



**CITY OF DETROIT**  
**Special Session Minutes**  
Thursday, October 29, 2020 – 6:30 PM  
Mid-Willamette Valley City of Government Building  
100 High Street SE, Salem, Oregon  
ZOOM Meeting

1. **CALL TO ORDER:** Mayor Jim Trett called the Special Session meeting to order at 6:47 at MWVCOG, 100 High Street, Salem, OR
2. **PLEDGE OF ALLEGIANCE**
3. **ROLL CALL:** Councilors Present – Jim Trett, Eric Page, Shelley Engle, John Manthe, Greg Sheppard. **Absent** – Julie Gunderson and Vickie Larson -Hills. **Staff Present** - Kelly Galbraith. **Citizens Preset** – Matt Del Moro, Kenneth Canady-Shultz.
4. **DECLARATION OF CONFLICT OF INTEREST - None**
5. **ANNOUNCEMENTS - None**
  1. **WATER PROJECT** – Rob Henry/HBH – They are currently working through the funding process and the insurance company is taking the lead. Working now on getting water up to the tank so we can get flushing started. The replacement motors for the Breitenbush intakes are here in Salem and should be installed next week. The biggest concern is potential contamination with VOCs (Volatile Organic Compounds) which includes TCE and Benzine. We also have a concern about the Mackey Creek intake pipe that burnt. It would have definitely put out VOCs but we don't know if that made it into the system or not. When those go in the system they gather in the sediment like dirt and sand so we need to get the tank filled and start flushing the lines in a systematic way so if there is contamination in parts of the system were not moving it into other parts. Kenneth Canady-Shultz has been working up a flushing model so that we can get that taken care of once we start filling the tank. OAWU is going to be installing a new raw water line for Mackey Creek to supplement the Breitenbush when there's actually some flow in there.

Right now there's not enough flow in Mackey Creek to even keep up with existing leakage in the distribution system. Mackey Creek will come down to the treatment plant and we would put in pipe to bypass the treatment plant. Based on historic rainfall events there is about a 90% chance of a significant debris flow which means landslides within the creeks. Mackey Creek is a particular concern because all of it is heavily burned and there is a high chance we will have a landslide in that creek. Every time it rains we will be getting sediment that comes down into the intake and that dam is not very large. It doesn't take a lot to silt up. So basically, even if it doesn't wash out keeping it usable over the winter would be a full time job that Bob does not have the time to do. Breitenbush is where we will need to be getting water from. We need to demo that building but the insurance company has specific rules and specific amounts they will pay for demo and we're still waiting for (inaudible) so that we can get somebody to take that down. Right now we have just had the roof taken off so they should be able to install those motors basically inside the burnt up walls. This plan is not going to get us potable water but it will get water into the system. It is something you could potentially use for flushing toilets but OHA wants us to say you can't use it for anything in the house because if you take a shower it releases those VOCs into your house and if you boil water it releases VOCs. For drinking water there is not very good consumer products to take it out. Activating carbon will take it out but it also uses it up very fast. It's not like a Brita filter. We need to get the sediment flushed out and test for VOCs. There was a question about whether or not we could start filling the tanks with water trucks. There is 70,000 gallons just in the pipes in the system and 200,000 gallons to fill the reservoir. That would be approximately 54 truckloads of water and with the amount of water that is leaking out it would take 6 truck loads a day to cover just what is leaking. This is not a viable solution. It's going to be about a 3 week process to get the water flushed. We need to figure out where to put the flushing water because we don't want to flood properties and roads. We will be flushing 2,000 gallons a minute across a few hydrants for 10, 20, 30, or 40 minutes and it adds up. They will do what they can to spread it out but can't promise there won't be some complications. Running pipe is an option. Medium term recovery is getting drinking water. Any drinking water has to be OHA approved treatment. We have a proposal from WesTech who did the Idahna treatment plant. The plant they have available is 75 gallons per minute which in the long term is a little small but it would meet the needs in the short term. It's \$15,000 per month plus additional cost of \$4,000 to ship it. We would have to purchase outright the membranes that it uses for treatment and that's a total of \$7,500. There are also initial start up and commissioning costs of about \$20,000. We have looked at alternative forms of treatment but they don't meet OHA's requirements. The urgent thing is getting some sort of treatment or in WesTech's case an ultrafiltration membrane plant reserved so that we have a unit capable of treating the water. The second step would be setting up a temporary structure to keep it from freezing over the winter. Ideally while that is going on we would be working on a request for proposals

for a permanent facility. It is not very likely that the National Guard getting involved with this project. Marion County Emergency Response is saying this is not something they would get involved with. The big thing for us is who is going to pay for it and we don't want to interfere with potential FEMA funds. The source we have been most in contact with is USDA and Oregon Business Oregon and with USDA they have (inaudible) funds available and that is up to \$1M for source water repairs to include temporary water treatment and an additional \$150,000 for distribution system repairs. They're very open about what they are willing to fund for the city. They have a strong preference to funding temporary treatment measures and the reason for that is they don't want to get involved with rebuilding a portion of a pump station or portions of reservoir and then have FEMA saying because of these grant funds we are no longer eligible. We are trying to keep the funds from making anything FEMA related ineligible. There is a meeting tomorrow with FEMA, USDA, Business Oregon, Representatives from Senator Merkely's office, HUD and other organizations to discuss funding options. We have a contact with USDA that can start filling out a grant application for \$1M for source water improvements that would target the rental equipment that we would be renting, setting it up, setting up a temporary structure to house this rental equipment. With the additional funds since that 75,000 gallons a minute plant is so small and not capable of even meeting Detroit's short term needs we would look at procuring a permanent water treatment plant and using that in a temporary fashion so that when FEMA and insurance funds come together that a new treatment plant can be designed around the one that was purchased with these funds. They are hoping to get applications processed and approved sometime in December and funds released shortly afterwards. Those funds can be used to pay for expenses incurred 6 months in advance of the application. This is the most realistic and open short-term funding source that we have at this point. Another option is through Business Oregon. They have special public works funds they have available right now to take care of immediate funding needs like getting pumps up to get water flowing through the pipes or get the flushing plan done those are eligible for a special public works loans that are 0% interest loans that they would delay payments on for 2 years from the end of when it was done. The goal with that is if FEMA says they will cover it then the loan can be converted to a grant. If FEMA says they will cover the work (inaudible) is no longer eligible. We clarified with the USDA representatives that if we do get an (inaudible) grant approved and you have the money if FEMA were to come in and say they will fund it they will still honor their grant but basically if we have a plan to do a bunch of work with (inaudible) funds and then FEMA steps in and says that's eligible under FEMA (inaudible) would pull back if there were an open grant. There's a push to do that so can get the funds released now. Insurance has been very agreeable with us up to this point. The only issue has been getting that estimate done. For whatever reason unlike the reconstruction part of it the demolition works backwards. They tell you how much money it costs to do the demolition and then you have to match that budget. We are not going

to pull the demolition trigger right now because we are not wanting to find out that the people we're having do it want more than the insurance will pay. Until we get a firm answer from insurance on how much they are going to reimburse for demolition we are not going to pull down that building and not pulling down the building will slow down the process of getting the water system up and running. Eric Page recommends contacting the Insurance Commissioner's office tomorrow. Eric Page also inquired about access. Breitenbush itself is not cleared but we do have access up to the forest road and David Danielson is clearing the access road from Breitenbush down to the pump station. We still don't have a figure from the insurance on the cost of getting the temporary water flowing but most of the cost will be coming out of our \$1M extra expense coverage. We are reaching out for multiple quotes. There are 3 companies in Oregon that do this kind of treatment but they charge about \$35,000 a month. The cost to buy a temporary plant is \$208,000 and it can't be ramped up to a higher capacity. There is a chance they would buy it back but it would depend on the condition. The long term 5+ year plan is to maintain the slow sand filter. There is still a gray area in terms of the open contract with R&G and whether FEMA will cover damages to pipes still under construction. Legally, if there is any damage to any pipes under construction (not connected) FEMA will not cover it. We need to be careful to not put contaminated water in R&Gs pipes. Once we flush the system and it is cleaned we will then flush R&Gs pipes. It is recommended we let R&G on site to finish tidying up while the water lines are empty and the streets are empty. Mayor Trett asked how soon we will have water for showers and toilets and the response was "We will have water flowing up to the reservoir next week". We should have non potable water flowing if no complications by the first week of December. Once we have a signed contract with WesTech it could be about 3 weeks for potable water. Councilor Manthe motioned to let R&G continue work on the water project to completion after clearance from the City Attorney, seconded by Councilor Engle, all in favor: Trett, Page, Engle, Manthe, Sheppard, motion passed. Will vote on a second motion to buy or rent the water treatment equipment on Monday, November 2<sup>nd</sup> during a phone conference at 9:00am. Penny Keen with the Forest Service joined by phone. She reported she spent most of the morning looking at hazard trees along Detroit Flats and the shoreline. She went up to the water tower and saw there were trees that were marked due to concerns. She is asking a Civil Culturist along with the forest rep for the fire, Robert, to go up and look at the trees to see which ones need to be removed to make our water tank safe again. She took Darren Nepp up there and spent some time with the fire crew. She will be sending out letters to people along the shoreline to let them know what they can take down. People can contact Penny if they have concerns about any trees. Penny, Robert & Annette will work through any concerns. Penny would like to meet with HBH concerning trees that were marked up just below the water tank. Councilor Sheppard mentioned some concerning trees at the north end of Kinney St. they might want to check on. They did put a gate on the Breitenbush with a combination

lock. We will need to get ahold of Penny to get the combination for access to the intake.

- 2. MODIFICATION OF DEVELOPMENT CODES – MWVCOG – Renata and McCrae** have looked over our codes and would like to know if there are any changes we would like to make? They can start on some code amendments via an emergency ordinance because we have the declaration. Renata noted that if someone is ready to rebuild and can meet our code requirements and connect to utilities they can do so under our current code. She is asking if we want to loosen some rules to allow people to return more easily and what does that look like? She also cautioned that there may be a time when we want to go back to the old rules and what that means for enforcement. Marion County has made some decisions in regards to fee waivers but on top of Marion County the City of Detroit collects 20% in building code fees that is in Marion County's permitting. While they made changes in the fees they collect that does not impact us. We still have the ability to collect. Everything goes through City Hall. We need to consider if we want to make changes or not? Renata has been in contact with other Planners in the region and Mill City has done a Ordinance for transitional housing in an emergency declaration. They are allowing RVs for up to 12 months with no more than 2 6 month extensions. They still need to connect to electrical and water via a water tank or city sewer. Kelly has had questions about people with 5,000 square foot properties. Our code now says you can only build on 8,000 square feet. There are questions about manufactured homes going back onto a 5,000 square foot lot which would require modification of our current code. It also says you must have a double wide and no single wide manufactured homes. Renata recommends a work session with our Planning Committee and Council to discuss the codes. Councilor Manthe motioned to have the Planning Commission come back into session to evaluate and make recommendations concerning code variances regarding the fire disaster of September, 2020, seconded by Councilor Page, all in favor: Trett, Page, Engle, Manthe, Sheppard, motion passed. Renta passed out a copy of our current code for RV permits. Councilor Page brought up the "theme" based look for town that was discussed 10 years ago. We had a study done but it was never implemented as a code situation for main street businesses. We do not currently have a traditional "overlay" of our downtown. Renata will see if she can find a copy of the study. Kelly Galbraith says she looked at it today. It is about 41 page document of pictures. Councilor Page recommends we direct this to the Planning Committee now before anyone starts moving ahead with drawing up plans for building. Renata says there is a legislative amendment process we need to follow. We also need to determine if this is an immediate or long-term plan? She also says there is funding available to help us through the long-term process.
- 3. CORONA VIRUS RELIEF FUND – Councilor Engle** explained we were granted \$25,000 to spend any way that fits the COVID criteria. A lot of it is for emergency management or EMTs and healthcare which we just don't have that setup. We did spend money of the speaker for the August meeting so we

could have social distancing. It was \$1499. Mayor Trett is going to Sweet Home tomorrow. They have a camera system where they can do zoom meetings and they are going to provide him with the cost of what they did. He thinks it will be under \$25,000 and he has a volunteer from the community that will hook it all up. We should have an idea by the November 10<sup>th</sup> meeting from Sweet Home on what the costs will be and we can adjust it up or down. Councilor Page pointed out there is also some public safety money. We need to have anyone bring their ideas for it to the November meeting.

4. **CITY WEBSITE** – Laurie Gatly has been working with the programmer because our site is out of date. We need some links updated such as a link to Marion County. We need to make it more accessible and provide more information for people. Laurie needs a list of the links in order to get it updated. The estimate is \$1,000 to update. Councilor Engle motions that we put this out to bid for a complete redesign, seconded by Councilor Page, all in favor: Trett, Engle, Page, Manthe, Sheppard, motion passed. Councilor Manthe motions we pay the bills, seconded by Councilor Page, all in favor: Trett, Engle, Page, Manthe, Sheppard, motion passed.
5. **EXECUTIVE SESSION:** Mayor Trett closed the regular meeting to go into executive session, to consider the employment of a public officer, employee, staff member or individual agent per ORS 192.690 (2) (a). Executive session is closed to the public
6. **OPEN REGULAR MEETING-** Mayor Trett reopened the regular meeting at 8:41 PM.
7. **DECISION-** Councilor Page motioned they hire Michelle Connor for City Clerk position, motion was seconded by Councilor Sheppard, all in favor; Trett, Engle, Manthe, Page and Sheppard, motion passed.
8. **ADJOURN** – Councilor Manthe motioned to adjourn, motion was seconded, all in favor; Page, Trett, Sheppard, Manthe and Engle, motion passed. Meeting adjourned 8:42 PM.

Signed:

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James R. Trett, Mayor

Attest:

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Kelly Galbraith, City Recorder

