

**City of Lafayette
City Council
Special Meeting Minutes
May 2, 2002
6:30 PM**

1. CALL TO ORDER: The meeting was called to order at 6:30 PM at the City Hall.

2. FLAG SALUTE: Mayor Lotis Hanks led the flag salute.

3. ROLL CALL:

Present: Mayor Lotis Hanks, Richard Jewell, Gary Filpi, Marianne Mitchell, Joe Geisbers

Absent: Bob Cullen

City Staff Present: Richard Van Orman, Amy Hidden, Boots Ward, John Wright.

Others Present: Brett Teel, Montgomery Watson.

4. WORK SESSION: TOUR OF INDUSTRIAL SITE FOR SEWER TREATMENT PLANT

At 6:35 pm City Council, Staff, and citizens present drove to the Industrial Site.

Brett Teel explained how the Sewer Treatment Plant would be laid out at the site and answered questions from Council and citizens as they walked the site. He explained that, with the trees as a buffer, the lagoons would not be seen from the road, and that there would be at least 300 feet between the lagoons and the closest buildings.

Marianne Mitchell asked where the boundary furthest from the lagoons would be. Brett said it would be at the tree line.

Marianne asked how many acres the construction site covered. Brett said 12.6 acres. She then asked how much of the 12.6 acres the plant would actually cover. Brett stated that they had not calculated that. Marianne asked if, with current and future construction, it would be 90%. Brett said it would be more like 50 to 55% of the 12.6 acres.

Brett noted that water, power, and phone lines would run along the access road.

Kenny Schweiger, 710 Water Street, asked why the plant wasn't being built on the other side of the industrial area.

Brett said that building on this side left more useable industrial area for the owner, Ezra Koch; that this side is closer to where the effluent pump will be, and it is also the closest spot to pipe into the river.

Kenny said that access to the other side is better.

Kenny said that he had talked with Ezra and that he wanted to sell the other side of the property.

Marianne Mitchell stated that Ezra had said he would discuss using the other side.

Brett stated that Ezra didn't want railroad access to the industrial area cut off.

Kenny stated that there would be better access at the other side of the property.

Brett said that this had been discussed with Ezra and that a railroad spur could pass over the asphalt access road to the other site.

Gary Filpi asked Brett about the height of the buildings.

Brett said that the buildings would be lower than other facilities on the site and would not be seen from the other side of the tracks.

At 7:20 the Council and citizens drove to the current Sewer Treatment Plant site.

Richard Van Orman asked if there were any positive aspects to building on the old site.

Brett said that it would be cheaper, but there were too many issues which made it a poor site, mostly that it is in the 100 year flood plain.

5. DISCUSSION OF MONTGOMERY WATSON PRE-DESIGN REPORT:

Mayor Lotis Hanks called the meeting back to order at City Hall at 7:53 pm.

Mayor Hanks asked Brett Teel if he had any comments.

Brett said that he was there to answer any questions.

Andrew Stamp, 888 SW 5th Avenue, Portland, asked Brett what new Federal regulations caused the 30% cost increase cost of building the new plant.

Brett stated that the increase was related to the population figures, but that he did not know exactly which regulations were involved as he was on the technical end of the project.

Marianne Mitchell stated that she felt the problem with the population projection was that it went beyond the city's urban growth boundaries.

Brett said that the population projection was required by DEQ and the funding agency.

Marianne said that the plant would be built beyond the capacity of the town in 10-15 years.

Jerry Overgard from the Council of Governments (COG) introduced himself and addressed this issue. He stated that the problem could not be resolved here, only in Salem through the legislature or the governor.

Marianne said that the city should renovate the old plant and build the new plant in the future.

Laura Laird, 820 Jackson Court, said that in 8 years the co-coordinated population numbers could be adjusted again, but there would be no gain in waiting.

Andrew Stamp stated that he knew that the coordinated population projection was a state requirement and that the state gives the estimate to the counties. The counties then divide this number among the cities in the county. He said that the city can work with the county regarding this estimate and adjust it so that the plans for growth numbers are more realistic.

Jim Reed, 210 W 8th St., stated that the population numbers may change considering the high cost of buying homes and utility costs going up with the construction of the new plant.

A citizen in the audience asked why the city should pay for a \$10 million plant; if we only have \$6 million to spend, why not build a \$6 million plant.

Brett Teel stated that this was just the pre-design plan. Regarding the population projection, DEQ and the funding agency said it was too low. The city worked with the county on the numbers. The process was to plan a major facility to look to the future; it's important not to undershoot or overshoot the population estimate.

Marianne asked Brett if he was told that there were limited funds to work with on the design.

Brett stated that the plan was designed to be up to current regulations and requirements. The cost estimate of \$8.2 million is based on these regulations and requirements. The original budget of \$6.9 million was not adequate. The actual cost of the plant can't be known until a plan is accepted, the bids come in, etc.

Richard Jewell asked if the existing plant could be modified to last some years.

Brett answered that the current plant will last only until 2004 even with modification.

Discussion ensued.

Richard Jewell stated that he had a report from Richard Norad (HGE Engineering), who looked at the current site and which should be in Council packets.

Ron Ross asked about the current lagoons being turned into a park area and what was happening with that.

Brett stated that this was a city issue, but that the property would be freed up to place a park there in the future.

Marianne Mitchell gave the Council copies of 2 letters she received from Bob Wallis at Wallis Vision Engineering, which was the CUB recommendation for plant engineer. He stated in his letters that he felt the current plant site could still be used, even with the floodplain issues. She stated that Mr. Wallis would be willing to talk to the Council about his opinions of the pre-design plan.

A letter from Tony Bell addressing the same subject was also given to Council and Tony spoke about it.

Mayor Hanks asked Richard Van Orman if he would like to speak on the issue of the sewer treatment plant.

Richard Van Orman said the, being new to the situation, he had a different prospective of the issues. He had received an e-mail from John Yarnall commenting on the numerous violations at the current plant. To avoid fines and a possible moratorium on building, the DEQ needs something showing that we have a schedule of what actions will be taken towards building the new plant. He stated that Council has had time to arrive at a schedule, but has not done so.

Richard stated that the Council had the Montgomery Watson design plan and that it needed to be sent to DEQ and the funding agencies for review. This does not require adoption of the plan. DEQ and the funding agencies need to see that the city is taking some kind of action.

Richard Van Orman said that, regarding the population issue, it was his understanding that this was a low to medium estimate. He did not believe that a 5,400 ultimate population projection would put us beyond the Urban Growth Boundary, considering the current and future subdivisions adding about 500 new homes.

Discussion ensued.

Jerry Overgard stated that submission of the pre-design plan was a condition of the funding agencies and the DEQ. He noted that the Council could not adopt any plan that was not approved by these agencies. These agencies also have engineers to look at the plan, so there is also the benefit of two free engineering evaluations.

Discussion ensued.

Richard Van Orman again pointed out that the DEQ & funding agencies not only need to be apprised of what is being done, but must see that action is being taken.

More discussion ensued.

Gary Filpi asked staff to put authorization to send pre-design to DEQ and funding agencies on next Council meeting agenda.

Jerry Overgard reiterated that there were funding agency concerns and DEQ compliances that must be dealt with. The city has the money to build the plant. There is not enough information at this point to prove there is a \$2 million shortage. Without refined cost figures there is no way to know. All resources for funding have not been checked out.

Richard Van Orman reminded the council that construction is still 2 years away and there will be more money collected in SDC's, etc., before the project would go out to bid.

There was more discussion on the possibility of continuing use of the current site.

Jerry pointed out that the DEQ could stop utility hook-ups to new developments if some action was not taken soon.

Marianne Mitchell said that she would like to see the city ask for a small assessment of the existing site.

Gary Filpi said that they should have a cost estimate first.

6. ADJOURN: Ron Ross made a motion to adjourn. Richard Jewell seconded. Motion passed unanimously. Meeting was adjourned at 9:17 pm.

Minutes approved on this 9th day of May, 2002.

APPROVED:

ATTESTED:

Mayor Lotis Hanks

Richard Van Orman, Interim City Administrator