

The City Council for the City of Junction City, met in a regular session and in a work session at 6:30 p.m. on Tuesday, September 26, 2023 in the Council Chambers of City Hall, 680 Greenwood Street, Junction City, Oregon and in a virtual meeting format via internet and phone.

PRESENT: Mayor, Kenneth Wells; Council President, Karen Leach; Councilors Sandie Thomas, Sidney Washburne, Andrea Ceniga, John P. Gambee (arrived at 6:33 p.m.), and Ken Hancock; City Administrator, Jason Knope; Public Works Director, Gary Kaping; and City Recorder, Kitty Vodrup.

REGULAR SESSION

1. Call to Order and Pledge of Allegiance

Mayor Wells opened the meeting at 6:30 p.m., led the Pledge of Allegiance, and took roll call.

2. 13TH and Elm Well Emergency Repair

Director Kaping presented the request to rehab the 13th and Elm Well. On September 16th, the well started having issues and was shut down. Schneider Water Services pulled the pump and it was destroyed. They will take it back to the shop, pull it apart, and see what is going on with it. Parts could take anywhere from 2 to 15 weeks, depending on what was needed.

Councilor Gambee arrived at the meeting.

Councilor Hancock noted that this well had previously been rehabbed. Administrator Knope responded that the rehab was done around 2010, not because of production issues but after issues developed as a result of the 11th and Elm test well two blocks away.

Councilor Thomas noted that she had talked to staff at the City of Veneta, and they had three wells that ran 24/7 and spent between \$14,000 and \$16,000 a month to purchase water from EWEB.

MOTION: Councilor Leach made a motion to approve award of the emergency well rehab at 13th and Elm to Schneider Water Services in the amount not to exceed \$32,592. The motion was seconded by Councilor Washburne and passed by unanimous vote of the Council.

3. JCHS Noise Parade Street Closure Request

Director Kaping presented the street closure request from Junction City High School (JCHS) for the annual Homecoming Noise Parade. The Community Services and Development Committee reviewed on June 7, 2023 and recommended approval. Staff presentation of this request to the Council was inadvertently delayed.

MOTION: Councilor Ceniga made a motion to approve the street closure request for the Junction City High School Homecoming Noise Parade on September 27, 2023 from 6:00 p.m. to 8:30 p.m. The motion was seconded by Councilor Thomas and passed by unanimous vote of the Council.

Councilor Washburne shared that a citizen had locked her keys in the Community Center, and Superintendent Tracer had done a great job of addressing the situation immediately.

4. Adjournment of Regular Session

Regular session was adjourned at 6:44 p.m.

WORK SESSION

1. Call to Order

Mayor Wells called the Work Session to order at 6:44 p.m.

2. Water Discussion

Administrator Knope stated that per the Council's request, staff had brought back the Water Discussion and included the August 22nd presentation information in the Council packet.

Mayor Wells noted that the Council could provide feedback to staff, as the Council had said they would have further discussion and try to come up with a game plan.

Councilor Hancock stated that great information had been included in the packet. He asked why 3rd and Cedar was referred to as the emergency well. Administrator Knope responded that

the 3rd and Cedar well was the backup well in case one of the four wells failed and was listed as an emergency well with the state.

Councilor Hancock noted that on page 2 of the Water System Overview, the four wells at 13th, 11th, 8th, and 5th at optimum capacity would produce 2,200 gallons per minute (gpm), and the Water Treatment Plant was at 2400 gpm, which would leave 200 gpm for the good in the filtration system. Administrator Knope responded yes, and the system was designed so they could add additional filters on the other side of the Public Works shop.

Councilor Hancock noted that the filtration system would be maxed out, by adding the two new wells. Administrator Knope responded that the two new wells at Raintree and Alderdale would not go to the Water Treatment Plant, but each would be treated like the 3rd and Cedar Well, where the water was chlorinated on site and piped back into the system, meeting all safe drinking requirements. The main minerals treated by the Water Treatment Plant were iron and manganese and at some point, the City would build another Water Treatment Plant on the west side of town; the initial cost to do one well and the Water Treatment Plant on the west side of town was 3 ½ to 4 million dollars, and the City did not have funding for an additional plant at this time. Director Kaping added that there was a different filter pack available now below ground for the two new wells that would help remove minerals.

Councilor Hancock asked if staff knew what was being pumped from each well daily. Administrator Knope responded that they knew what was being pumped by the minute.

Councilor Hancock asked about alleviating the concern that there was a water table issue. Director Kaping and Administrator Knope responded that they had not found a water table issue.

Councilor Hancock asked if there would be indicators that could be used to determine when a well would need to be rehabbed, such as getting down to a certain production capacity. Administrator Knope responded yes and that was why he championed putting in the SCADA (Supervisory Control and Data Acquisition) system years ago, because of the amount of data they could capture minute by minute throughout the entire system. They could monitor how much water was flowing, water level, pressure coming out, and vibration in the bearings. They talked today about developing a plan for what would be done at various percentage levels of change. For example, if there was a 5% change, you would do "x" and if there was a 10% change, you would do "y." Currently everything they had been taught and shown to do was based on time and that did not always work. They would use the real world data and say no later than 5 years, but if you hit certain markers, do that now.

Councilor Hancock noted that they talked about various levels in the ground storage tank of 33 feet, 36 feet, etc. and he asked how many feet were needed to not be in curtailment. Administrator Knope responded that the tanks could go up to 37 ½ feet, but it was not really about the water level, but the City was required to maintain a minimum fire flow level that equated to six hours at 4,000 gpm. That equated to needing about one million gallons and the issue was how quickly they could fill the tanks back up to get to that benchmark. The measurements of 33 or 36 feet were indicators on the rate of change.

Councilor Leach noted that the pumps were working overtime because they did not have enough water and asked if that could be part of the problem for the well part failures. Director Kaping responded absolutely.

Councilor Leach stated that it was really important to get the two wells put in, because of the stress that was being put on the current wells. She noted that they had water curtailment for the last three summers and asked what the difference was in each year that we did not pick up that we were in trouble. Administrator Knope responded that the first year, there was an equipment failure and a fire event, the 2nd year there was equipment failure, and the 3rd year there was no event, but they could not keep up. A couple of years ago, they started to see a drop in production capacity and that was why they proceeded with the test wells and getting a new well online. This year, the production numbers really dropped, and they were thankful they had already started the work with Rural Development for the grant to put in the new well.

Councilor Leach asked about the status of the water rights. Administrator Knope responded that Water Resources was still working on that for the two new wells and hoped to have by mid-October.

Councilor Gambie asked Councilor Thomas about her earlier comment on the City of Veneta purchasing water. Councilor Thomas responded that Veneta bought between \$14,000 and \$16,000 a month plus run three wells and are 2,000 less than Junction City is population. Administrator Knope added that the City purchased the Water Treatment Plant from Veneta, because they sold one of their two treatment plants after they connected to EWEB.

Councilor Gambie noted that there was room adjacent to the Water Treatment plant to connect more filters, but it was unlikely that it would be cost effective to pipe wells from the west side of town to that location so that was why staff was exploring other ideas. Administrator Knope responded that was correct, and it would cost 1 ½ times more to bring a raw water pipe back over to the current Water Treatment plant than it would cost to put another plant on the west side of town. At some point, there would need to be an inter-tie between the two, so if something happened by the rail, they could turn some valves and send the water to the other plant to keep things rolling. He added that at some point, the City crews could probably over time install blocks of pipe while doing other projects to connect the two plants, similar to how they approached putting fiber optic conduit throughout town.

Councilor Gambie asked what the biggest difference would be between water that went through the Water Treatment plant and the water coming directly from the emergency well or the two new wells. Administrator Knope responded they chlorinated at all of the wells, and the treatment plant had two types of media in the filters that removed iron and manganese. It also off gassed carbon dioxide and assisted with prevention of radon issues. All wells had water pumped out of the ground and the water was injected with chlorine. The 3rd and Cedar Well then had water go into the distribution system and that was monitored for water quality issues just like they monitored at the treatment plant and at each individual location.

Councilor Gambie asked about the better pack for the new wells that the older wells did not have. Director Kaping responded that they kept more of the sand and bigger minerals out from entering the pump cavity. One of the test wells had a lot of sand, but the engineer said the new sand filtration pack would resolve that problem.

Councilor Gambie asked if the filter pack could be changed at the existing wells. Director Kaping responded that could not be changed unless the well was redrilled.

Councilor Ceniga asked what the pumping capacity would be for the two new wells, to help relieve some pressure on the City's current wells. Director Kaping responded that they were predicting 500 gpm and 300 gpm for a total of 800 gpm. Administrator Knope added that right now with the existing wells producing 500 gpm, an additional 800 gpm would total 1300 gpm, so it would help, but would not fix the problem of getting up to the 2,200 gpm.

Councilor Ceniga continued that there was no guaranty that the two new wells were going to give the existing wells any relief. Director Kaping responded not without doing something to the existing wells. Administrator Knope added that when looking at the presentation, part of what was on the project list was two additional test wells for future planning needs. Some current well locations could have another well drilled on site, but 5th and Maple and 13th and Elm did not have enough room onsite. Test wells were \$20,000 to \$25,000 each. The list of items staff put together would not solve the long term problem but would get some breathing space to let the community do what it needed to do in the summer, while putting together a plan for the long term. Staff felt that rehabbing the existing wells between \$25,000 and \$50,000, along with the two new wells was the quickest way to get back to the needed production numbers. Director Kaping was working with HBH Engineering to find grants for the back up power at the wells, so that would free up \$750,000 that was on the list.

Councilor Washburne asked how many wells had back up power. Director Kaping responded one at 13th and Elm.

Councilor Washburne asked if the Revolving Loan Fund could be used for some of these projects. Administrator Knope responded that currently the Water Fund already had two loans at around \$120,000 annually and did not have funding available to fund another loan. Once those loans were repaid, they would have the ability to borrow again from this fund.

Councilor Washburne asked if an emergency meeting would be needed if the 13th and Elm Well pump could not be fixed. Administrator Knope responded that he was authorized for up to \$25,000 in emergency expenditures and if more were needed, the Council could hold an emergency meeting.

Councilor Thomas asked for clarification on Department of Correction (DOC) limitations put on the City. Administrator Knope responded that when DOC put infrastructure out to the site, an Intergovernmental Agreement was put into place with requirements on the City regardless of whether the prison was built or not.

Councilor Thomas noted that some citizens had mentioned getting water from the Long Tom, instead of from ground wells. Administrator Knope responded that whether it was the Long Tom or Willamette, water rights had already been allocated out to communities or farmers.

Councilor Thomas asked if they would need to do a moratorium and if they would be looking at increases to System Development Charges (SDC) and building fees for new construction. Administrator Knope responded that a moratorium was completely up to the Council, but he and Director Kaping were working towards having something in place before a moratorium would go into effect. In addition, he asked Director Kaping to work with SCS Engineering and the City's engineers on a proposal for updated SDCs, which would begin review at the Public Works Committee.

Councilor Leach asked if there was enough money to do one well. Administrator Knope responded yes with the one million dollar grant and available City funding. He added that they thought they could scrape up enough to also do the 2nd well, by pushing off the emergency power to be done via grants and some other avenues.

Councilor Leach asked if staff had met with Congresswoman Val Hoyle's office. Administrator Knope responded that he and Mayor Wells had met with state representatives and would meet with the Governor's Regional Solutions team on October 24th to talk about water and sewer projects and funding solutions. Administrator Knope was also meeting with DOC representatives on ideas so the City was not so constrained by the IGA requirements; the IGA was for 27 years and began in 2008.

Mayor Wells noted that the Production Well Recommended Work Summary projects totaled \$3,725,000, but the \$750,000 for back up emergency power would not be done right now as staff would be working on a grant for this. Administrator Knope responded that was correct.

Mayor Wells asked if the City could then do everything else on this list. Administrator Knope responded that that they would not do the two test wells yet but could do everything else on the list. He noted that they usually put a cushion in on estimates, so there could be some savings on some project estimates.

Mayor Wells said he was asked by a citizen if they should have an additional water tower on the west side of town, since they could eventually have a water treatment plant over there. Administrator Knope responded yes at some point and staff was recommending that the City Engineer go back through the Water Master Plan to make sure it reflected current day Junction City.

Mayor Wells asked staff to share the cost of new Water Treatment Plant filters. Director Kaping responded around \$125,000 a piece, including labor and piping.

Mayor Wells noted that Director Kaping and the Public Works staff did an amazing job of monitoring the Water Treatment Plant and asked how many filters the City currently had. Director Kaping responded that there were six.

Mayor Wells asked if there were any questions from the public. There were none.

Councilor Gambee asked what production capacity number was needed for summer usage. Director Kaping responded 2200 gpm was their target number that would get them back to even but would not get them ahead.

It was the Council consensus that staff should move forward with the items listed on the Production Well Recommended Work Summary list:

- Develop Raintree Well to Production Ready Status. Priority number one.
- Continue to work on the well rehabs with the two underway and the rest to come back to Council.
- Staff would do the spare shafts and look into spare pumps and bring that information back to the council.

- Staff would continue to work on grants for the emergency power wells.
- Staff would bring back to Council a funding strategy for the Alderdale well.
- Staff would bring back a funding strategy for the 2 additional test wells.

Councilor Washburne asked how long the City would be on curtailment. Administrator Knope responded that it depended on how long it took to get parts for the 13th and Elm well, as they were running the emergency well. Director Kaping added that the weather and amount of watering would also be a factor.

Councilor Hancock stated that 2200 gpm would be the projected goal for the four wells. That amount times 60 minutes was 132,000 gallons per hour and in a 24 hour period would be 3.1 million gallons. The max they used in a 24 hour period in 2023 was 2.4 million. He asked if the four wells were running by themselves at optimum levels if the City would be producing more than enough water. Administrator Knope responded that would be correct and the 2018 Water Master Plan called for 2081 gpm by this year and read that the City should produce a minimum of 2.7 million gallons in 2023. Director Kaping added that the important piece was recovery and being able to produce enough water. If 2.3 million was being used but the City was only able to produce 800,000, you could not recover enough water. The wells rehabs would inform them on whether redrilling or new locations would be needed for wells. Jones Pump Company had indicated that you could expect 80% of original production capacity after a well rehab. Administrator Knope added that this was part of why they recommended having additional test wells identified because at some point they were going to have to move them or redrill them.

3. Water Curtailment Plan

Administrator Knope stated that Councilor Hancock had requested this item, and staff felt there was a lot of room for improvement on the current Curtailment Plan. Improvements noted were:

- Providing clarity for when to come out of curtailment.
- Having a more gradual approach for voluntary compliance at the beginning before entering into curtailment.
- Lessening impacts to personal gardens and food production.
- Adjusting curtailment guidelines, as going to an odd/even water schedule could actually increase the amount of water being used.

The following was discussed and noted:

- Curtailment only addressed outside watering.
- During curtailment, businesses had to reduce their amount of water usage down to 30 consumption units.
- The curtailment plan was intended to be for a short period of time when needed to replace a pump or something like that and was not intended to be all summer long.
- The water curtailment enforcement piece needed to be revised, specifically how to enforce, who enforces, etc.
- Staff usually saw compliance after talking to customers.
- There were some wells in town that were used for irrigation that the general public were not aware of.

Administrator Knope recommended taking this to the Public Works Committee to have them work on recommended changes to the Curtailment Plan.

Councilor Hancock thanked the Council for discussing this item and noted that most of his concerns had been noted. He did not think citizens should get fined for using water and he did not like the rigid approach that this ordinance laid out and felt there should be more of a due process. He noted that the curtailment plan was activated through a Council resolution but after that it was 100% on the City Administrator for when it would end. He thought it would be beneficial to have analytics in the plan that would guide when to come out of curtailment and that information could then be provided to Council, staff, and citizens so everyone would know.

The Council consensus was to have this go to the Public Works Committee to work on recommended changes and to bring back to Council.

4. Public Information Officer Discussion

Administrator Knope asked for Council input on creating a combined position to provide administrative assistance to the Police Department and to provide better communication to the public under the City Administrator's direction. He had provided a job description for a Public Information Officer, to highlight some of the duties this position might have.

The Council consensus was in favor of having Administrator Knope bring back a job description for this position for Committee and Council review.

5. Adjournment

As there was no further business, the meeting was adjourned at 8:10 p.m.

ATTEST:

APPROVED:

Kitty Vodrup, City Recorder

Kenneth Wells, Mayor