

Mayor Drotzmann called the meeting to order at 6:00pm. Councilor Peterson was present. Councilor Spicerkuhn was excused. 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, and Planning Assistant Heather La Beau. Anderson Perry engineers Joshua Lott and Jay Marlow were in attendance.

## **Umatilla River Bridge PER**

City Engineer, Joshua Lott presented information about the report for a new bridge. The Transportation System Plan has included a bridge over the Umatilla River since 1997. A precise location was not specified. A report was commissioned by the City of Umatilla, City of Hermiston, and Umatilla County to study the options for bridge placement. The optimal bridge location was determined to be the Punkin Center location. A traffic impact analysis was completed. Direct connections to the interstate, City of Umatilla residents, as well as undeveloped land west of the Umatilla River would be provided with this location. Land use and acquisition was discussed in the report. The Punkin Center location allows the project to be phase able for additional future connections. The bridge is not anticipated to be designated as a truck route. The Transportation System Plan will be updated within the next year or two. The Memorandum of Understanding (MOU) for the report is being presented to the City Council for adoption at tonight's meeting.

## **N 1<sup>st</sup> Reconstruction Project**

Assistant City Manager Morgan stated the project will go out to bid in November and anticipate construction to begin early 2023. As demonstrated with PowerPoint slides, driveways were designed to eliminate vehicles backing onto the heavily trafficked arterial roadway. Some properties will lose the ability to park in the front of their businesses. On-Street parking will not be available. Needs of the businesses were considered as was overall safety and ADA compliance. The project is being funded by ODOT and will meet the State's ADA requirements. An informational handout is being delivered this week to businesses on N 1<sup>st</sup> St as well as business on W Hermiston Ave from 1<sup>st</sup> to 3<sup>rd</sup>. A gravel portion of the NW 3<sup>rd</sup> St detour was paved recently as part of the project.

## **Lift 3 and Lift 6 Project**

Jay Marlow updated the committee on the lift projects. The contractor began work on lift station #6 at the intersection of Ridgeway and N 1<sup>st</sup> Place. The contractor for lift #3 began excavating for the pit underneath railroad right-of-way. Additional investigative work was requested by Union Pacific prior to boring. Ground penetrating radar survey work was done and the results have been submitted to the railroads for review. He is hopeful work can continue soon. The project may still be completed on time or it may be delayed until spring due to the time needed to complete the road replacement. Delays do increase the cost, however there is substantial savings over the long-term with the new system.

## **Regional Water System (RWS) Extension/Expansion**

Amazon Data Services has requested cooling water be delivered to the proposed data centers located at the Feedville/Kelli location (PDX 138) by September of 2023. Design of the water delivery expansion began earlier this year. In order to meet the expected date, the existing potable line from 1<sup>st</sup> to Feedville will be extended to Kelli Blvd. The property owner will incur the costs associated with the extension. It is anticipated this line will serve the facility for the first 1 to 2 years. To meet capacity, the OSU extension will no longer use water from the line.

An additional system will simultaneously be constructed with a redundant 24" line that will take non-potable water from the river to service the entire facility. Once the line is operational, the city will then retain the potable line for future industrial users. The project is anticipated to go out to bid in November and begin construction at the beginning of the year.

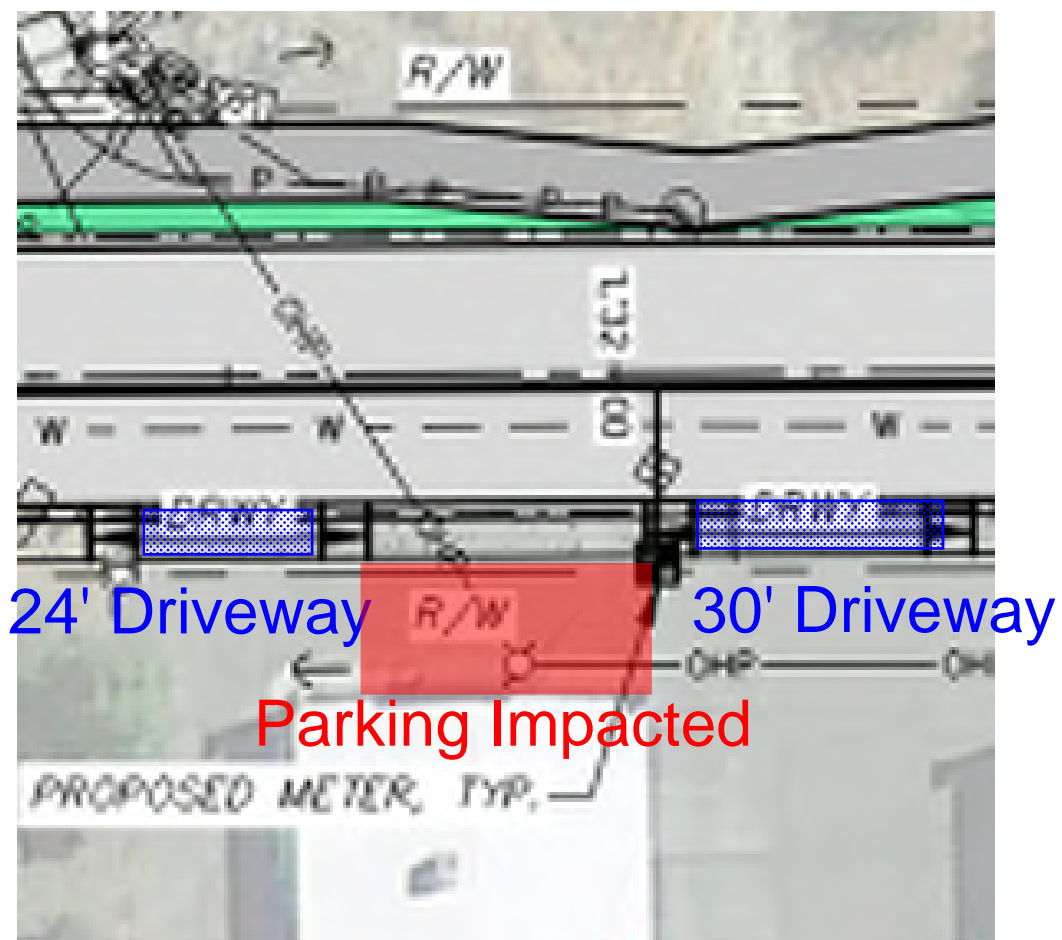
## **Capital Improvement Projects (CIP) update**

The CIP is updated every two years. Department heads have begun review of the plan to address any new projects and Anderson Perry will update cost estimates for existing projects. The updated plan should be ready for council adoption in January.

## **Adjourn**

Mayor Drotzmann adjourned the meeting at 6:52pm.

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Access Inhibited during construction: No



No Access during Construction



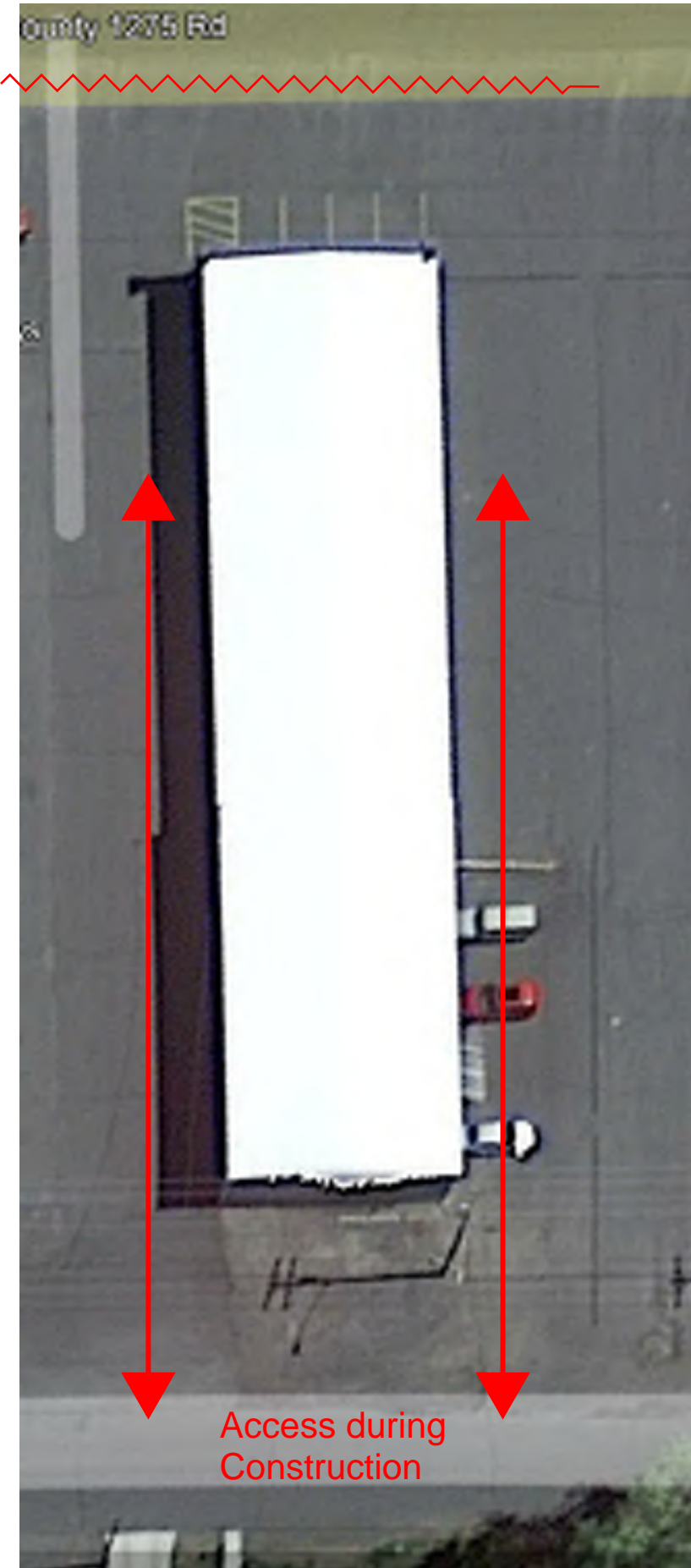
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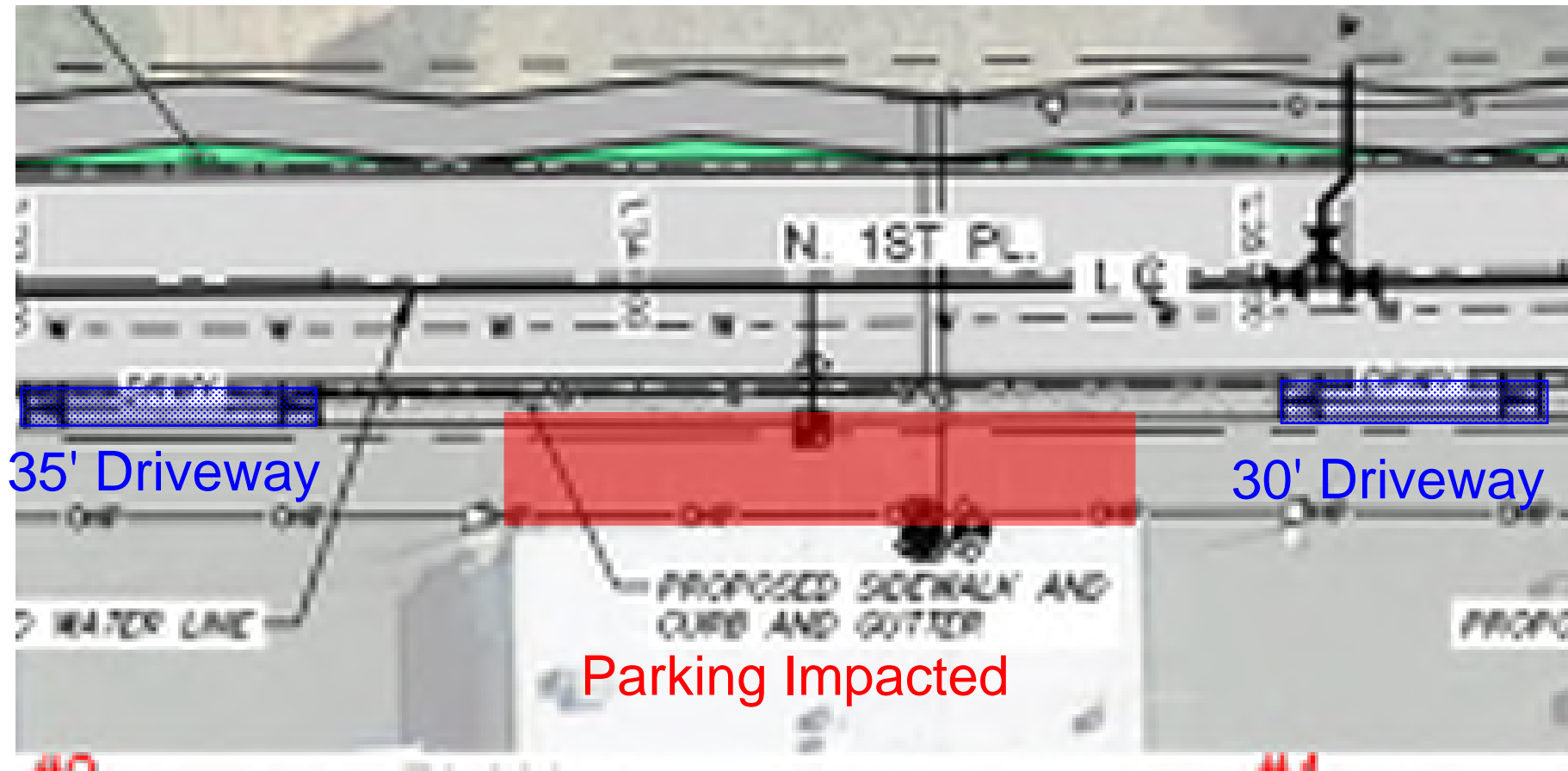
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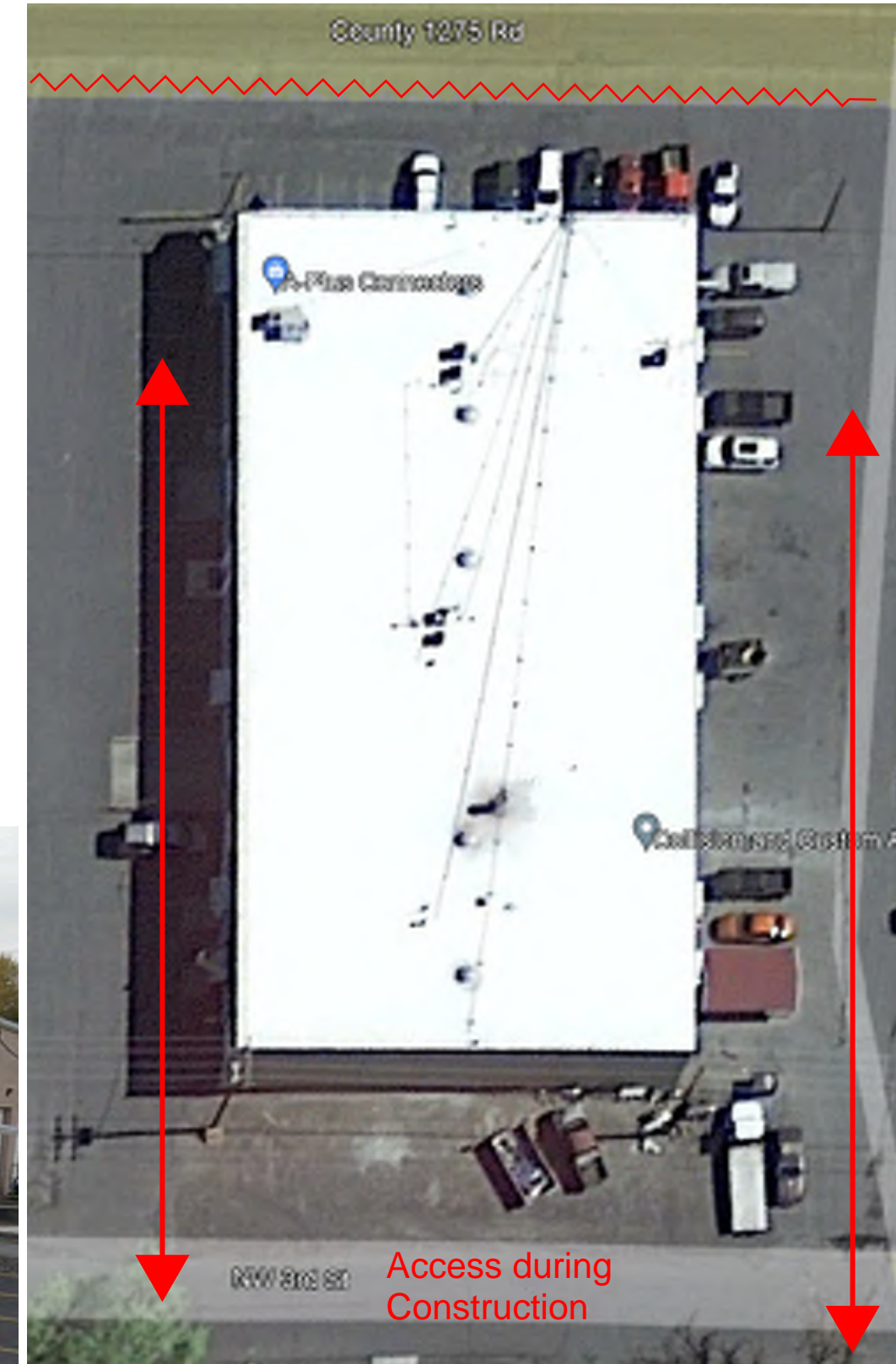
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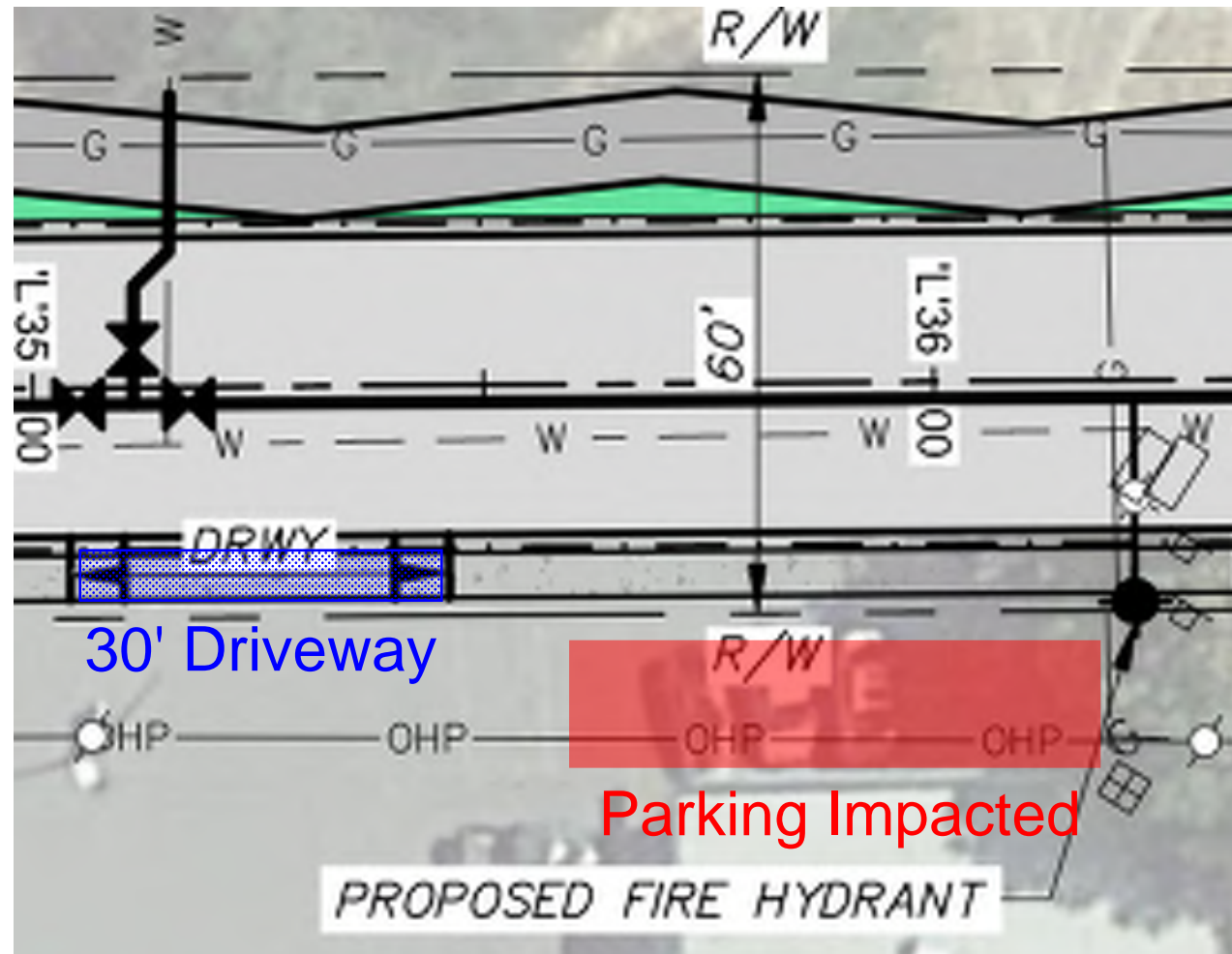
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Access Inhibited during construction: No



No Access during Construction



Identifier: 4  
Parking Spots impacted: 9  
Access Inhibited during construction: No



No Access during Construction

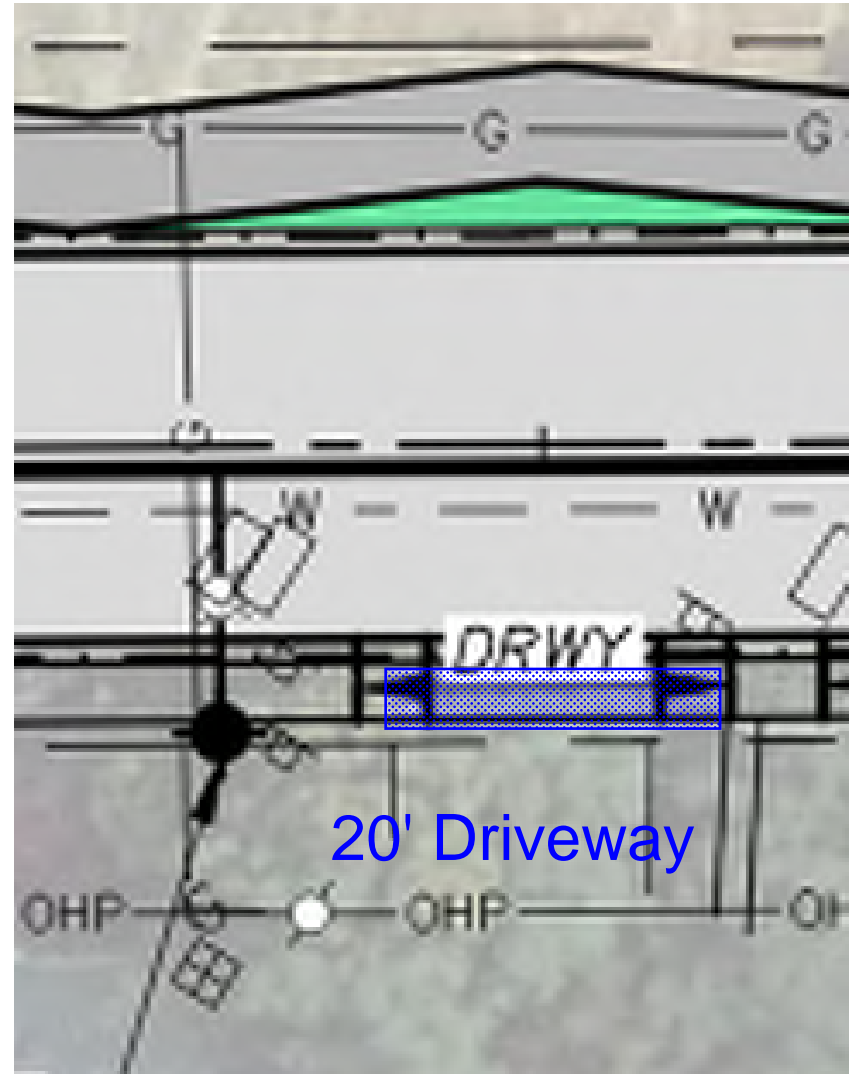


Access during Construction



Back of Sidewalk

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Access Inhibited during construction: No

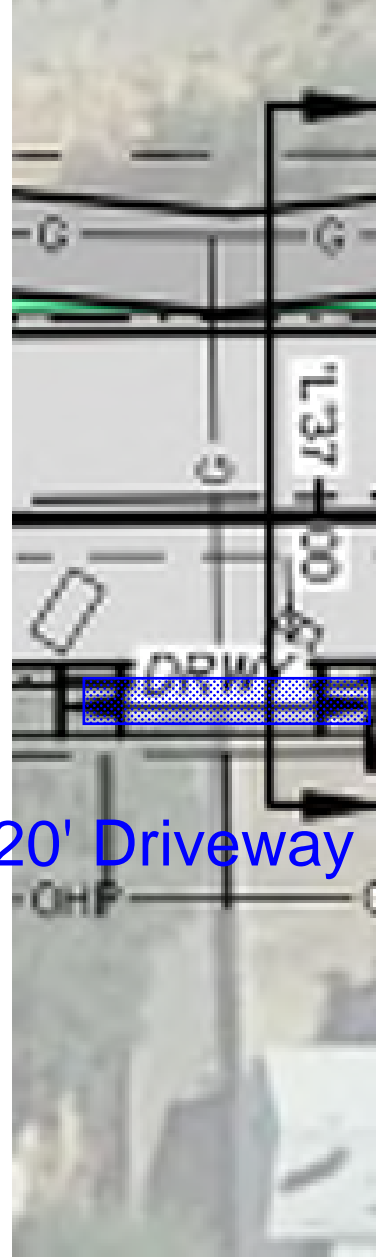


No Access during Construction



Access during Construction

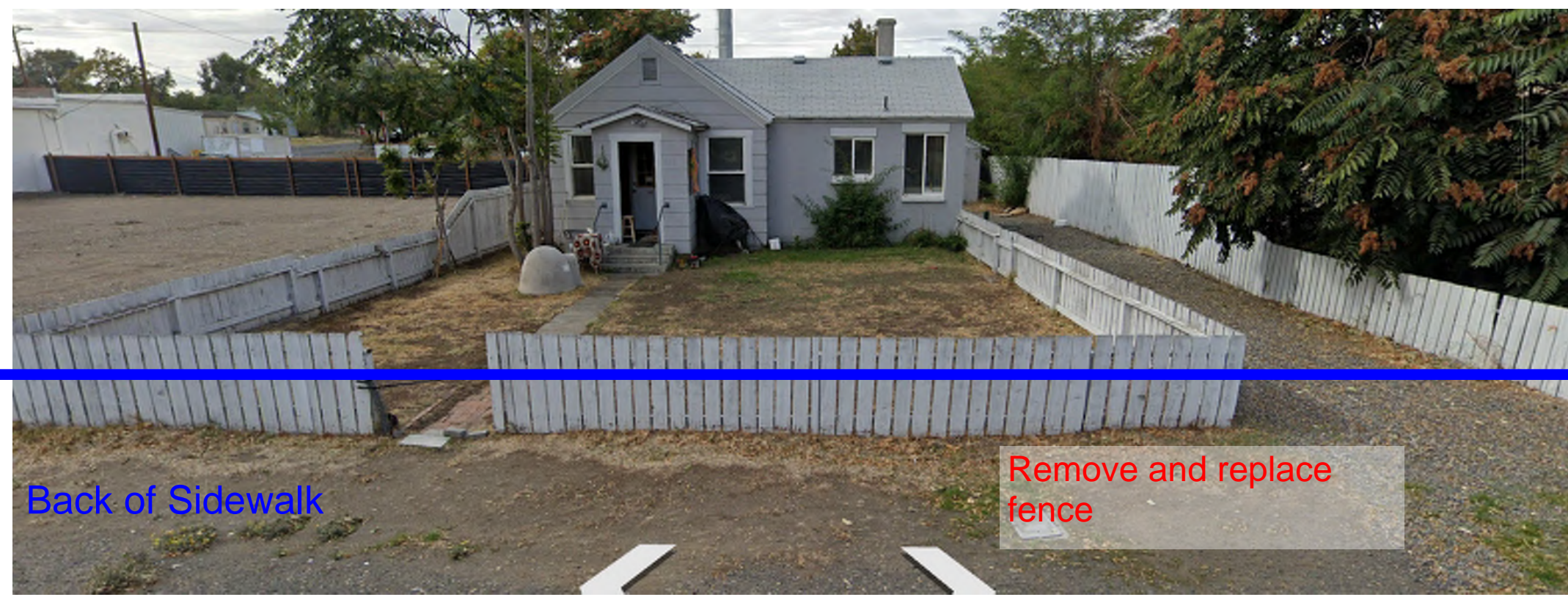
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Access Inhibited during construction: Yes



20' Driveway



Local Access  
Required during  
Construction

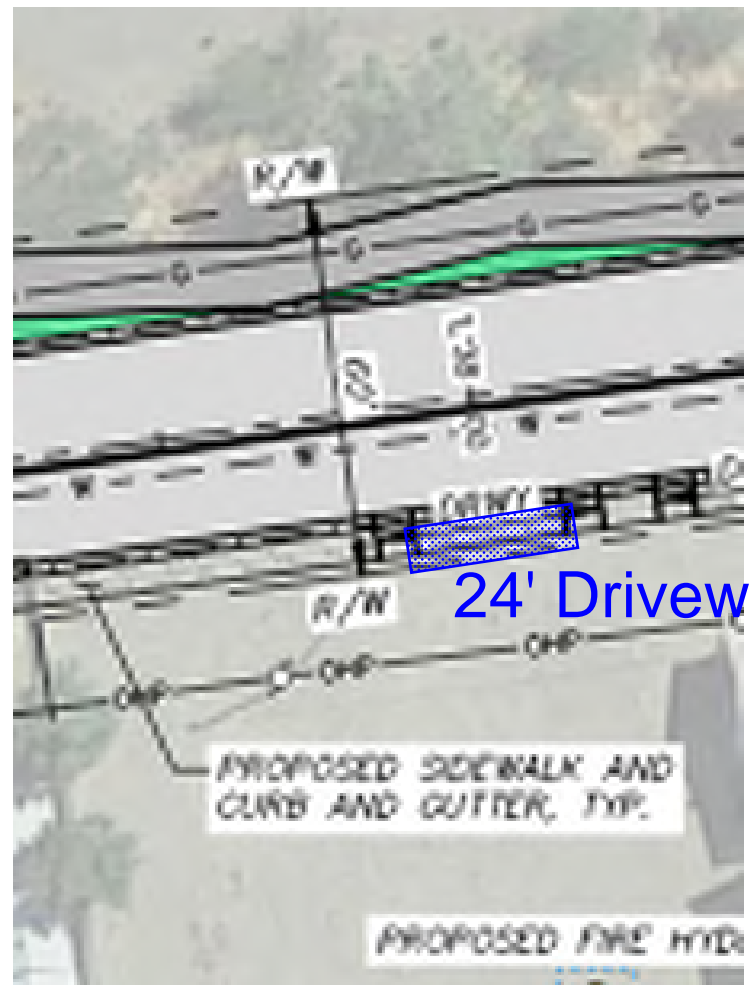


Back of Sidewalk

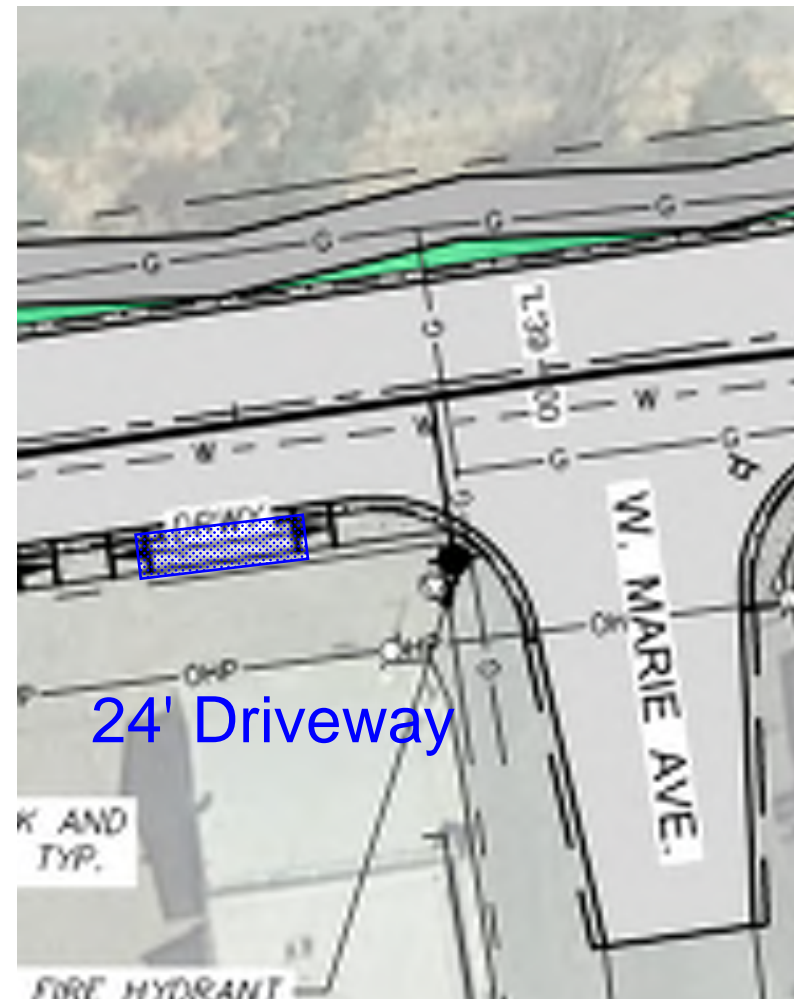
Remove and replace  
fence



Identifier: 7  
Parking Spots Impacted: None  
Access Inhibited during construction: Yes



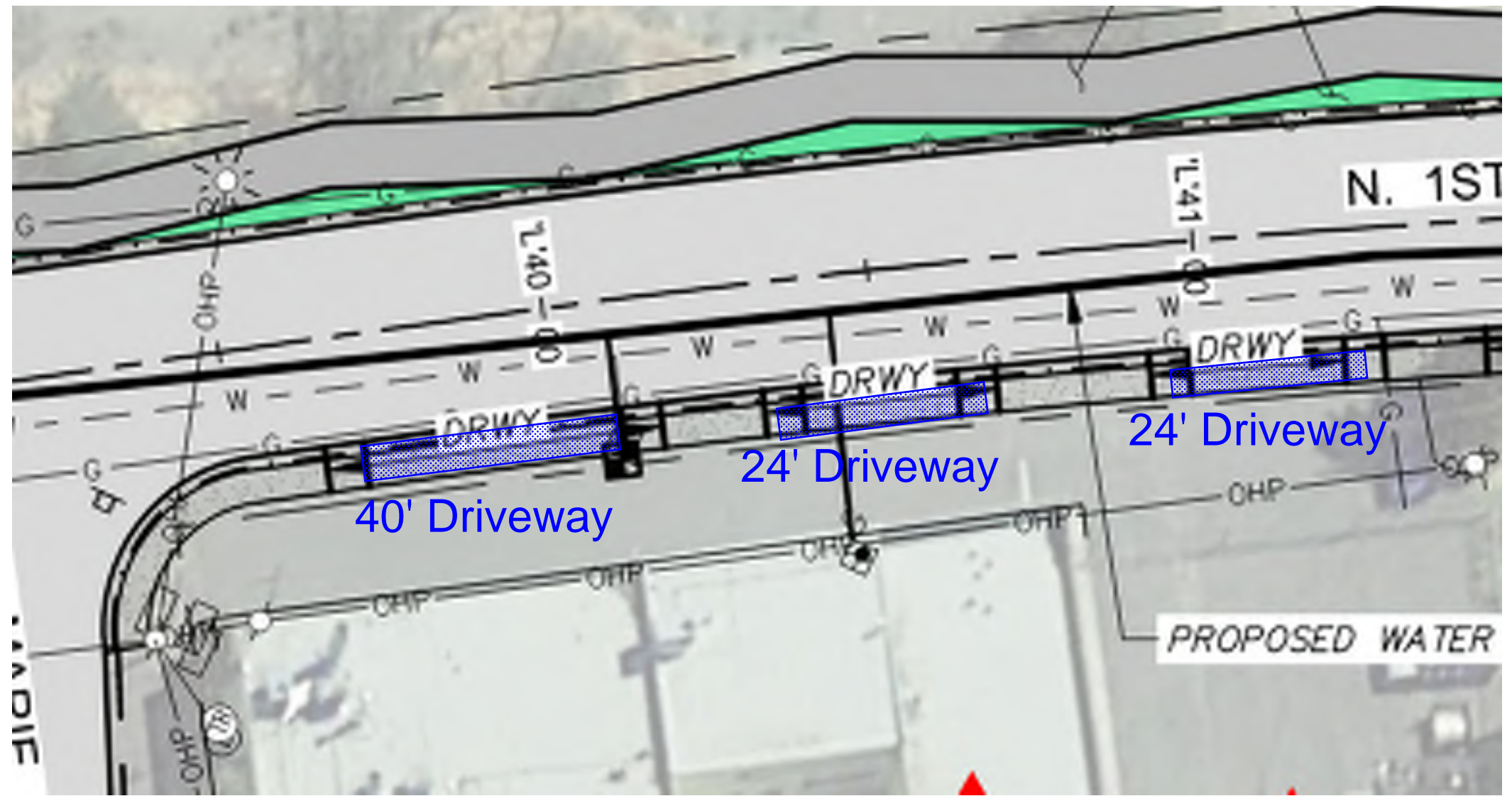
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Parking Spots Impacted: None  
Access Inhibited during construction: No



Back of Sidewalk



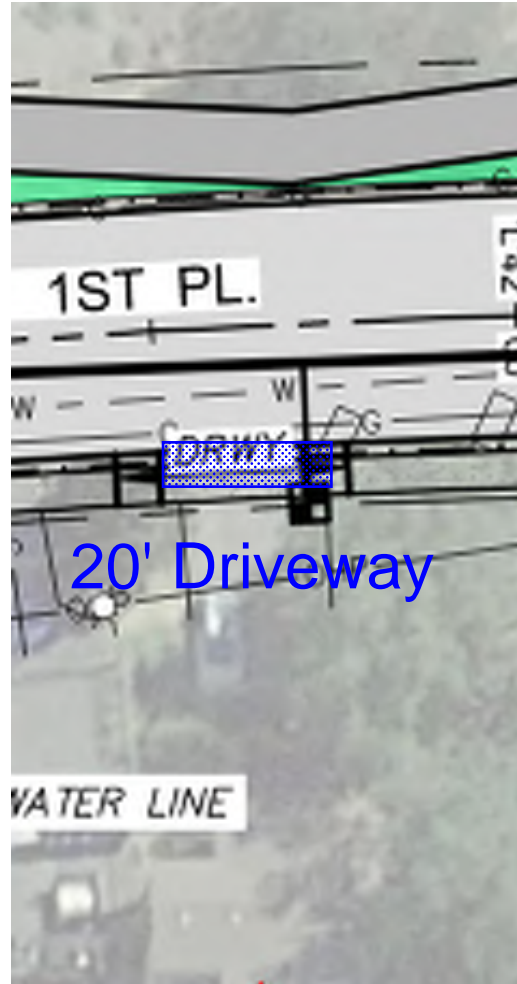
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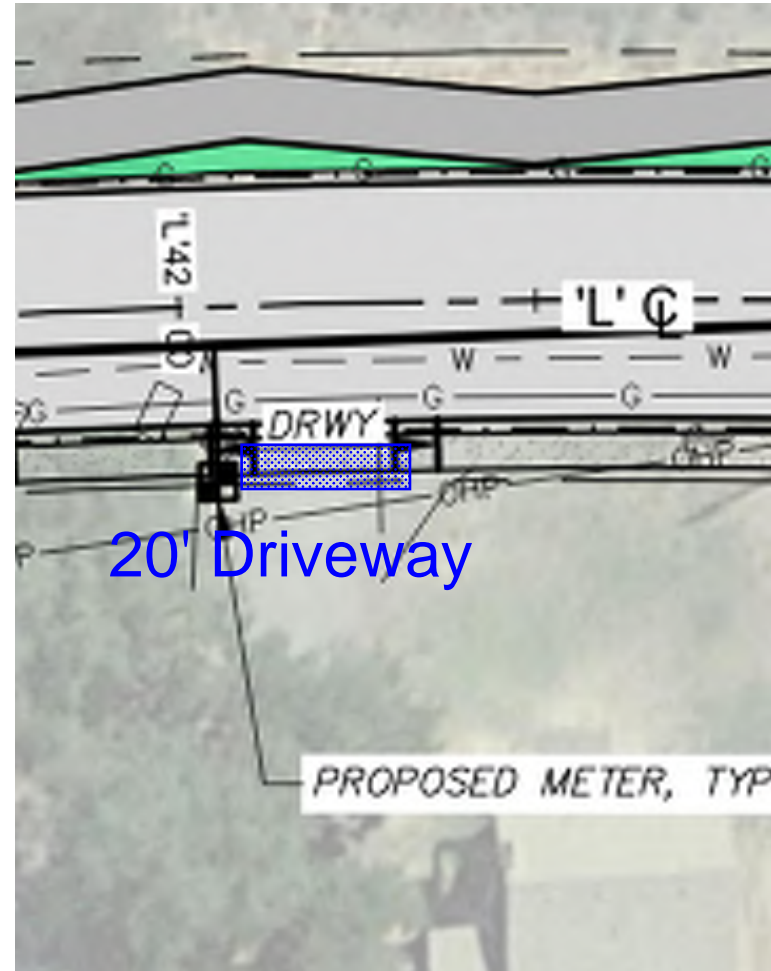
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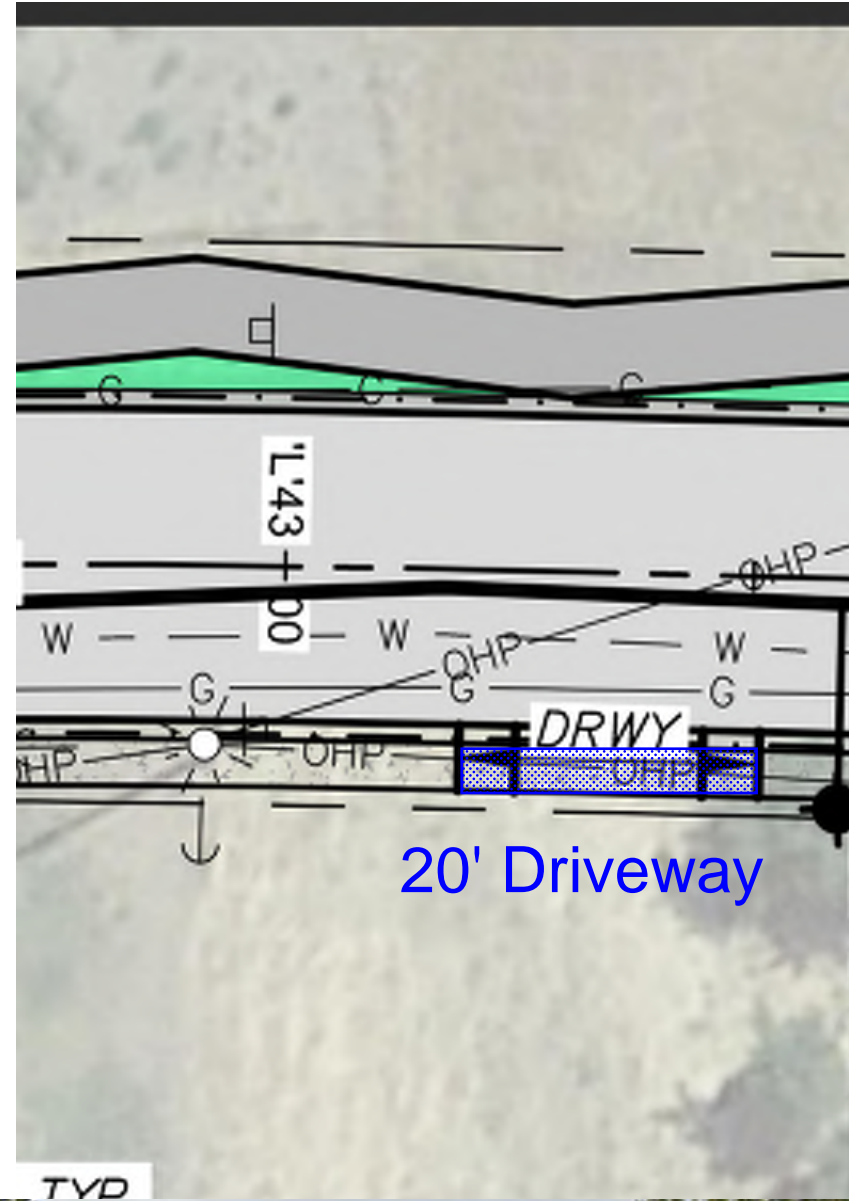
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Access Inhibited during construction: Yes



Identifier: 13  
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Access Inhibited during construction: Yes



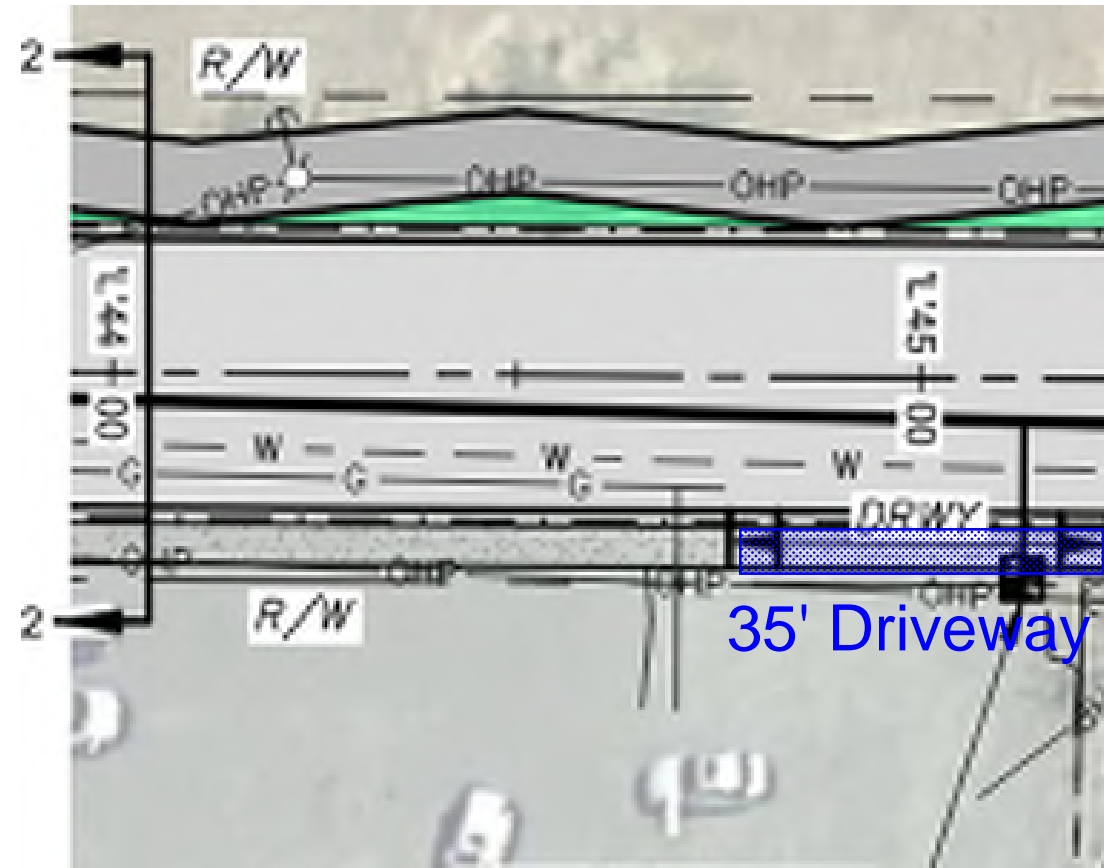
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Local Access  
Required during  
Construction

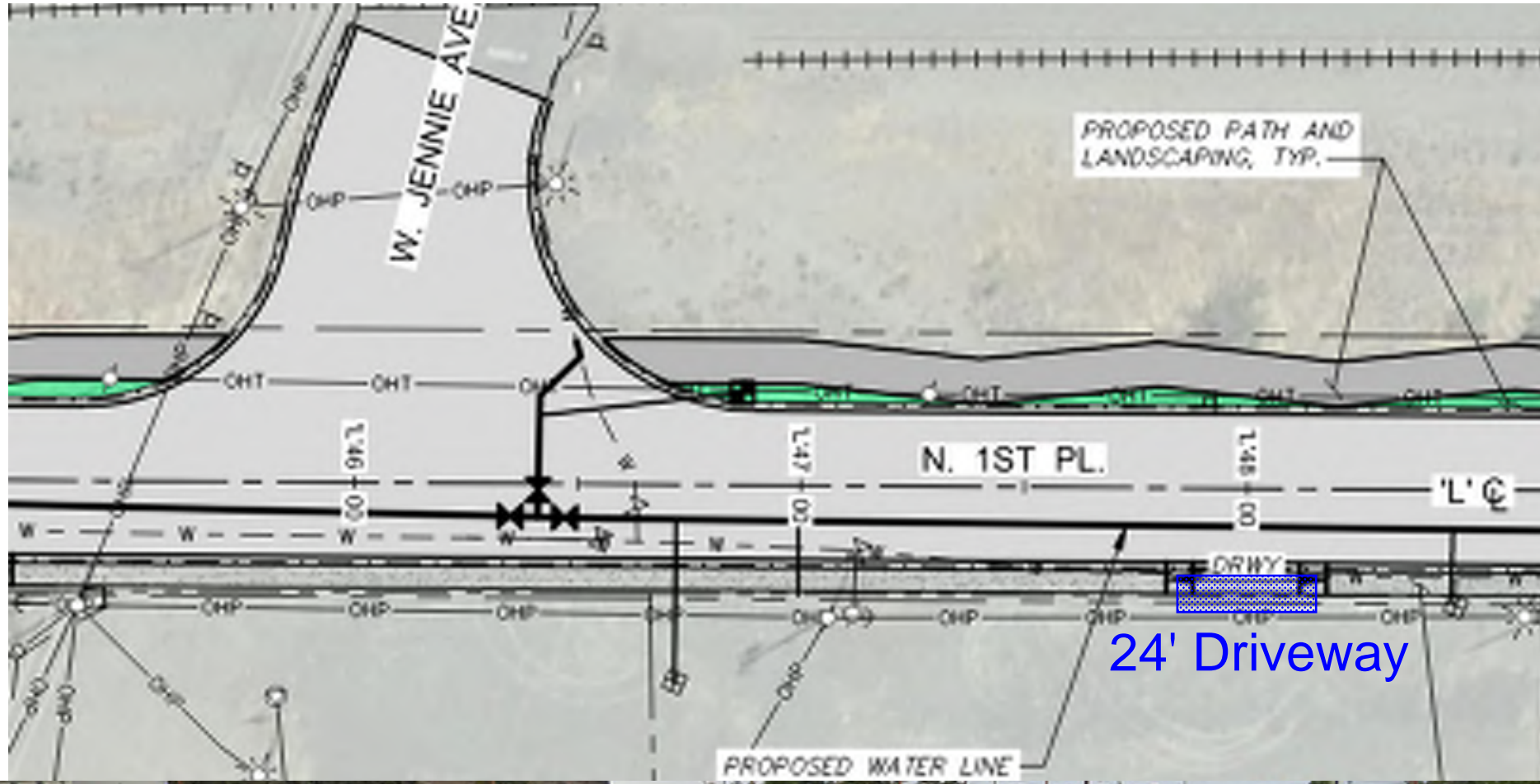


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Access Inhibited during construction: Yes





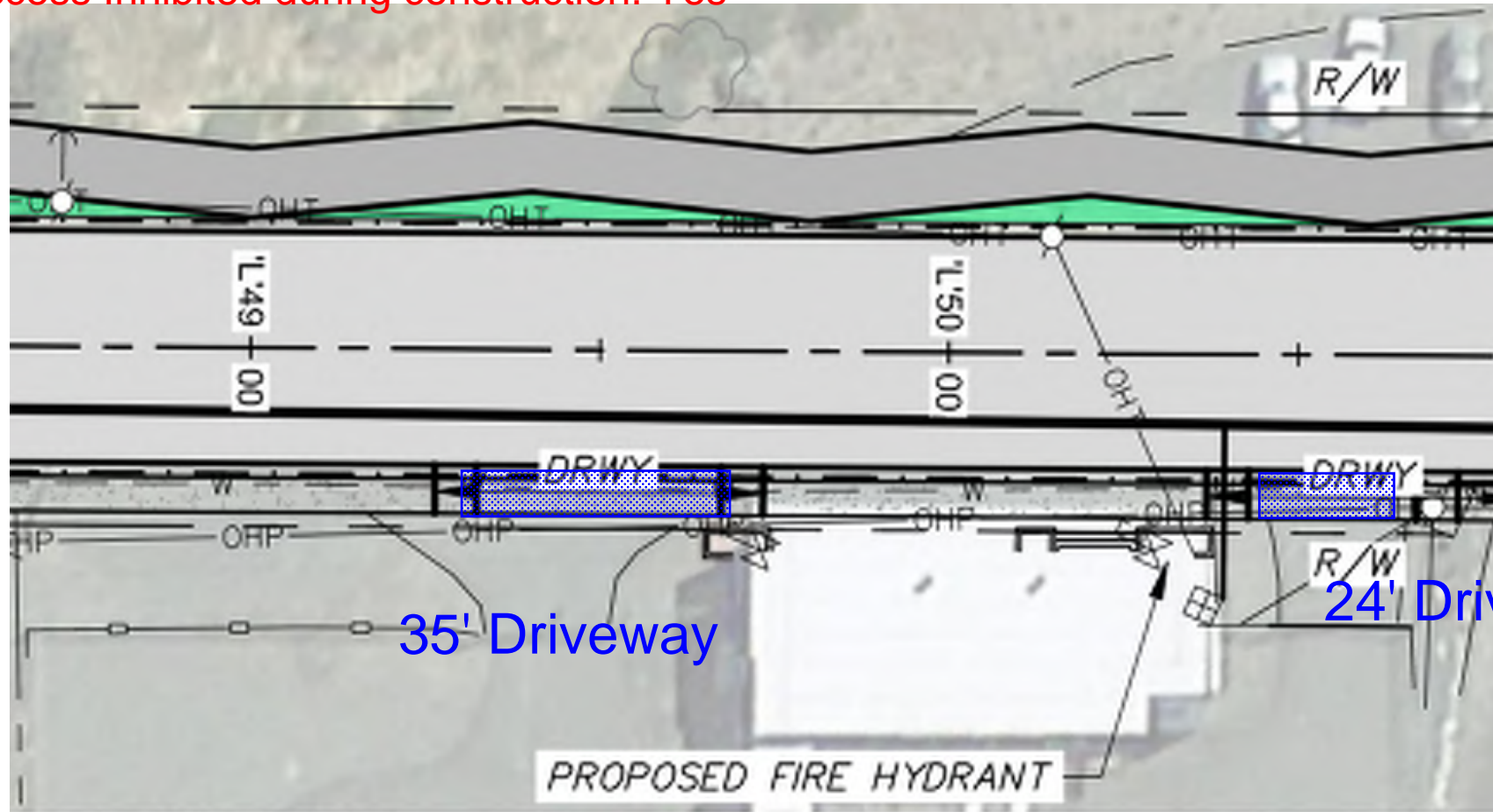
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Access Inhibited during construction: Yes



Identifier: 17,18

Parking Spots Impacted: None

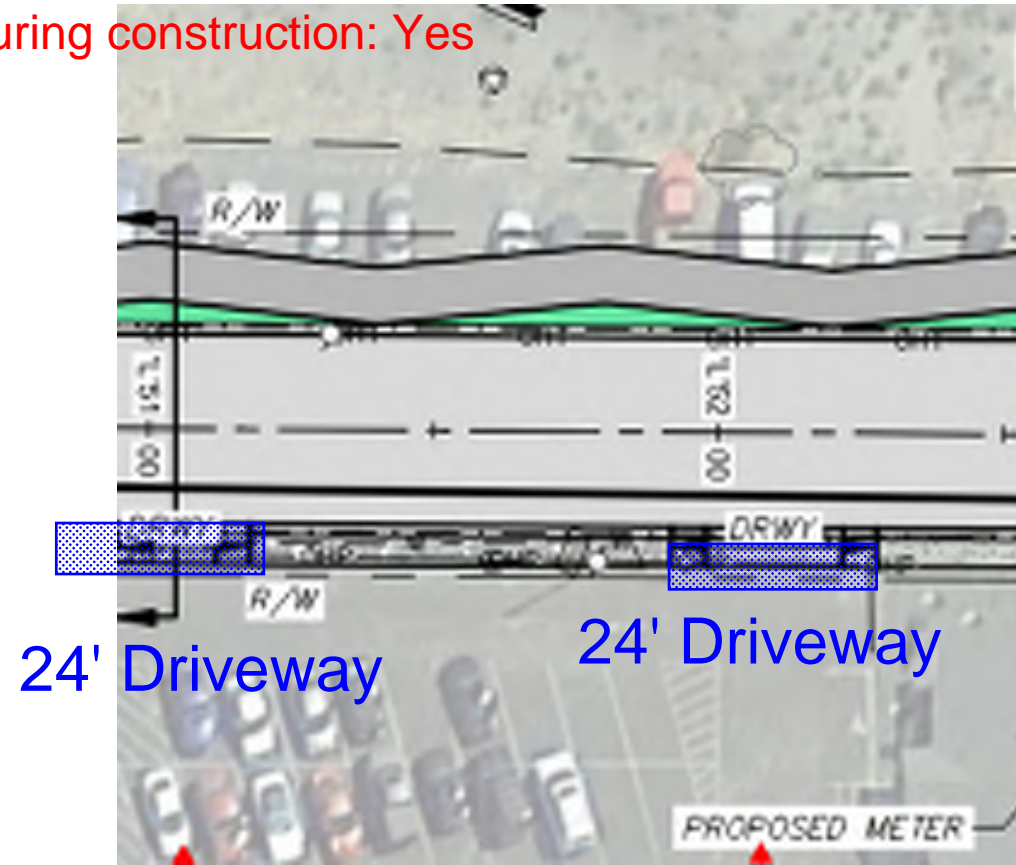
Access Inhibited during construction: Yes



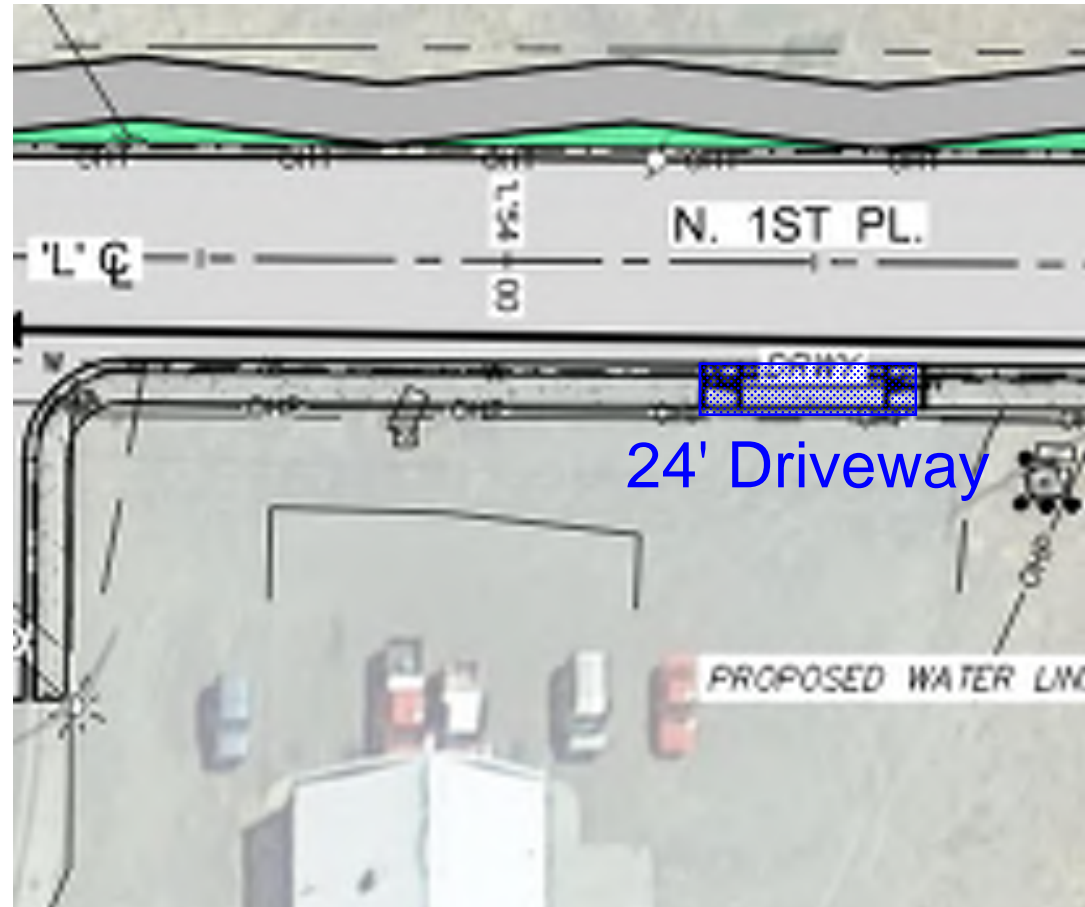
Identifier: 19,20

Parking Spots Impacted: None

Access Inhibited during construction: Yes



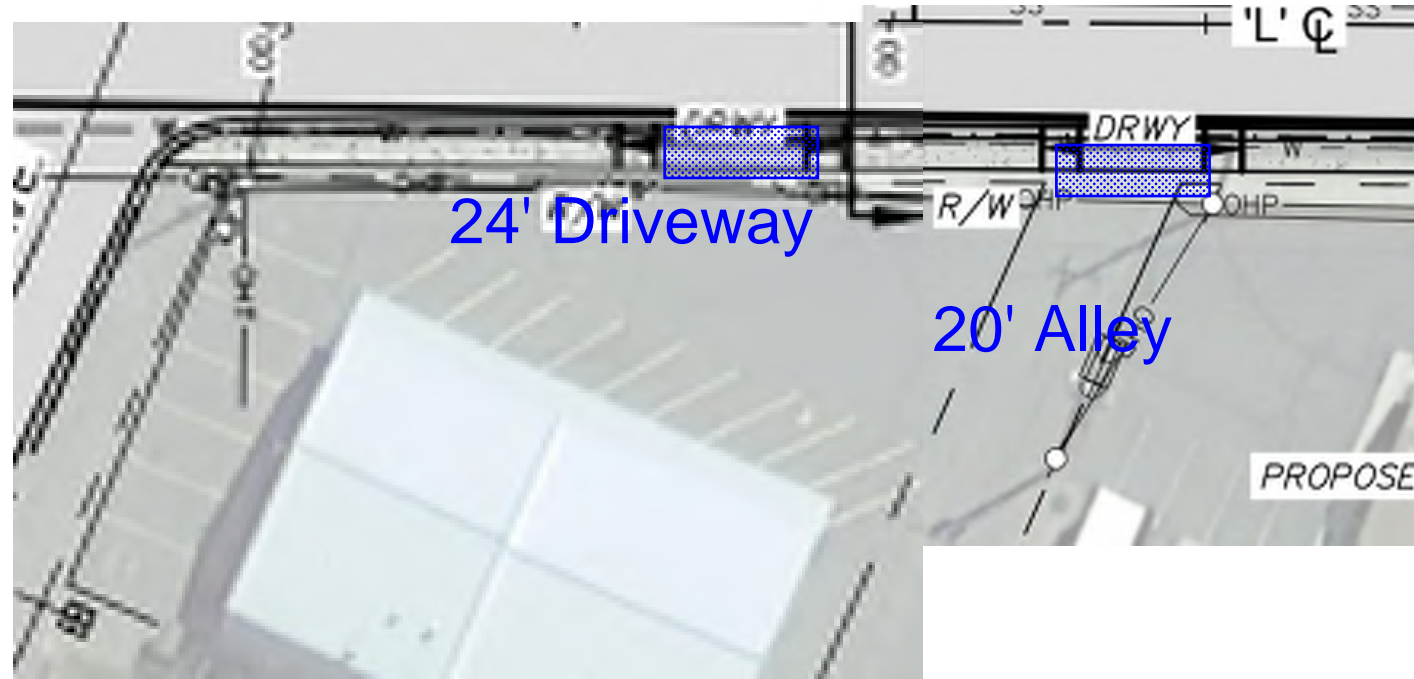
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Access Inhibited during construction: Yes



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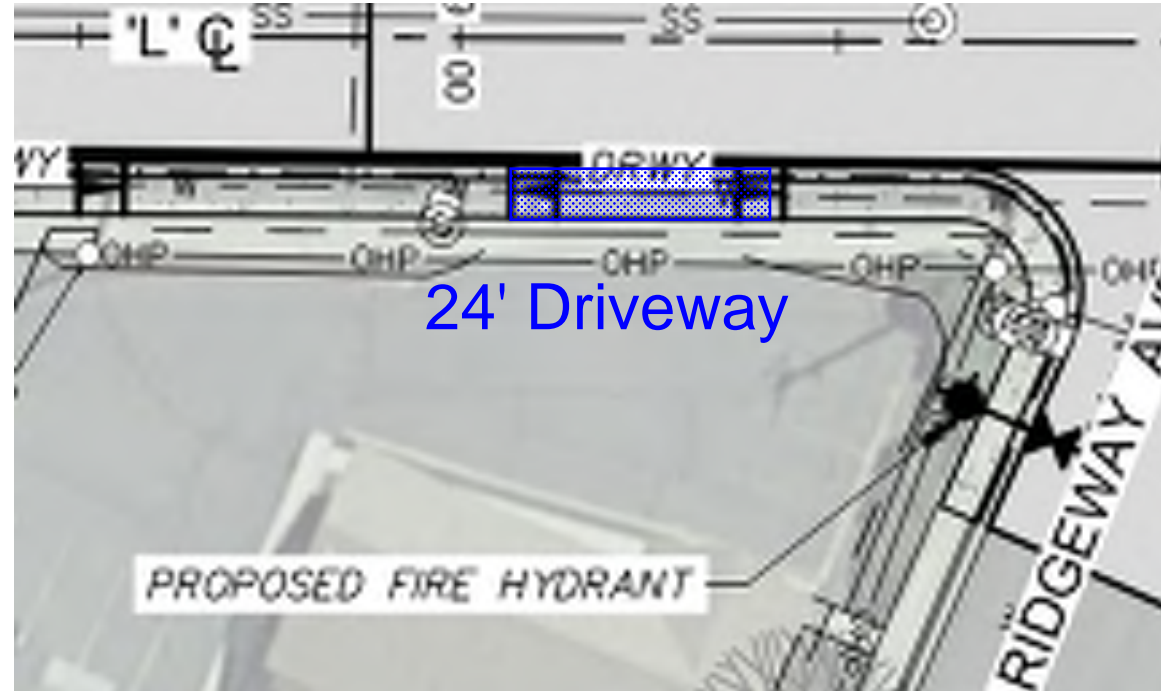
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Access Inhibited during construction: No



Access during construction

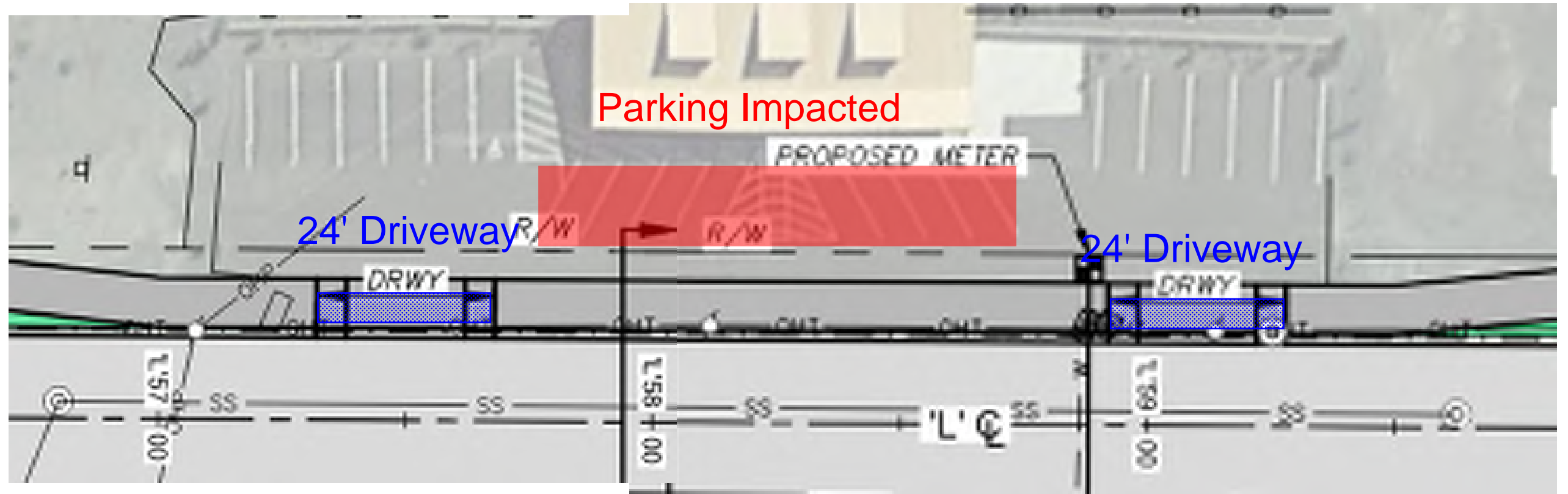
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Parking Spots Impacted: None  
Access Inhibited during construction: No



Identifier: 22,25

Parking Spots Impacted: 8

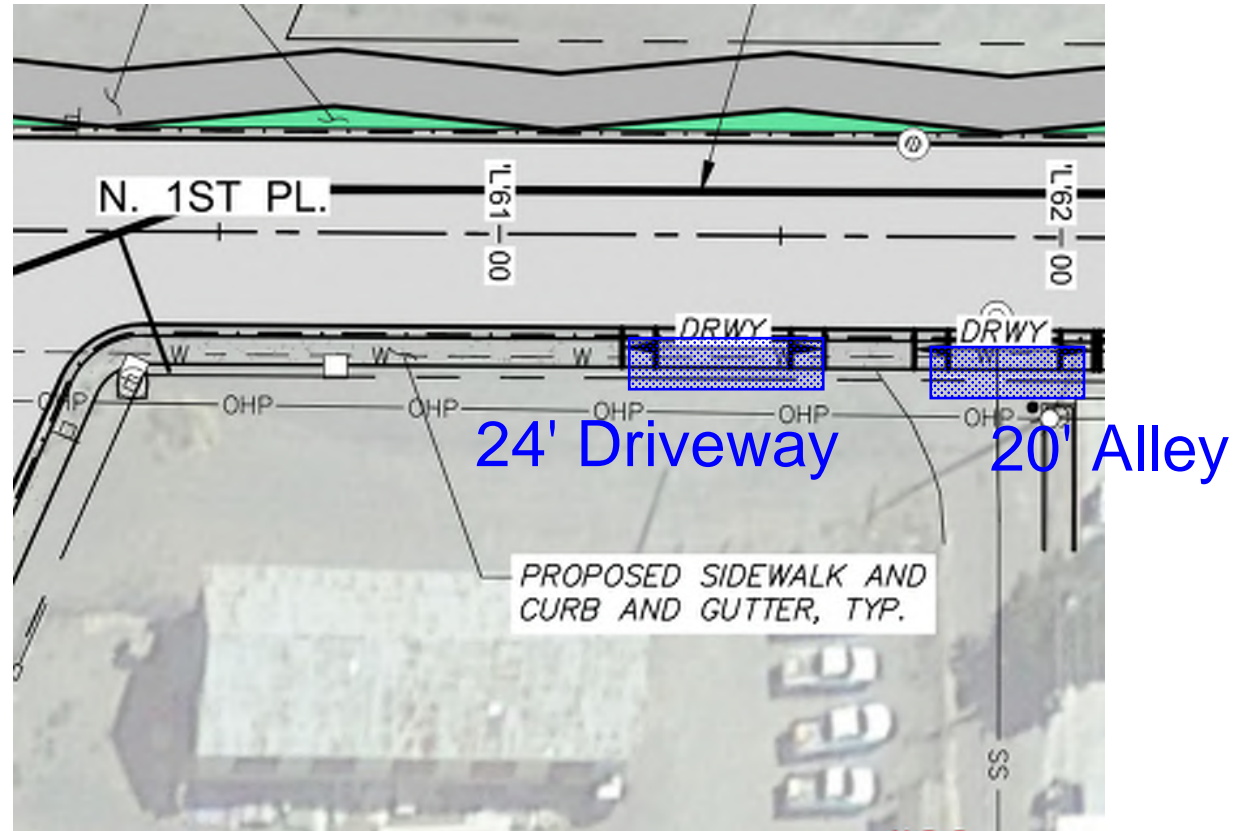
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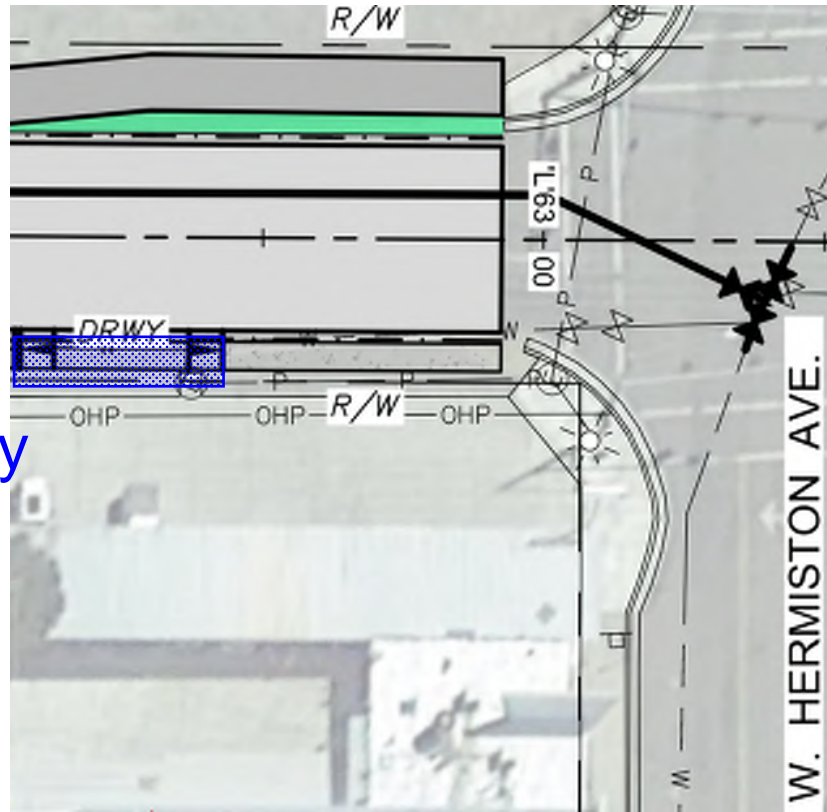
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Access Inhibited during construction: No

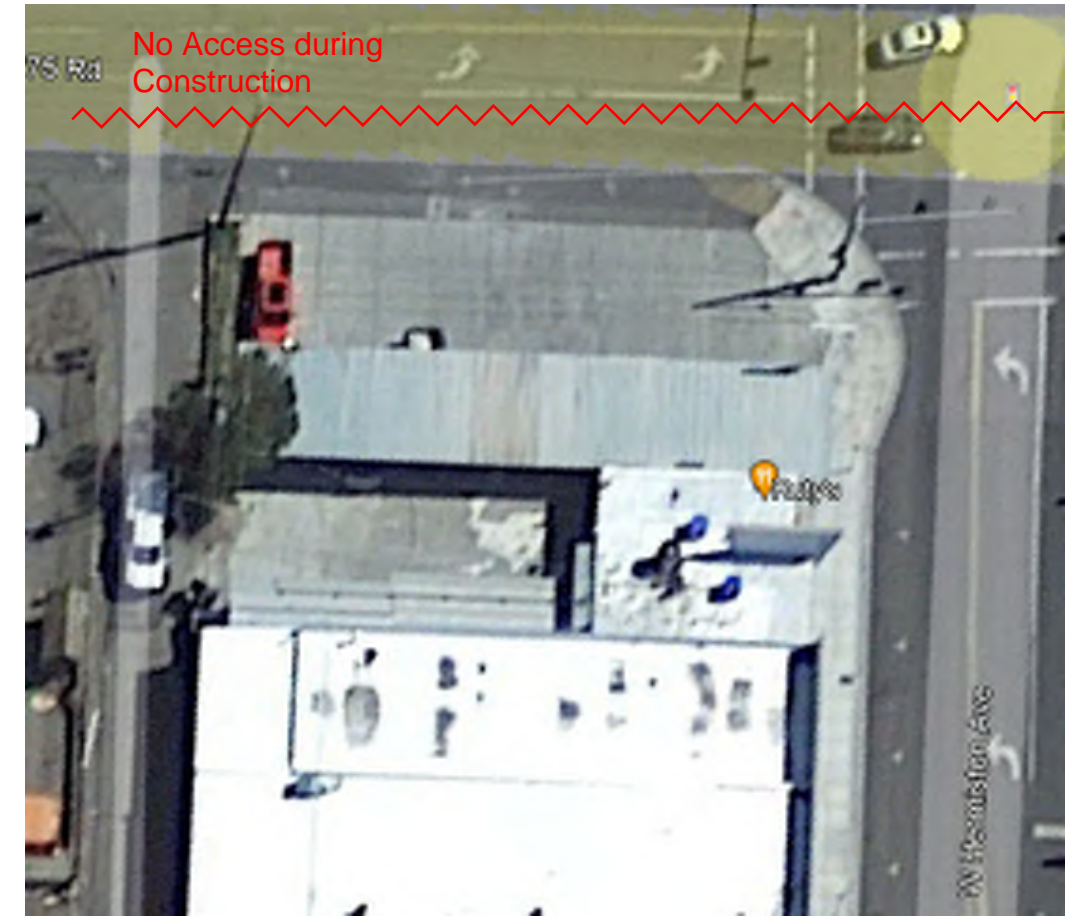




Identifier:29  
Parking Spots Impacted: None  
Access Inhibited during construction: Yes



24' Driveway



Customers park on Hermiston AVE. during construction operations



**City of Hermiston, Oregon**  
**Regional Water System Improvements (2023 to 2026) - Option 1**

**Phase 1 - Improvements for PDX138 (September 2023)**

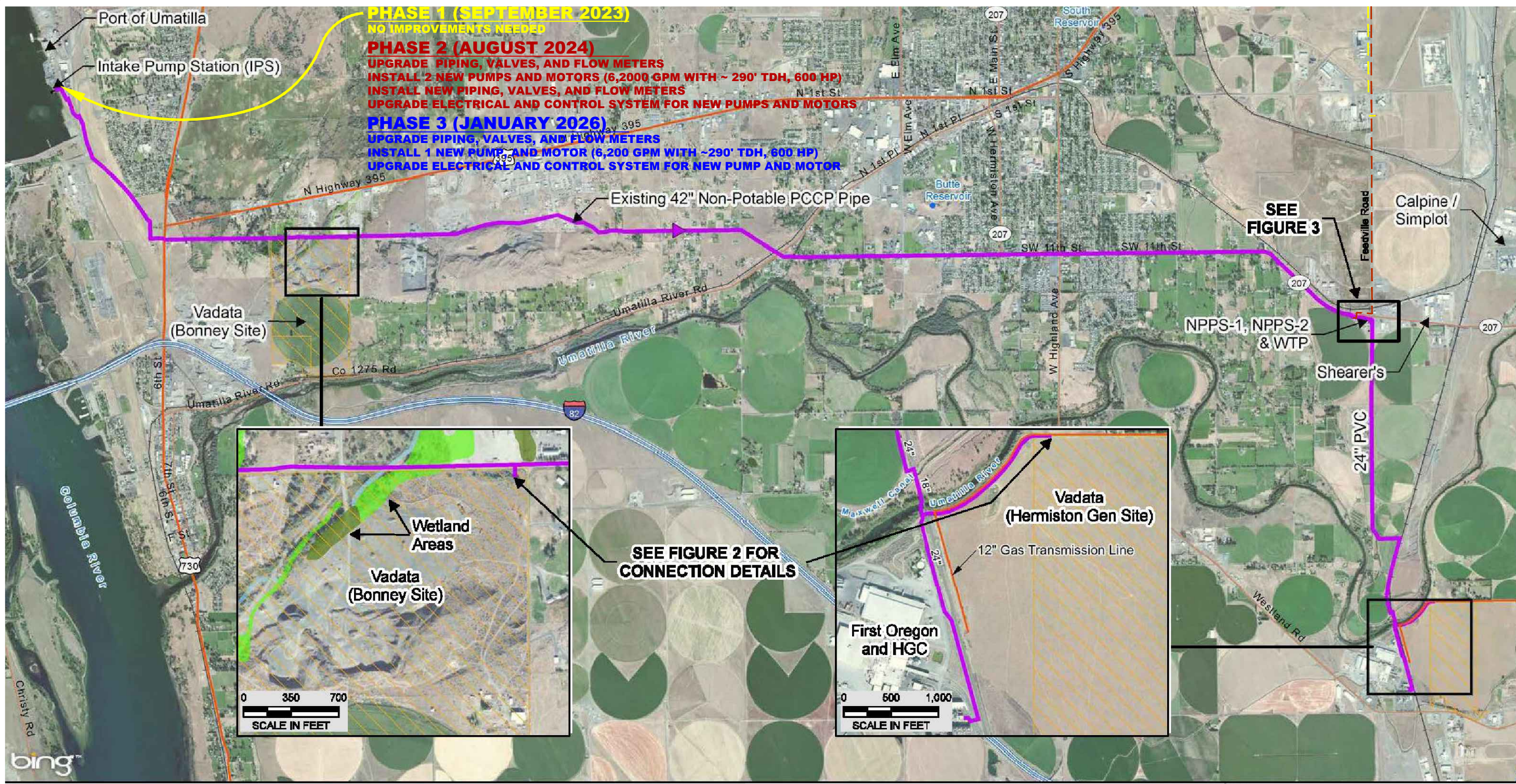
1. City of Hermiston would temporarily lease 1,200 gpm of their developed water right in RWS to Vadata. (Vadata needs 1,300 gpm and would use 100 gpm of their developed unused water right for the new PDX138 campus in addition to leasing 1,200 gpm from the City of Hermiston.)
2. Extend the City of Hermiston 16-inch PVC non-potable water line from S. 1st Street to Kelli Blvd.
3. Install a 12-inch DI water line on Kelli Blvd. from Penney Avenue to Feedville Road.
4. Install a valve/meter vault for the new campus.
5. Upgrade the existing City of Hermiston pump and motor in NPPS No. 2 from 780 gpm at 137 feet TDH to 2,080 gpm at approximately 215 feet TDH with a 150 HP motor and VFD.
6. Install a new 1000 KVA transformer at NPPS No. 2 and associated electrical and controls.

**Phase 2 - Improvements for PDX146 (August 2024)**

1. Vadata would upgrade the river IPS and NPPS No. 2 to supply an additional 2,500 gpm of newly developed non-potable water and install a 24-inch PVC non-potable water line along Feedville Road from NPPS No. 2 to Kelli Blvd. to supply 1,300 gpm to each new campus (PDX138 and PDX146).
2. The lease from the City of Hermiston would end once Phase 2 improvements are in place.
3. Install two new pumps at the river IPS with a capacity of 6,200 gpm at approximately 290 feet TDH with 600 HP motors and VFDs.
4. Upgrade the river IPS piping, valves, flowmeter, electrical, and controls.
5. Expand the footprint of NPPS No. 2 to accommodate two new pumps. The estimated footprint would encompass 400 square feet.
6. Install two new pumps at NPPS No. 2, each with a capacity of 2,600 gpm at approximately 215 feet TDH with 200 HP motors and VFDs.
7. Install all associated piping, valves, electrical, and controls pertaining to the new NPPS No. 2 expansion.
8. Install a new 24-inch PVC non-potable water line along Feedville Road from NPPS No. 2 to Kelli Blvd.
9. Install a valve/meter vault for the new campus.
10. Install a water supply well and domestic septic sewer service for the new campus.

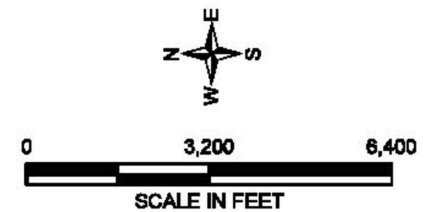
**Phase 3 - Improvements for PDX?? (January 2026)**

1. Vadata would upgrade the river IPS and NPPS No. 2 to supply an additional 1,300 gpm of developed non-potable water (above and beyond Phase 2 improvements) for the new campus located somewhere north and adjacent to Feedville Road.
2. Install one new pump at the river IPS with a capacity of 6,200 gpm at approximately 290 feet TDH with a 600 HP motor and VFD.
3. Upgrade the river IPS piping, valves, electrical, and controls.
4. Install two new pumps at NPPS No. 2, each with a capacity of 3,900 gpm at approximately 215 feet TDH with 300 HP motors and VFDs.
5. Install all associated piping, valves, electrical, and controls pertaining to the new pumps at NPPS No. 2.
6. Install a valve/meter vault for the new campus.
7. Install a water supply well and domestic septic sewer service for the new campus.



**LEGEND**

- 12" High Pressure Gas Transmission Line
- Non-potable Line
- Interstate
- Highway
- Major Road
- Railroad
- Parcels
- Bonney Site - Wetlands
- Freshwater Emergent Wetland
- Freshwater Forest / Shrub Wetland
- Water

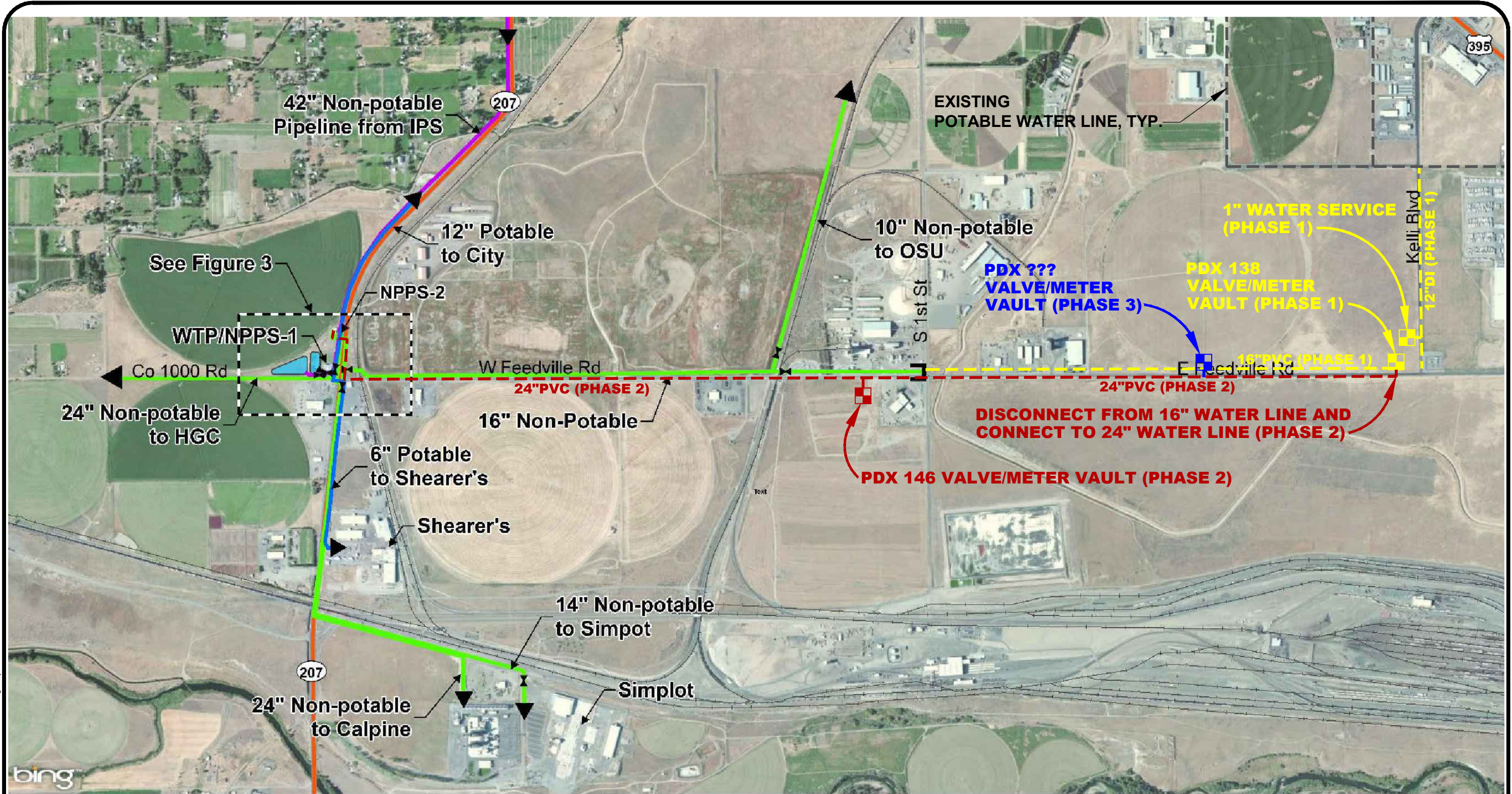


CITY OF  
HERMISTON, OREGON  
VADATA UPGRADES 2022-2026

**OPTION 1 (PDX138, PDX146, PDX???)  
VADATA CONNECTION**

**FIGURE  
1**

Q:\HERMISTON\736-127 RWS GenEng\Drafting\PDX-OPT1-736-127-FIG 1.dwg, Layout1, 3/31/2022 4:07 PM, lwillite



**LEGEND**

|  |                                   |  |                                   |
|--|-----------------------------------|--|-----------------------------------|
|  | Valve                             |  | Highway                           |
|  | Pipeline Cap                      |  | Railroad                          |
|  | Non-potable Water Piping          |  | Ponds / Lagoons                   |
|  | Non-potable Water Piping from IPS |  | Existing Non-Potable Water Piping |
|  | Potable Water Water Piping        |  |                                   |

New Non-Potable Water Piping (Phase 1)  
 New Non-Potable Water Piping (Phase 2)  
 New Non-Potable Water Piping (Phase 3)

SCALE IN FEET

**anderson perry & associates, inc.**

CITY OF  
HERMISTON, OREGON  
VADATA UPGRADES 2022-2026  
**OPTION 1 (PDX 138, PDX146, PDX???)  
REGIONAL WATER  
TRANSMISSION CONNECTIONS**

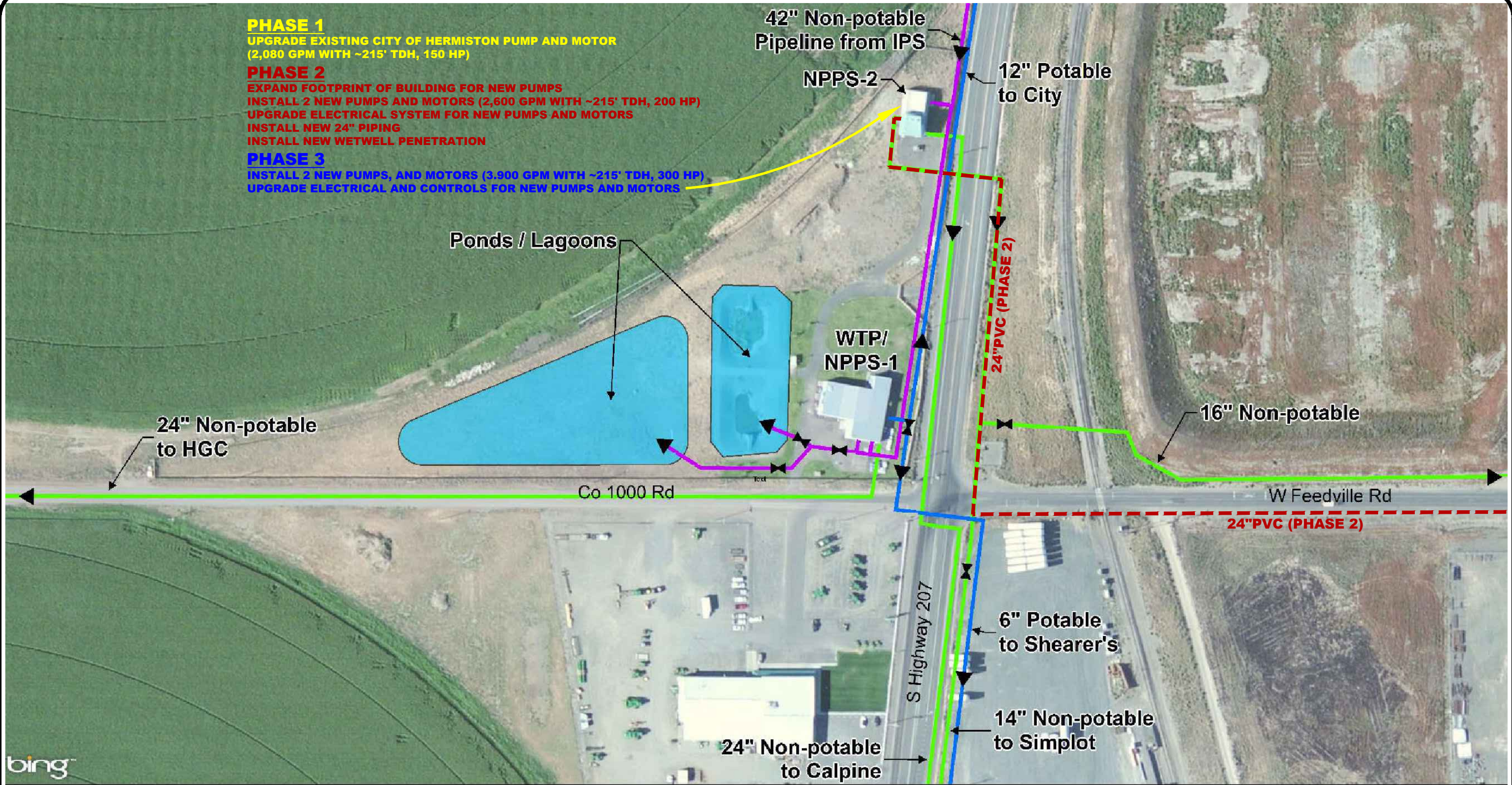
**FIGURE  
2**

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**PHASE 1**  
 UPGRADE EXISTING CITY OF HERMISTON PUMP AND MOTOR  
 (2,080 GPM WITH ~215' TDH, 150 HP)

**PHASE 2**  
 EXPAND FOOTPRINT OF BUILDING FOR NEW PUMPS  
 INSTALL 2 NEW PUMPS AND MOTORS (2,600 GPM WITH ~215' TDH, 200 HP)  
 UPGRADE ELECTRICAL SYSTEM FOR NEW PUMPS AND MOTORS  
 INSTALL NEW 24" PIPING  
 INSTALL NEW WETWELL PENETRATION

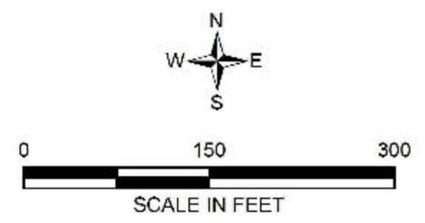
**PHASE 3**  
 INSTALL 2 NEW PUMPS, AND MOTORS (3,900 GPM WITH ~215' TDH, 300 HP)  
 UPGRADE ELECTRICAL AND CONTROLS FOR NEW PUMPS AND MOTORS



**LEGEND**

- Valve
- Ponds / Lagoons
- Non-potable Water Piping
- Non-Potable from IPS
- Potable Water Water Piping
- New Non-Potable Water Piping

- New Non-Potable Water Piping (Phase 1)
- New Non-Potable Water Piping (Phase 2)
- New Non-Potable Water Piping (Phase 3)



CITY OF  
 HERMISTON, OREGON  
 VADATA UPGRADES 2022-2026  
**OPTION 1 (PDX138, PDX146, PDX???)  
 AREA PIPING LAYOUT**

**FIGURE  
 3**

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**CITY OF HERMISTON, OREGON  
PRELIMINARY COST ESTIMATE  
REGIONAL WATER SYSTEM IMPROVEMENTS - OPTION 1  
PHASE 1 - PDX138 CAMPUS (September 2023)  
March 31, 2022**

| NO.   | DESCRIPTION  | UNIT | UNIT PRICE | ESTIMATED QUANTITY | TOTAL PRICE         |
|---|--|------|------------|--------------------|---------------------|
| 1   | Mobilization/Demobilization  | LS   | \$ 85,500  | All Req'd          | \$ 85,500           |
| <i>Non-potable Pump Station No. 2</i>                             |  |      |            |                    |                     |
| 2   | NPPS No. 2 Demolition (motor, pump, controls, instrumentation, etc.) | LS   | 5,000      | All Req'd          | 5,000               |
| 3   | NPPS No. 2 Pump and Motor Upsize (furnish and install) (150 HP)      | EA   | 60,000     | 1                  | 60,000              |
| 4   | NPPS No. 2 Pump VFD Upgrade  | EA   | 40,000     | 1                  | 40,000              |
| 5   | NPPS No. 2 New Power Supply (1000KVA Transformer)                    | EA   | 60,000     | 1                  | 60,000              |
| 6   | NPPS No. 2 Electrical  | LS   | 40,000     | All Req'd          | 40,000              |
| 7   | NPPS No. 2 Controls and Instrumentation                              | LS   | 20,000     | All Req'd          | 20,000              |
| <i>Feedville Transmission Line</i>                                |  |      |            |                    |                     |
| 8   | 16-inch PVC Water Line   | LF   | 150        | 6,350              | 952,500             |
| 9   | 12-inch DI Water Line (on Kelli Blvd)                                | LF   | 130        | 2,700              | 351,000             |
| 10  | Tie into Existing Water Line   | LS   | 5,000      | All Req'd          | 5,000               |
| 11  | Valve and Meter Vault to New Campus                                  | LS   | 150,000    | All Req'd          | 150,000             |
| 12  | Surface Restoration  | LS   | 30,000     | All Req'd          | 30,000              |
| <b>Total Estimated Construction Cost</b>                          |  |      |            |                    | <b>\$ 1,799,000</b> |
| Construction Contingencies (35%)                                  |  |      |            |                    | 630,000             |
| Design and Construction Engineering (20%)                         |  |      |            |                    | 360,000             |
| Permitting, Environmental, Cultural Resources                     |  |      |            |                    | 20,000              |
| <b>TOTAL ESTIMATED PROJECT COST (2022)</b>                        |  |      |            |                    | <b>\$ 2,809,000</b> |
| Inflation to the time of construction (assumed construction 2023) |  |      |            |                    | 141,000             |
| <b>TOTAL ESTIMATED PROJECT COST (2023)</b>                        |  |      |            |                    | <b>\$ 2,950,000</b> |

**Assumptions:**

IPS Improvements

No improvements would be needed at the river IPS.

NPPS No. 2 Improvements

Pump and motor upsize needed including removal and replacement of 1 pump. Capacity would be 2,080 gpm at approx. 215' TDH.

VFD installation would be necessary for the motor.

Discharge piping would not need modified.

Electrical system would not handle the new motor size and would need upsized.

Feedville Transmission Line

16-inch diameter piping would be needed on Feedville Rd.

12-inch diameter piping would be needed on Kelli Blvd.

**CITY OF HERMISTON, OREGON**  
**PRELIMINARY COST ESTIMATE**  
**REGIONAL WATER SYSTEM IMPROVEMENTS - OPTION 1**  
**PHASE 2 - PDX146 CAMPUS (August 2024)**  
**March 31, 2022**

| NO.   | DESCRIPTION   | UNIT | UNIT PRICE | ESTIMATED QUANTITY | TOTAL PRICE          |
|---|---|------|------------|--------------------|----------------------|
| 1   | Mobilization/Demobilization   | LS   | \$ 280,000 | All Req'd          | \$ 280,000           |
| <i>River Intake Pump Station</i>                                  |   |      |            |                    |                      |
| 2   | River IPS Demolition (motor, pump, controls, instrumentation, etc.) | LS   | 10,000     | All Req'd          | 10,000               |
| 3   | River IPS Pump and Motor Upsize (furnish and install) (600 HP)      | EA   | 250,000    | 2                  | 500,000              |
| 4   | River IPS Pump Pad and Pedestal Modifications                       | EA   | 7,000      | 2                  | 14,000               |
| 5   | River IPS Pump VFD  | EA   | 200,000    | 2                  | 400,000              |
| 6   | River IPS Piping/Fittings   | EA   | 25,000     | 2                  | 50,000               |
| 7   | River IPS Valves  | EA   | 25,000     | 2                  | 50,000               |
| 8   | River IPS Electrical  | LS   | 40,000     | All Req'd          | 40,000               |
| 9   | River IPS Controls and Instrumentation                              | LS   | 40,000     | All Req'd          | 40,000               |
| <i>Non-potable Pump Station No. 2</i>                             |   |      |            |                    |                      |
| 10  | NPPS No. 2 New Pump Enclosure                                       | SF   | 350        | 400                | 140,000              |
| 11  | NPPS No. 2 Pump and Motor Upsize (furnish and install) (200 HP)     | EA   | 80,000     | 2                  | 160,000              |
| 12  | NPPS No. 2 Pump Pad and Pedestal                                    | EA   | 5,000      | 2                  | 10,000               |
| 13  | NPPS No. 2 New Wetwell Penetration                                  | EA   | 50,000     | 1                  | 50,000               |
| 14  | NPPS No. 2 Portable Pump Crane                                      | EA   | 15,000     | 1                  | 15,000               |
| 15  | NPPS No. 2 Pump VFD   | EA   | 60,000     | 2                  | 120,000              |
| 16  | NPPS No. 2 Piping/Fittings  | LS   | 150,000    | All Req'd          | 150,000              |
| 17  | NPPS No. 2 Electrical   | LS   | 50,000     | All Req'd          | 50,000               |
| 18  | NPPS No. 2 Controls and Instrumentation                             | LS   | 30,000     | All Req'd          | 30,000               |
| <i>Feedville Transmission Line</i>                                |   |      |            |                    |                      |
| 19  | 24-inch PVC Water Line  | LF   | 220        | 13,400             | 2,948,000            |
| 20  | Railroad Jack and Bore  | EA   | 180,000    | 2                  | 360,000              |
| 21  | Valve and Meter Vault to New Campus                                 | EA   | 150,000    | 3                  | 450,000              |
| 22  | Surface Restoration   | LS   | 50,000     | All Req'd          | 50,000               |
| <b>Total Estimated Construction Cost</b>                          |   |      |            |                    | <b>\$ 5,917,000</b>  |
| Construction Contingencies (35%)                                  |   |      |            |                    | 2,071,000            |
| Design and Construction Engineering (20%)                         |   |      |            |                    | 1,184,000            |
| Permitting, Environmental, Cultural Resources                     |   |      |            |                    | 50,000               |
| <b>TOTAL ESTIMATED PROJECT COST (2022)</b>                        |   |      |            |                    | <b>\$ 9,222,000</b>  |
| Inflation to the time of construction (assumed construction 2024) |   |      |            |                    | 946,000              |
| <b>TOTAL ESTIMATED PROJECT COST (2024)</b>                        |   |      |            |                    | <b>\$ 10,168,000</b> |

**Assumptions:**

**IPS Improvements**

- Pump and motor upsizes including removal and replacement of 2 pumps. New capacity would be 6,200 gpm each at approx. 290' TDH.
- VFD installation would be necessary for each motor.
- Discharge piping would be modified.
- Electrical system could handle the new motor sizes without upgrading transformers.
- Improvements to the existing fish screens would not be needed.
- Pump shaft column piping size is adequate for upgrade.

**NPPS No. 2 Improvements**

- Pump and motor upsizes including removal and replacement of 2 pumps. Capacity would be 2,600 gpm each at approx. 215' TDH.
- VFD installation would be necessary for each motor.
- New discharge piping would be needed.
- Electrical system installed in Phase 1 would handle the new motor sizes and would no need upsized.

**Feedville Transmission Line**

- 24-inch diameter piping would be needed.
- 40-inch steel casings would be installed at each railroad crossing.

**CITY OF HERMISTON, OREGON**  
**PRELIMINARY COST ESTIMATE**  
**REGIONAL WATER SYSTEM IMPROVEMENTS - OPTION 1**  
**PHASE 3 - PDX?? CAMPUS (January 2026)**  
**March 31, 2022**

| NO.   | DESCRIPTION   | UNIT | UNIT PRICE | ESTIMATED QUANTITY | TOTAL PRICE         |
|---|---|------|------------|--------------------|---------------------|
| 1   | Mobilization/Demobilization   | LS   | \$ 55,000  | All Req'd          | \$ 55,000           |
| <i>River Intake Pump Station</i>                                  |   |      |            |                    |                     |
| 2   | River IPS Demolition (motor, pump, controls, instrumentation, etc.) | LS   | 5,000      | All Req'd          | 5,000               |
| 3   | River IPS Pump and Motor Upsize (furnish and install) (600 HP)      | EA   | 250,000    | 1                  | 250,000             |
| 4   | River IPS Pump Pad and Pedestal Modifications                       | EA   | 7,000      | 1                  | 7,000               |
| 5   | River IPS Pump VFD  | EA   | 200,000    | 1                  | 200,000             |
| 6   | River IPS Piping/Fittings   | EA   | 25,000     | 1                  | 25,000              |
| 7   | River IPS Valves  | EA   | 25,000     | 1                  | 25,000              |
| 8   | River IPS Electrical  | LS   | 25,000     | All Req'd          | 25,000              |
| 9   | River IPS Controls and Instrumentation                              | LS   | 25,000     | All Req'd          | 25,000              |
| <i>Non-potable Pump Station No. 2</i>                             |   |      |            |                    |                     |
| 10  | NPPS No. 2 Pump and Motor Upsize (furnish and install) (300 HP)     | EA   | 100,000    | 2                  | 200,000             |
| 11  | NPPS No. 2 Pump Pad and Pedestal                                    | EA   | 5,000      | 2                  | 10,000              |
| 12  | NPPS No. 2 Pump VFD   | EA   | 80,000     | 2                  | 160,000             |
| 13  | NPPS No. 2 Electrical   | LS   | 20,000     | All Req'd          | 20,000              |
| 14  | NPPS No. 2 Controls and Instrumentation                             | LS   | 20,000     | All Req'd          | 20,000              |
| <i>Feedville Transmission Line</i>                                |   |      |            |                    |                     |
| 15  | Valve and Meter Vault to New Campus                                 | EA   | 150,000    | 1                  | 150,000             |
| <b>Total Estimated Construction Cost</b>                          |   |      |            |                    | <b>\$ 1,177,000</b> |
| Construction Contingencies (35%)                                  |   |      |            |                    | 412,000             |
| Design and Construction Engineering (20%)                         |   |      |            |                    | 236,000             |
| Permitting, Environmental, Cultural Resources                     |   |      |            |                    | 10,000              |
| <b>TOTAL ESTIMATED PROJECT COST (2022)</b>                        |   |      |            |                    | <b>\$ 1,835,000</b> |
| Inflation to the time of construction (assumed construction 2025) |   |      |            |                    | 290,000             |
| <b>TOTAL ESTIMATED PROJECT COST (2025)</b>                        |   |      |            |                    | <b>\$ 2,125,000</b> |

**Assumptions:**

**IPS Improvements**

- Pump and motor upsizes including removal and replacement of 1 pump. New capacity would be 6,200 gpm each at approx. 290' TDH.
- VFD installation would be necessary for the motor.
- Discharge piping would be modified.
- Electrical system could handle the new motor size without upgrading transformers.
- Improvements to the existing fish screens would not be needed.
- Pump shaft column piping size is adequate for upgrade.

**NPPS No. 2 Improvements**

- Pump and motor upsizes including removal and replacement of 2 pumps. Capacity would be 3,900 gpm each at approx. 215' TDH.
- VFD installation would be necessary for each motor.
- New discharge piping would not be needed.
- Electrical system installed in Phase 1 would handle the new motor sizes and would no need upsized.

**Feedville Transmission Line**

- No improvements needed other than tying into 24-inch water line.