

**MINUTES OF THE CITY OF HEPPNER CITY COUNCIL WORK SESSION
HEPPNER CITY HALL, 111 N. MAIN STREET, HEPPNER, OREGON
6:00 PM, NOVEMBER 26, 2024**

NOTE: Where stated "Motion Carried" is considered unanimous, unless otherwise stated.

ATTENDEES:

**Corey Sweeney
Ralph Klock
Sharon Inskeep
Ian Murray
Cody High
John Doherty
Chad Doherty
Steve Rhea**

Absent: Adam Doherty, Dale Bates

Members of the Public: Dane Maben

On Zoom: None

1. GENERAL BUSINESS

- A. Call to Order. Corey Sweeney called the November 26, 2024 Work Session of the City of Heppner City Council to order at 6:00 PM.
- B. Pledge of Allegiance. Corey Sweeney led attendees in the Pledge of Allegiance to the Flag.

2. BUSINESS

- A. Anderson Perry: Upcoming Infrastructure Projects Review

Dane Maben presented a progress update for the Water System Master Plan. This is the plan that the city will be using for the next 20 years. A Water System Master Plan is a comprehensive evaluation of each component of an existing water system. They have done an evaluation of existing and future water system requirements and how they impact the following: Water Supply, Water Storage, Water Distribution. They have identified potential improvements to the system. Some improvements will have higher priority. Portland State projected a negative growth rate for the city. They do not like to use that data, because as soon as the plan is done, the system will typically be undersized. It would not make sense to do that. They used all the data they have

gathered to look at the existing supply and storage system to determine where improvements are needed.

The existing Water Supply System consists of 4 wells. Well #1 was drilled in 1932 with a capacity of 250 gpm. The building is significantly deteriorated. Well #2 was drilled in 1969 with a capacity of 500 gpm. The building is in moderate condition, with concerns related to the existing flowmeter. Well #3 was drilled in 1952 with a capacity of 350 gpm. The building is in moderate condition and needs a new roof, with concerns related to the existing flowmeter. Well #5 was drilled in 1984 with a capacity of 250 gpm. The building is in adequate condition, except for apparent long-term pumping issues. Well #5 was not used in the analysis because it cannot be operated for an extended period. The city did have a Well #4. It was an artesian well that was capped as it was not producing. All of the wells pump into the Willow Creek Transmission Line and into Reservoir #1. The city recently upgraded the telemetry system. Wells 1, 2, and 3 are all automated. Well #5 is operated manually. There is enough flow from these wells to meet current and projected demand. There are some redundancy and resiliency concerns with the transmission line as every water source pumps into one pipeline. There are a few areas of the pipeline that are at risk. There are no apparent recent water quality violations. The city has 5 certified water rights. Three groundwater and two surface water rights. Well 5 is permitted but not yet certified. None of the current supply sources have backup power. It is recommended that the city considers at least one permanent generator or a trailer-mounted generator to be used at supply source sites. None of the wells have transducers, which would allow tracking of static water levels. They have identified a potential location for proposed Well #6, and a reservoir to improve redundancy and increase pressure to the east side of town. Other recommended Water Supply System improvements are listed in the packet provided to the council (on file). The cost estimate for proposed Water System Improvements is \$1.7 to \$2.1 million. Cost estimate for proposed Well Improvements is \$1.6 to \$2.0 million.

The existing Storage System consists of 3 reservoirs. Reservoir #1 was constructed from concrete in 1981 and has a volume of 750,000 gallons. Reservoir #2 was constructed from concrete (below ground) in 1944 and has a volume of 250,000 gallons. Reservoir #3 was constructed from welded steel in 1975 and has a volume of 250,000 gallons. This is more than enough volume for current and projected needs. Reservoir #4 was abandoned and demolished as it did not provide adequate pressure. Reservoir #1 has a flow-based sodium hypochlorite chlorination system. Reservoir 2 is filled through the distribution system by Reservoir #1. Reservoir #3 is filled by Reservoir #2 by a booster pump system. Reservoirs 2 and 3 are completely dependent on Reservoir #1. This causes a lack of redundancy. A backup generator for Reservoir #2 booster pump is recommended as well as other upgrades and maintenance. Recommended Storage System improvements and proposed new reservoir (near proposed Well #6) are listed in the packet provided to the council (on file). The cost estimate for

proposed Storage System Improvements is \$500,000 to \$600,000. Cost estimate for proposed New Reservoir Improvements is \$2.5 to \$2.8 million.

The Distribution System consists of approximately 80,000 feet of pipe. 35,000 feet of polyvinyl chloride, 24,000 feet of asbestos cement, 14,000 feet of steel, 6,500 feet of ductile iron. There are approximately 728 service connections and 110 fire hydrants. There are 5 pressure reducing valves that regulate the pressure in the distribution system. Undersized and dead-end main lines have been identified. Fire hydrant coverage is adequate with a few areas of potential improvement. All of the pressure reducing valves should be rebuilt or replaced. The recommended Distribution System improvements are listed in the packet provided to the council (on file). With all of the recommendations, high, medium and low priorities need to be identified. Cost estimate for proposed Water Distribution System depends on prioritization.

The affordability rate for Heppner is \$43.77. That number is 1.25% of the median monthly household income. Funding agencies look at this number and see that Heppner residents should be able to pay \$43.77 per month for 7,500 gallons of water. Heppner's current water rate for 7,500 gallons of water is \$57.67. Since we are above the affordability rate, that makes Heppner qualify for heavy consideration for grant funding and low interest loans. This means that they will not expect a significant increase to rate payers, in order to fund projects. This doesn't guarantee anything, but it puts Heppner in a really good position to qualify for funding options. Low to moderate income percentage is 41.8% which makes Heppner ineligible for Community Development Block Grants. We would need to be at 51% low to moderate income or greater. Heppner may also be eligible for a Safe Drinking Water Revolving Loan Fund, these are low interest loans. There is Water/Wastewater funding through Business Oregon, which are typically low interest loans. We can also look at USDA Rural Development which is a potential grant paired with a low interest loan. Congressional Directed Spending is another potential funding source.

Next steps are to finish the water model, identify pressure zones with input from City Staff. Start thinking about prioritizing recommended improvements. The Council will discuss which improvements to select at the January Goal Setting meeting. Once improvements are selected, they can be incorporated into the plan. Once the draft plan is finished it will be sent to Oregon Health Authority for approval before we can continue. Then a One-Stop meeting can be scheduled. A One-Stop meeting is where several funding agencies attend, and the plans will be submitted to them. They will give us different funding options that they offer. After the meeting there should be between 3-5 different funding scenarios. The City can then apply for their preferred funding option.

3. ADJOURNMENT – Meeting adjourned at 7:20 PM