

The Public Works Committee of the City Council for the City of Junction City met on Wednesday, August 22<sup>nd</sup>, 2018, at 6:30 p.m. in the Council Chambers of City Hall, 680 Greenwood Street, Junction City, Oregon.

**PRESENT WERE:** Public Works Director Gary Kaping, Councilors Dale Rowe, Bill DiMarco and John Gambee.

**ABSENT WERE:** None.

**I. CALL TO ORDER**

Chairman Dale Rowe called the meeting to order at 6:30pm.

**II. CHANGES TO THE AGENDA**

There were no changes to the agenda.

**III. APPROVAL OF MINUTES – June 4, 2018**

The consensus of the Committee was to approve the minutes.

**IV. WATER TOWER UPDATE**

Councilor Dale Rowe stated that they Public Works Committee would like to restart the discussion on the water tower. The hope for the evening is that the Committee can come to a consensus by the end of the night on what they would like to recommend to Council.

Director Kaping informed the Committee that in June of 2016 the City looked at the cost of taking down the existing water tower. During that process the City discovered that the tower was listed on the State Historic Preservation Office (SHPO) website.

City Staff contacted SHPO to ask what needed to be done in order to take the tower down. SHPO's recommendation was that the City must put forth every effort to document everything about the tower. When it was built and the history of it. Director Kaping continued on to say that the City did as recommended and gave the information to places like the Junction City Historical Society.

Director Kaping noted that Heritage Research, who have assisted EWEB in the past with the same process, is more than willing to help the City if the City decides to go down the route of removing the tower.

Director Kaping also had Preferred Tank come and evaluate the tank and give a cost estimate for removal, as well as restoration. That report is in the packet.

Director Kaping also contacted WDY Constructional Engineers to see, if from their prospective, there were any updates that needed to be done to the tower for it to remain standing. That report is also in the packet.

Based on the 2016 bid from Preferred Tank that cost to restore the tank is \$141,475. The cost to remove the tank is \$130,000-\$145,000. WDY Constructional Engineers recommended \$50,000 worth of upgrades.

Director Kaping then informed the Committee that this information is where the project stopped. The Council never made a decision on where they wanted to go further than that.

After some discussion, Councilor Rowe stated that if the tower is restored there would be the restoration cost, insurance costs, and ongoing maintenance costs. This is one of the issues that will be a difficult one. There is simply not that much money in our budget to accomplish all of that.

Director Kaping then added that the issue for the water department is that once that tower is restored or torn down, the department is done with it. It will not be used anymore so the water department does not want to continue paying for that tower. Discussion followed.

Director Kaping responded that the cost to remove the water tower, the water department will pay for. After that, the General Fund is responsible for it. Currently there is \$350,000 in the Water Operating System Repair and Maintenance line item in the Capital Plan that is not allocated to any specific project at this time. In the System Refurbishment Fund there is approximately \$100,000 that is not allocated to a project.

Councilor DiMarco then noted that if the decision was made to rehabilitate the tower, the money that Director Kaping just talked about would be available to spend on improving the City's water system in other ways. That \$350,000 could be used on other things to improve the system, rather than tearing down the tower. Discussion followed.

Director Kaping stated that if he didn't have to spend the money on the tower, he would put the \$200,000 towards filtration projects to be able to produce more water and filter more water. This is going to be a necessity with all the new houses coming in. Discussion followed.

Councilor Rowe asked if there is any money available for Federal or State Historical Landmarks?

Director Kaping responded that he was not sure, however, he felt like that was a good question for a grant writer. Discussion followed.

Councilor DiMarco would like to see a cost on completing the structural work recommended to make the standing tower safe. Discussion followed.

Director Kaping stated that he would need to get three bids for whatever was listed in the structural report. Those bids would then go in front of the Council for approval or denial. Discussion followed.

Councilor Rowe then asked the Committee Members what their course of action would be.

Councilor Gambree stated that there are so many unknowns that it is hard to make a decision. He would like to see money spent on actual items needed like streets and the water system. His recommendation is to get better numbers so that an educated decision can be made. He does not want to table the discussion.

Councilor DiMarco can support moving forward with getting better numbers. He can also support exploring more detail to urgency and the need for safety.

**ACTION:** The consensus of the Committee was to recommend to Council to get updated numbers on the restoration and removal of the tower. They would also like to recommend obtaining the cost to complete the structural recommendations to make the tower safe. The Committee would like it presented to the Council at the September 25<sup>th</sup> work session.

Once a decision is made, the City will provide documentation of their financial commitment.

**V. AGENDA FORECASTER REVIEW**

Director Kaping stated that the only thing that changed on the Agenda Forecaster was the removal of two items that were taken straight to Council. The Water Tower was added as current business.

**VI. OTHER BUSINESS**

There was no other business.

**VII. ADJOURNMENT**

As there was no further business, the meeting was adjourned at 7:45 p.m.

Respectfully submitted,

Tiffany Shafer  
Public Works Technician