Public Infrastructure Committee Meeting Minutes

October 12, 2026

Mayor Primmer called the meeting to order at 5:00 p.m. Council Representative McCarthy arrived at 5:13PM. City staff in attendance included: City Manager Byron Smith, Assistant City Manager Mark Morgan, Wastewater Superintendent Bill Schmittle, Water Superintendent Roy Bicknell, Streets Superintendent Roberto Herrera, Finance Director Ignacio Palacios, Planning Assistant Heather La Beau, and Administrative Assistant Chantel Waldo. Also present were Anderson Perry engineers Joshua Lott and Alan Davis.

Throughout the project updates, Assistant City Manager Morgan used Google Earth to illustrate the locations of the projects being discussed.

E Highland Water Line and View Drive Booster

Assistant City Manager Morgan reported that design work on the E. Highland Water Line and View Drive Booster Pump Station projects has been paused. Both are long-planned replacements included in the upcoming budget; however, staff are preserving cash while awaiting the outcome of the City's PFAS grant application. Morgan stated that neither project requires immediate action and both may be reconsidered in the next fiscal year depending on funding availability.

Ott Road Realignment and Airport Runway Extension

Assistant City Manager Morgan reported that the City acquired approximately 140 acres to facilitate relocating Ott Road outside the airport runway protection zone. The City has a ten year obligation associated with approximately $2 million in FAA funding used for the property acquisition. Environmental and cultural work has been completed for the anticipated road alignment, which is intended to preserve as much agricultural land as practical.

The FAA's capital improvement plan schedules runway resurfacing for federal fiscal year 2030. Staff hope to coordinate that work, estimated at $3 million, with a proposed 500 foot runway extension estimated at $5 million. The combined planning estimate is approximately $8 million, with an anticipated FAA contribution of approximately $2.7 million. Morgan noted that the road relocation estimate may be reduced as design advances.

Mayor Primmer asked about the runway protection zone, future extension limitations, and the expected closure period. Morgan explained that the extension would accommodate additional operations by aircraft already capable of using the airport, particularly under conditions affecting takeoff performance. The extension is likely the last practical expansion without relocating major infrastructure. Runway resurfacing may require approximately four to six weeks of closure, although construction could continue for several months with measures to accommodate smaller aircraft where feasible.

FCS Group: Utility Rate Analysis

Assistant City Manager Morgan reported that FCS Group has been engaged to conduct a utility rate analysis. The City's last significant rate restructuring occurred in 2018–2019, when distinctions between residential and commercial customer classes were largely removed. The study will examine whether rates appropriately reflect the cost of service for different customer classes and whether one class is subsidizing another, including the costs associated with data center water use and wastewater discharge. The analysis is expected to take approximately five to six months, and no immediate Council action is anticipated.

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FCS Group: Feedville Transportation Impact Zone SDC

Assistant City Manager Morgan stated that FCS Group will also develop a transportation system development charge (SDC) methodology for the Feedville Road corridor. Approximately 800 acres south of Feedville Road were recently annexed with a hyperscale data center overlay, and additional development is anticipated. Rather than requiring each development to construct isolated roadway improvements along its frontage, staff are considering a corridor-wide impact zone that would collect transportation SDCs as development occurs. Funds could then be used for coordinated reconstruction and improvements when sufficient revenue is available.

2027 CIP Update

Assistant City Manager Morgan reported that staff are updating the City's rolling five-year Capital Improvement Plan (CIP), which is reviewed on a two-year cycle. Departments have been asked to identify additional projects and update cost estimates for existing projects. Staff anticipate presenting the 2027 CIP update in January, around the same time as the annual consumer price index adjustment to utility rates.

Hotel/Motel Sewer Rates

Assistant City Manager Morgan discussed the existing sewer rate structure for hotels and motels, which assesses a monthly base charge for every room regardless of occupancy. At approximately $42 per room, a 100-room hotel would pay about $4,200 in monthly base charges before usage charges. Morgan explained that the structure may not accurately reflect hotel and motel impacts on the wastewater system.

Staff are considering an annual adjustment based on each property's occupancy during the previous calendar year, calculated using transient lodging tax and tourism promotion assessment records. Under the proposal, a 100-room hotel with 55% annual occupancy would be assessed as a 55 base charge for the following year. Annual rather than monthly or quarterly adjustments would reduce the administrative burden. Mayor Primmer expressed support for the approach as a potentially more equitable method. Morgan noted that staff will continue working with the Finance Department before bringing a proposal forward.

395/Punkin Center Water Line

Assistant City Manager Morgan reported that ODOT is planning a roundabout at Highway 395 and Punkin Center Road. Although the City does not currently anticipate extending a water main through the intersection, staff are coordinating with ODOT to install an inactive, valved water main during roundabout construction. The estimated City cost is $250,000 to $300,000. Installing the line now would avoid the cost and disruption of cutting through the completed roundabout if future development requires a water connection.

Mayor Primmer asked whether other utilities should be installed at the same time. Morgan stated that a sewer extension through the intersection is not currently anticipated due to topography and that ODOT is addressing stormwater needs as part of its project.

Geer/Harper Intersection

Assistant City Manager Morgan reported that work at the Geer/Harper intersection is nearing completion, and River Road has reopened to two-way traffic. Remaining work at the intersection is expected to be completed soon. The railroad crossing itself will remain closed into the spring while the railroad completes

its design and the crossing improvements, including crossing arms, are constructed. Mayor Primmer noted that the schedule had been understood depending on the railroad's work.

Orchard Ave Water Main

Assistant City Manager Morgan reported that the Orchard Avenue water main replacement between SW 7th and SW 11th Streets is progressing well, with additional related work near SW 9th Street and Highway 207. Based on lessons learned from previous water main replacement projects, the City expanded the scope to grind and resurface the full roadway rather than patch only the utility trench. Missing sidewalk segments along Orchard Avenue are also being installed, particularly because of the street's proximity to an elementary school. The project is anticipated to be completed within the next one to two months.

Evelyn Ave. Sewer

Assistant City Manager Morgan reported that the Evelyn Avenue sewer project is substantially complete. The project addresses a longstanding sewer capacity bottleneck serving the southeast industrial and airport area. It is the third phase of improvements identified to increase capacity along the corridor and is approaching final closeout.

NW 2nd & Dogwood LID

Assistant City Manager Morgan reported that the N.W. 2nd Street Local Improvement District (LID) and the city funded Dogwood Avenue improvements are nearing completion. The work includes paving and sidewalks, with remaining utility adjustments before the roadway opens to traffic. The improvements will provide an alternate route as ODOT installs traffic delineators along Elm Avenue near Highway 395 that will restrict certain left turns.

Morgan stated that final LID costs will be reconciled after project closeout, and the resulting assessments for adjoining properties are expected to be presented to City Council this winter. Current costs are expected to be close to the original estimates.

Jennie Ave. LID

Assistant City Manager Morgan reported that the Jennie Avenue LID will extend roadway improvements from the existing dead end toward 10th Street, including paving, sidewalk, and drainage features sufficient to accommodate two-way traffic. The project has been advertised for bids, with bids expected to open soon. Staff anticipate seeking a contract award later in the fall and beginning construction in early 2027.

Gettman Road Extension (GRATE Phase 2)

Assistant City Manager Morgan reported that the Gettman Road Extension, GRATE Phase 2, remains dependent on securing the final right-of-way parcels. Most of the property needed has been acquired, but negotiations continue for two parcels. A trial related to the remaining acquisitions is scheduled for the second week of December. Once the City controls the full right of way, staff intend to proceed with final design and subsequent construction. The extension is intended to connect Gettman Road with Highway 395 at Port Drive.

SE 10th Bridge (GRATE Phase 3)

Assistant City Manager Morgan reported that GRATE Phase 3 will replace the existing one-lane bridge over the canal at SE 10th Street with a two-lane bridge. Design is nearly complete, with bidding and contract

award anticipated in November or December. Construction is planned for the winter while the canal is out of service, with completion anticipated before irrigation water returns in the spring. The new bridge will connect to the existing two-lane pavement; additional improvements along SE 10th Street may be needed in future phases. Each lot in the new development to the southeast of the bridge was assessed $500 to help fund this project.

ASR Update

Assistant City Manager Morgan reported that the Aquifer Storage and Recovery (ASR) project has been injecting water into the aquifer since May at approximately 1,300 gallons per minute. Approximately 260 million gallons had been injected as of the meeting. Staff are working toward an initial target of approximately 400 million gallons, potentially reaching that amount before the end of March target. Additional water quality testing will follow, with plans to inject approximately 800 million more gallons for future recovery.

Morgan explained that the stored water will help meet seasonal demand and improve water supply reliability. ASR Phase 2 will include above ground storage and delivery infrastructure necessary to provide water at the rates customers require. This phase is entering design and is estimated to cost $10 million to $15 million, funded by the data center developers requesting improvements.

OR 207 Sewer Main

Assistant City Manager Morgan reported that the OR 207 sewer main project, described during the presentation as the Feedville Road and 11th Street sewer main, is nearing advertisement for bids. The project will install a sanitary sewer connection along the corridor and tie into the existing system near 11th Street. Staff anticipate awarding a contract during the winter and beginning construction in 2027.

RWTP UV Project

Assistant City Manager Morgan reported that the Recycled Water Treatment Plant ultraviolet (UV) project is progressing. The project will replace chlorine disinfection with UV treatment to reduce chlorine byproducts discharged to the Umatilla River or irrigation canal. A contract has been awarded for some equipment, and design work is underway for the site improvements and structures needed to accommodate the equipment. Construction is expected to proceed over the next several years. In response to Mayor Primmer's question, Morgan confirmed that the City did not receive a grant for the project.

PFAS

Assistant City Manager Morgan reported that the City has submitted its state grant application for PFAS-related projects and is awaiting the results. State officials recently indicated that applications were still being scored. Morgan stated that the amount of funding awarded remains uncertain and will significantly affect the City's ability to schedule and fund other capital improvements, including projects currently on hold.

Public Comment

None given.

Adjourn

Mayor Primmer adjourned the meeting at 5:50 p.m.