

CALL TO ORDER:

Mayor Tim Wilson called the workshop to order at 7:00 p.m.

Present: Mayor Tim Wilson; Councilmembers: Ken Caylor, Dan Dever, Genna Dorow, Kenneth Johnson, John Reneau, Mark Snyder, Marc Spohr.

Also Present: City Administrator Ehman Sheldon; Department Heads: Finance Officer Mike Bailey, Police Chief Steven Dunnagan, City Clerk Debbie Kudrna, City Planner Darryl Piercy, and Municipal Services Coordinator Jay Van Ness.

WELL #6- WHERE DO WE GO FROM HERE?

Jay Van Ness recapped the Well #6 project. A CDBG grant was received for the rehabilitation of Well #6. The next step is to get our rehabilitation plan approved by the Department of Ecology (DOE), which was verbally denied. Since, then, we have discussed optional plans for the rehab of the well. Kevin Lyndsey, GSI, summarized the construction of Well #6, which includes a number of water sources. The lower portion of the well from 997' to the bottom is where the significant amount of water comes in. The issue is the amount of fluoride that comes from the well. A survey was performed to determine where the fluoride was coming from, in order to come up with a plan to reduce the amount of fluoride; meet the DOE criteria, and still preserve the well production. The tests found that the 900-930' zone was the major fluoride producer. If they can plug the fluoride producer, it will reduce the fluoride level closer to compliance level. He explained that DOE is in control of well standards and we will need to get their approval on whatever rehabilitation plan we do.

Kevin Lyndsey reviewed options to bring the well into compliance with the DOE rules, reducing the fluoride levels, and maintaining a water producing well. He explained that the well is currently out of compliance with the DOE design standards for wells. It is grandfathered in, unless we perform any modification to the construction of the well. If we modify the well, we have to meet DOE design standards. We presented DOE a request for a variance to the well construction rules to keep the liner intact. We have not received a written decision from DOE on the variance, but verbally they have reported that we must attempt to remove the well liner. They have reported that we must prove that it is impractical or infeasible to remove the liner to come into compliance with the current WAC's. Mr. Lyndsey presented options to rehabilitate the well, including attempting to remove the liner. If we cannot remove the liner, we will apply for a variance. If we can remove the liner, we could seal the bottom portion of the well (top of the Grand Rhond aquifer), sealing off the comingling of the two aquifers. The well will then be in compliance with the WAC's and the fluoride levels would be close to where they need to be. Another option is to run a new slotted liner from the bottom of the existing casing to the bottom of the hole and seal off the areas of the fluoride. This would reduce the amount of water produced from the well. Larry Julius, Gray & Osborne advised that they could calculate how much water could be pumped from the well if a new slotted liner is installed. Mr. Lyndsey presented another option to drill an additional well next to Well #6. This would include rebuilding Well #6 and plugging off the upper portion of the well or sealing the bottom of well and drilling a shallow well next to it. We would operate the two as a pair, mixing the water on site. Councilmember Caylor asked if we have calculated what it would take to mix the current well water to make it come into compliance for fluoride. Mr. Van Ness advised that because of the level of production of Well #6 (3,000 + gpm) it would not be feasible to have the well starting and stopping often. Councilmember Caylor suggested building a reservoir to store water and pump out when needed, mixing the water with the rest of the system. Mr. Lyndsey stated that we could leave the well as it is and only use it for emergency situations and drill a new well. Brian Hinthorne, Gray & Osborne discussed the estimated costs for the various scenarios. Larry Julius explained that we have time to work out the details with DOE and the contractor when the contract is awarded. Mr. Lyndsey's recommendation is to attempt to pull the liner and move forward and get the variance from DOE, and then seal the portion that has high levels of fluoride. Councilmember Spohr asked that we get a written response from DOE and ask our State Representatives to support the City's position. Larry Julius advised that they are seeing competitive bids for construction projects and it's a good time to let contracts out.

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Mr. Sheldon explained that we currently can use Well #6 as needed, on an emergency need. Staff still needs to find out if we still have the option of returning the well to its current approval status, if we find that the rehabilitation costs are too prohibitive.

Council's consensus was to move forward with the plan to attempt to remove the casing and screen from the bottom of the well. If we're not able to do that, we will ask for a variance to leave the casing and screen in place. The DOE will on-site during this process and discussions will be held on-site relevant to the next step.

2010 STREET PAVING PROJECTS

Municipal Services Coordinator Jay Van Ness reported that in 2002, we moved forward with a plan to overlay all of the neighborhood street in 9 years. With the rising costs of asphalt, we have not been able to meet the 9-year plan. The Council reviewed what streets remain to be overlayed with estimated costs, including arterials, neighborhood streets, and Main Street.

Taylor Denney and Larry Julius from Gray & Osborne reviewed a comprehensive street and infrastructure improvement project, including improvements to water and sewer infrastructure. They reviewed funding sources; review of street arterials, phasing the Main Street project; the SR 24 industrial area infrastructure improvements, and neighborhood overlays. Taylor Denney reviewed the arterial streets improvement projects; Main Street phase 1, 2, and 3; SR 24 industrial area improvements; the neighborhood streets that have been overlayed since 2002; improvements to Olympia Street from 4th to 7th Avenue, and the 2011, 2012 and 2013 street neighborhood overlay projects. Mr. Julius explained that all costs have been figured into their estimated project costs and explained how they calculated the street, water and sewer costs. He then reviewed potential funding sources including City; Regional, State and Federal funding opportunities. He mentioned that TIB and PWTF funding would good opportunities.

Finance Officer Mike Bailey reviewed the estimated ending balances in the general fund; water utility reserves; sewer utility reserves and street fund reserves. He explained the restrictions of the use of the enterprise funds. He then reviewed Schedule 10 of the annual report, which indicates the remaining debt capacity of councilmatic bonds is \$5,595,669 and debt capacity with a vote is \$4,370,446.

Mr. Bailey introduced Mr. Jack McLaughlin, from D.A. Davidson & Co. Mr. McLaughlin reviewed the City's general obligation bond debt limit calculations. He explained the types of bond debts; revenue bonds; LID bonds, and ULID bonds. He gave a thorough explanation of bond ratings; insured municipal ratings, and a summary of Main Street financing alternatives for city bonds. He recommended maintaining a healthy general fund balance and not tapping out the total amount available for bonding.

COUNCIL COMMITTEE APPOINTMENTS

Mayor Wilson made Council committee appointments for 2010.

ADJOURNMENT

With no further items to discuss, Mayor Wilson adjourned the workshop at 9:27 p.m.

By: _____
TIM WILSON, Mayor

ATTEST:

By: _____
DEBBIE L. KUDRNA, City Clerk