

Collector Well No. 2 Riverbank Protection

This project is governed by the Army Corps of Engineers and the Department of City Lands. Wave actions and beaver activity destroyed some bank protection on the riverbank, and necessitated repairs and reconstruction. The stabilization was achieved by planting 20-foot-long trees with their root balls and covered with stream simulation material and pampas grass to protect the wetland designation of this part of the Columbia River. The mitigation must be monitored for 3 years; pole plantings satisfied the herbaceous ground cover requirement to close out the project.

Water Management and Conservation Plan

This project is governed by the Oregon Water Resource Department and is used to demonstrate community need for increased diversion of water (known as green lit water). In 1976 the City of Boardman was granted water rights for 36 CFS (cubic feet per second) of water from the Columbia River, but the city needs to prove the need for the water or an increase to the water rights. The City submitted their plan to OWRD in 2003 after the construction of Collector Well No. 2 and was given authorization to divert 18.7 CFS from the Columbia River, which is consistent with how much the booster pump station is able to pump and was able to perfect the water rights.

A new Water Management and Conservation Plan was submitted to OWRD in 2017 and the City of Boardman was greenlit for full water rights of 36 CFS. The city then wants to improve their systems in order to perfect the water rights, and create security for its residents.

GIS

The GIS (Geographical Information System) is a map with different layers of information embedded into it and was implemented in 2019. This system is a way to combine knowledge of systems into one location so that information can be used by the Public Works Department, and other departments in City Hall to save time and money.

Recycled Water Use Plan

This is tied to the WCPF permit governed by DEQ – and refers to the beneficial use of wastewater. The city is allowed to land apply wastewater as long as the crops are only used for cattle feed. The City of Boardman is required to maintain the land applied use process and application. All requirements for the permit are the responsibility of the City of Boardman to maintain and oversee, the permit was granted in 2020 after 14 years of extensions due to lack of staff at DEQ.

City Standard Drawings and Specifications

This is a set of rules and standards for the developers who are building in the City of Boardman; it creates consistency and ensures they are meeting rules also set by the state. This makes the materials used in construction consistent and provides guidance on means and methods of construction.

Columbia Ave. Roadway Improvements

The asphalt surface on Columbia Ave. between Main Street and Olson was degrading and there was 900 feet of asphalt that had to be replaced at a cost of \$260,000. 3,440 feet that was able to be chip sealed at a cost of \$7,000 which saved the city some money. The project cost \$330,000 and the city used the Small City Allotment Grant to help pay for the project.

*** The next four items are compliance related for the city's DEQ WCBF permit. The permit became effective March 2020, and contained a compliance schedule with the following four items; Wastewater Lagoon Leak Testing, Primary Lagoon Sludge Survey, Emergency Response and Notification Plan, and Groundwater Monitoring Plan. ***

Wastewater Lagoon Leak Testing

A leak test on the lagoon revealed some slight seepage at a volume that is not concerning to DEQ and is not degrading the water quality of the city. Each lagoon was tested separately for two weeks to determine the amount of seepage.

Primary Lagoon Sludge Survey

This was a requirement from DEQ as the sludge is visible at the end of the year after the city has completed the majority of its wastewater irrigation. The amount was measured by a boat that traversed Lagoon #1 in a grid pattern, and was compared to the original surface; this result was not surprising as Lagoon #1 has been the primary lagoon for the City of Boardman since its construction in 1979. Once the city is able to isolate Lagoon #1 and take it offline, it will be dried out and the sludge will be removed with equipment and dump trucks; this option is less expensive than wet dredging the lagoon. This process will be made possible after the construction of the new lagoon, and it will also provide more capacity for wastewater for the city as it grows.

Emergency Response and Notification Plan / Groundwater Monitoring Plan

Samples from the lagoons are taken from monitoring wells and are used to monitor potential groundwater pollution. The first samples will need to be taken by the end of the year and eventually the city will take over the water monitoring.

Laurel Lane and Loop Road Improvements

The project is awarded to Premier Excavation; this is the same contractor that did the 2018 wastewater project. The project is needed to ensure we are adhering to the IAMP (Interchange Area Management Plan) which is a plan that addresses traffic safety and traffic flow improvements. The city is completing the part of the plan the city has jurisdiction over. The intent is to limit traffic movement going into Laurel Lane and coming in and out of Yates Lane; this will be a right in and a right out on both sides. Currently the awarded portion of the project includes the east side although the entire project has been planned and has been designed to accommodate semi-truck traffic. This project also includes installation of sewer service; current landowners will be allowed to use their septic systems until they fail and then they must tie into the city's sewer system.

Wastewater Project – Dam Safety Report

This project is currently under agency review, meaning the city is at 100% in the design stage. The design has been submitted to DEQ and OWRD (Oregon Water Resources Department). OWRD has jurisdiction over dam projects in the State of Oregon and Lagoon #4 is considered a dam because the dike height is over 10 feet in elevation and the lagoon dike height is 17 feet in order to maintain a consistent water balance height with the other lagoons.

Because of this, the city is required to follow dam safety construction guidelines and submission of a dam safety report to OWRD to demonstrate what would happen if the dam were to be breached. After this a hazard rating is assigned, and Lagoon #4 has been designated as a significant hazard and will be monitored every 3 years. Mr. Lees explained that a breach of the dike is very unlikely but the possibility has to be addressed.

Wastewater Project – Lagoon #4

It will be connected to Lagoon #3 with an outlet to the irrigation pump station. All irrigation water will be pumped out of Lagoon #4. Mr. Lees explained how the water balances of the lagoons are calculated, and how it aids in design criteria and builds a buffer in the lagoon system to accommodate future growth in the city.

Wastewater Project – Updating Lift Stations

The current pumps are vertical suction prime pumps, and this design can create problems. To solve this, submersible pumps will be installed in the lift station as they do not require priming, and this design will bring the lift station up to current industry standards.

Water System Project – Collector Well #3

The original water system (collector wells and booster stations) was built in the 1970's and a lease agreement was signed between the City of Boardman and the Army Corps of Engineers to lease the land.

This new project involves the construction of a new booster pump station 3 miles to the west, and requires a new lease agreement with the Army Corps of Engineers. In addition, the current lease agreement has expired so an environmental assessment is required for the project to move forward. Mr. Lees stated that there were environmental assessments done in the area in 2000 and 2014 and no significant impacts were found. Mr. Lees doesn't anticipate that any new findings will be discovered although the process has taken over a year and is anticipated to be completed in October so that construction may begin.

Booster Pump Station and 1MG (Million Gallon) Reservoir

This project is currently in 30% design stage and is necessary for the city's water quality. The collector well #3 will have the same capacity as wells #1 and #2, and will allow the city to meet its water rights requirements.

Mr. Lees gave a summary of the other current projects for the City of Boardman including:

The City Hall Emergency Generator Project that is waiting for a certified electrician to connect and install the generator for the building.

Sludge removal – this will happen after lagoon #4 is complete.

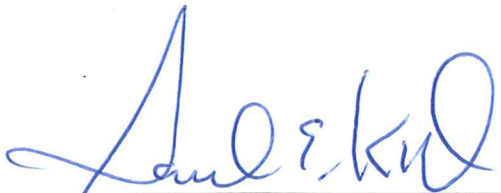
Water line replacement – currently looking at cost estimates for the project.

Capital Improvement Plan Update – this is a tool that helps the city communicate with the public to let them know what is coming up.

The last three road projects are needed to improve traffic flow in the city.

The council thanked Mr. Lees for the presentation, and updates on city projects.

The workshop was adjourned at 8:09 p.m.


Paul Keefer – Mayor
Jenn Rollins – City Recorder/HR