



# COUNCIL SPECIAL SESSION

Wednesday, March 06, 2024

## APPROVED MINUTES

### MEMBERS PRESENT

Mayor Rick Scholl  
Council President Jessica Chilton  
Councilor Mark Gundersen  
Councilor Russell Hubbard  
Councilor Brandon Sundeen

### STAFF PRESENT

John Walsh, City Administrator  
Kathy Payne, City Recorder  
Lisa Scholl, Deputy City Recorder  
Rachael Barry, Government Affairs Specialist  
Tina Curry, Contracted Event Coordinator

### OTHER

David Weatherby	Brady Preheim	Shauna
Arthur Leskowich	Jennifer Massey	Steve LeSollen
Steve Topaz	Haley Starkey	Nick Hellmich
Willow Bill	Howard Blumenthal	Pharah Loosli Hawkins
Rob Hawkins		

### CALL SPECIAL SESSION TO ORDER – 5:30 p.m.

### DISCUSSION TOPICS

#### 1. Introduction and Project Background - *John Walsh*

City Administrator Walsh introduced the Central Waterfront project and reviewed a presentation, a copy of which is included in the archive packet for this meeting. A few highlights were:

- History of project
- Waterfront community engagement
- Grants
- Core values
- Review of location and size
- Repurposing goals
- Timeline

#### 2. Summary of 1B Findings - *Maul Foster & Alongi, Inc.*

David Weatherby, Principal Geologist, from Maul Foster & Alongi, Inc. reviewed the phases. Phases relate to the DEQ Solid Waste Permit. A lot of work must be done prior to submitting the permit application.

Phase 1B landfill site characterization:

- Timeline
- Drill rig to collect groundwater samples
- Submitted to DEQ and received a response of what needed to be done

- Presented a drawing of the landfill, describing how one portion of the liner would be on bedrock and the other portion settling over time. There is potential to float the liner, which will be a geotechnical issue to figure out.
- Geotechnical constraints
- Characterized the groundwater

### **3. Next Steps Phase 1C Scope of Work - Maul Foster & Alongi, Inc.**

- More work to be able to apply for the DEQ permit
- Mitigation work and cost
- Determine new location for the existing Wastewater Treatment Plant (WWTP)
- Prepare a Phase II work plan
- Submit application to DEQ to build a landfill, accompanied by all the required studies and reports
- Assess existing levy/berm
- Site Development plan
- Potential wetland impacts
- Risk assessment and air monitoring
- WWTP impact analysis
- Permitting
- Work plan development
- Phase 2 work plan development
- Sediment from Portland Harbor brought in by barge
- Budget and deliverables

### **4. Council Questions and Discussion**

Walsh asked Weatherby to comment on the nature of the Portland Harbor material. Weatherby explained that Portland Harbor is a Superfund site that has been investigated for over 10 years. There are several different sediment management areas defined by EPA with active remedies. Many of the remedies include dredging the contaminated sediment out of the river, filling it with clean segment, and then capping it. There are two types of sediment that come out of the river, all of it contains contamination, some will be a high concentration that is classified as hazardous waste. The lagoon in St. Helens would not be permitted to handle hazardous waste. DEQ permits are very clear about what is allowed. Hazardous waste can go to Arlington in eastern Oregon. They are looking at a solid waste landfill, which is concentrations below the hazardous waste thresholds.

Councilor Hubbard asked if this would remove all the contaminated soils from Portland Harbor. Weatherby believes so. The Marketing Analysis will look at that as part of Phase 1C. Councilor Hubbard asked if anyone has done an estimate of the cost involved. Weatherby confirmed that was part of the Marketing Analysis done in 2016.

Council President Chilton expressed her concerns about the berm and the current liner, which is leaking into the groundwater. They need to investigate how to fix what they have now. Councilor Hubbard said they also need to investigate the cost of a new WWTP, which he estimates at about \$50 million.

Mayor Scholl pointed out that there's still a lot to do before they can even move forward with a permit. Council President Chilton agreed and pointed out that there are still issues to address even if they don't move forward with the landfill. Walsh added that this process will also help determine what improvements are needed for the lagoon.

Discussion ensued about the lagoon as well as the Boise site. Mayor Scholl would like to have Weatherby back to talk about those concerns. Weatherby said sampling did confirm it's not hazardous waste.

Councilor Hubbard asked about the cost. Walsh and Mayor Scholl confirmed it has been grant-funded. Weatherby added that they will revisit the Marketing Analysis to verify that this is still an economically viable project.

**ADJOURN - 6:44 p.m.**

Respectfully submitted by Lisa Scholl, Deputy City Recorder.

ATTEST:

/s/ Kathy Payne  
Kathy Payne, City Recorder

/s/ Rick Scholl  
Rick Scholl, Mayor