

Mayor Drotzmann called the meeting to order at 6:00pm. Councilor Peterson was excused. Councilor Spicerkuhn arrived at 6:34PM. City staff in attendance included: Assistant City Manager Mark Morgan, City Manager Byron Smith, Finance Director Mark Krawczyk, City Attorney Rich Tovey, Street Superintendent Ron Sivey, Wastewater Superintendent Bill Schmittle, Water superintendent Roy Bicknell and Planning Assistant Heather La Beau. Anderson Perry engineer Jay Marlow was in attendance.

Capital Improvement Projects (CIP) update

Mr. Morgan reviewed the three attached spreadsheets updating capital improvement projects for each department. Cost estimates have been updated for projects, including an in-depth review of each project's scope, and additional projects have been added. Additional discussion surrounded the following projects-

Water

Well No. 5 Water System Improvements

The well provides the majority of the City's water throughout the year and the most water during peak summer season. The system will be upgraded to increase pumping capacity and allow full use of the water rights.

N 1st Place Water Line Replacement

This project will replace the water line from Hermiston Ave to Elm Ave as part of the street reconstruction. The contract is anticipated to be awarded in February. As the sewer portion of the project is completed, the road will be reopened for a few months before this project starts.

E Gladys Ave & E Main St Water Line Replacement

Approximately one mile of water line on E Gladys Ave From NE 3rd St to NE 7th St, and from NE 5th St to NE 8th St on E Main St as well as small portions on E Hurlburt Ave and SE 7th St will be replaced with ductile iron pipe. The project cost is reflected higher than it was previously to allow for more allowance of street paving. A similar project on W Ridgeway required an extensive amount of surface restoration.

The total for water projects in the fiscal year 26-27 is shown lower than previous years. This allows for the availability to have cash on hand for possible cost overruns of earlier years' projects. Projects can be added if there remains cash on hand.

Recycled Water

E Evelyn Ave Gravity Sewer Line Replacement

This project continues the system capacity expansion of the sewer line that began with replacement of the SE 7th St portion.

McDonald's and US Hwy 395 Gravity Sewer Line Replacement

The sewer line will extend the sewer main from the McDonald's property through the property to the north and tie in at Cornell Place.

NE 7th St Gravity Sewer Line Replacement

This project includes replacement of line that is within easements on private property.

Decommission Lift Station No. 3

There were significant cost increases for this project. To absorb the cost overruns, several other projects were pushed back a year.

Sewer Reserve

The replacement projects are planned for FY25-26. Funds are placed in reserve each year for the expense. The amount in reserve is less aggressive than previous years as the membrane filters are doing well.

Lift Station No. 7 Reconstruction

The lift station is located on NW 11th and is an obstruction on the sidewalk. The reconstruction will remove the obstruction.

Streets

N 1st Place Roadway Improvements

This project is finally underway and progressing.

E Gettman Road Construction Right-of-Way plan

The county has hard surfaced a portion of Gettman. While the work was not to City standards, focus can now be moved to Phase 2. The location of the road still needs to be determined so the right-of-way can be acquired.

E Penney Ave

The final portion of right-of-way has been secured. A grant has been awarded and some CARES funds allocated for the building of the roadway with an anticipated completion date in calendar year 2023. Traffic signal improvements are not included. The roadway will eventually provide back access to employment lands from 1st. The needs of the area have changed drastically over the last few years and the project still provides good connection access and large truck access without the need for turning.

NW Geer Rd/W Harper Rd/N 1st PI Realignment

The project has been moved to FY 24-25 as the City continues to work with neighboring property owners. A large number of the parcels are on septic systems, the project could include sewer line installation.

The CIP updates are adopted every two years. The utility rate adjustments are done in January and it's preferable to do the CIP updates simultaneously so there's a reference to why rates are increasing.

The council decided to adjust utility rates using a three-year rolling average, which equates to about a 5 percent increase this year.

Upgrades to the regional water distribution system for Amazon is not on the spreadsheet as the project is privately funded by Amazon. The pre-bid meeting went well and anticipate several bids. The guaranteed delivery date for the water is September 2023.

Adjourn

Mayor Drotzmann adjourned the meeting at 6:46pm.

City of Hermiston, Oregon
 Capital Improvements Plan Update
 Future Value - Street Project Summary

Project No.	Project	FY 22-23	FY 23-24	FY 24-25	FY 25-26	FY 26-27
Street Projects						
ST 1.0	N.W. Geer Road, W. Harper Road, and N. 1st Place Realignment	\$ -	\$ -	\$ 1,410,000	\$ -	\$ -
ST 2.0	N. 1st Place Roadway Improvements	\$ 4,100,000	\$ -	\$ -	\$ -	\$ -
ST 3.0	Arterial/Collector Sidewalk Infill	\$ 30,000	\$ 30,000	\$ 30,000	\$ 30,000	\$ 30,000
ST 4.0	W. Theater Lane Resurfacing	\$ -	\$ -	\$ -	\$ -	\$ 600,000
ST 10.0	E. Gettman Road Construction (S. 1st Street to U.S. Highway 395) Right-of-Way Plan	\$ 60,000				
ST 19.0	E. Hurlburt Avenue and S.E. 2nd Street Parking Lot Reconstruction	\$ -	\$ -	\$ -	\$ -	\$ 300,000
ST 20.0	E. Penney Avenue (S.E. Kelli Boulevard to U.S. Highway 395)	\$ 995,000	\$ -	\$ -	\$ -	\$ 300,000
Street Total		\$ 5,185,000	\$ 30,000	\$ 1,440,000	\$ 30,000	\$ 1,230,000



City of Hermiston, Oregon
 Capital Improvements Plan Update
 Future Value - Water Project Summary

Project No.	Project	FY 22-23	FY 23-24	FY 24-25	FY 25-26	FY 26-27
Supply						
W 1.0	Well No. 6 Backup Generator	\$ 380,000	\$ -	\$ -	\$ -	\$ -
W 2.0	Well No. 5 Water System Improvements	\$ 520,000	\$ -	\$ -	\$ -	\$ -
W 3.0	Well No. 6 Chlorination System Structure	\$ 450,000	\$ -	\$ -	\$ -	\$ -
W 4.0	Well No. 4 Control System	\$ 390,000	\$ -	\$ -	\$ -	\$ -
W 12.0	Chlorination Scales	\$ -	\$ -	\$ -	\$ -	\$ -
W 14.0	Well No. 6, Reservoir No. 2 Exterior Surfaces Painting	\$ -	\$ -	\$ -	\$ -	\$ 15,000
W 15.0	Well No. 4 Reservoir Exterior Surfaces Painting	\$ -	\$ -	\$ -	\$ -	\$ 115,000
Distribution						
W 5.0	N 1st Place Water Line Replacement	\$ 800,000	\$ -	\$ -	\$ -	\$ -
W 6.0	E. Gladys Avenue and E. Main Street Water Line Replacement	\$ -	\$ 1,800,000	\$ -	\$ -	\$ -
W 7.0	E. Highland Avenue Water Line Replacement	\$ -	\$ -	\$ 1,280,000	\$ -	\$ -
W 8.0	Highland Booster Pump Station and Pressure Zone Reconfiguration	\$ -	\$ -	\$ 1,100,000	\$ -	\$ -
W 9.0	W. Orchard Avenue Water Line Replacement	\$ -	\$ -	\$ -	\$ 1,100,000	\$ -
W 10.0	View Drive Booster Pump Station Upgrades	\$ -	\$ -	\$ -	\$ 750,000	\$ -
Water Reserve						
W 11.0	Residential Water Meter Replacement	\$ -	\$ -	\$ 150,000	\$ 150,000	\$ -
Water Total		\$ 2,540,000	\$ 1,800,000	\$ 2,530,000	\$ 2,000,000	\$ 330,000



City of Hermiston, Oregon
 Capital Improvements Plan Update
 Future Value - Recycled Water Project Summary

Project No.	Project	FY 22-23	FY 23-24	FY 24-25	FY 25-26	FY 26-27
Collection						
S 1.0	Lift Station No. 5 Wetwell Upgrades	\$ 100,000	\$ -	\$ -	\$ -	\$ -
S 2.0	E. Evelyn Avenue Gravity Sewer Line Replacement	\$ -	\$ 323,000	\$ -	\$ -	\$ -
S 3.0	Lift Station No. 4 Reconstruction	\$ 600,000	\$ -	\$ -	\$ -	\$ -
S 4.0	McDonald's and U.S. Highway 395 Gravity Sewer Line Replacement	\$ 250,000	\$ -	\$ -	\$ -	\$ -
S 5.0	N.E. 7th Street Gravity Sewer Line Replacement	\$ -	\$ 300,000	\$ -	\$ -	\$ -
S 6.0	Decommission Lift Station No. 3	\$ 1,600,000	\$ -	\$ -	\$ -	\$ -
S 7.0	Lift Station No. 7 Reconstruction	\$ -	\$ 610,000	\$ -	\$ -	\$ -
S 10.0	Victory Square Park Gravity Sewer Line Replacement	\$ -	\$ -	\$ 225,000	\$ -	\$ -
S 12.0	Lift Station No. 1 Electrical	\$ -	\$ -	\$ -	\$ -	\$ 175,000
Treatment						
S 11.0	Recycled Water Treatment Plant Chlorination Improvements	\$ -	\$ -	\$ -	\$ -	\$ 1,200,000
Sewer Reserve						
S 22.0	Recycled Water Treatment Plant Membrane Filter Savings and Replacement		\$ 100,000	\$ 100,000	\$ 1,000,000	\$ -
S 23.0	Recycled Water Treatment Plant Pump and Motor Savings and Replacement	\$ 150,000	\$ 30,000	\$ 700,000		
Recycled Water Total		\$ 2,700,000	\$ 1,363,000	\$ 1,025,000	\$ 1,000,000	\$ 1,375,000

