

MINUTES
Warrenton City Commission
WORK SESSION – November 22, 2016
5:30 p.m.
Warrenton City Hall - Commission Chambers
225 S. Main
Warrenton, Or 97146

Mayor Kujala called the work session to order at 5:30

Commissioners Present: Mayor Mark Kujala, Tom Dyer, Henry Balensifer, Pam Ackley and Rick Newton

Staff Present: City Manager Linda Engbretson, Fire Chief Tim Demers, Police Chief Mathew Workman, Public Works Director Jim Dunn, Public Works Foreman Craig Walter, Finance Director April Clark, Wastewater Treatment Plant Superintendent Kyle Sharpsteen; City Engineer Collin Stelzig and Administrative Assistant Dawne Shaw

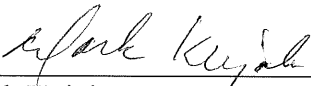
Mayor Kujala noted the purpose of the work session is to finish the conversation on levee certification and the steps going forward. City Engineer Collin Stelzig gave a brief presentation and noted the schedule and cost estimates. He reminded everyone that the PAL is still in process. The appeal period will start Feb/Mar 2017. He noted the maps he has seen at this point are beneficial to the city so there will be no appeal. Mayor Kujala noted the maps roll back the base flood elevation to the pre 2010 level (1977) national flood insurance plan map. Mr. Stelzig noted the flood elevation for diking district 1 is 8 feet, reduced from 12 feet. Discussion continued on flood elevation and the boundaries of the flood zone. Mr. Stelzig gave an update on FEMA progress, noting he is still waiting for a response from Starr2. He stated FEMA and Starr2 discussed the analysis of Warrenton's issues and he is still waiting for a report back from Starr2.

Mr. Stelzig also discussed a letter that was drafted to Governor Kate Brown, which referenced Oregon Solutions issues. He stated Warrenton has about 10 miles of levees, over 5,300 residents, market value exceeds \$500 million, not including the airport, which is estimated at \$100 million; premiums could raise \$4 million to \$8 million annually; the levees protect approximately 7,000 acres and 2,500 separate properties - this is some of the information that has been sent to Oregon Solutions along with maps, etc. He explained what accreditation is – an engineer must certify the levees meet the requirements of 44 CFR, Section 65.10, which includes design, interior drainage, freeboard closure, embankment protections, embankment foundation stability, settlement and operations, and operations plan and maintenance plan. He noted the City is currently working on getting a loan through IFA to pay for the protection, stability and settlement issue. Mr. Stelzig proceeded to give time and cost estimates on the various phases; \$300,000 and 1.5 years to bring

levees up to height requirements; closures (tide gates) - \$25,000 - \$200,000 and 1 year, however if fish passage gates are needed, the cost could be in the millions; operations and maintenance plan - 1 year and \$50,000; embankments and protection, foundation stability and settlement - \$1,000,000 and 1 year; plus encroachments of \$300,000 - \$2.5 million; Geo-technical issues - \$5 - \$17 million; Grand Total - \$6.6 - \$21.2 million with a time frame/schedule of 3-5 years from the start date and plan for about \$8,000,000. Brief discussion continued on funding options, which are a bond measure, grants, IFA, etc. Mr. Stelzig stated the geo-technical work and encroachments can be done first as well as operations/maintenance, noting these are issues that need to be dealt with anyway. The discussion continued on the need to take action and to lay out the plan to FEMA and to start negotiating on the issues. Further discussion ensued on the PAL and how long it will last, which is unknown at this point, but possibly 5 years. Mr. Stelzig further clarified points in the drafted letter on the levee height (7 ft.). Mayor Kujala stated he feels strongly that the city needs to move forward and get letters out to property owners regarding encroachments. Mr. Stelzig also noted there are utility franchises encroaching on the levees and this would be a good starting point. Other staff direction would be to clarify the (7 ft.) levee height in the drafted letter. City Manager Engbretson informed the Commission that staff looked into re-establishing diking districts and it is not something the city can do, referencing ORS chapter 547 and brief discussion continued on the possibility of a bond measure and the need to explore other financing options.


There being no further business Mayor Kujala adjourned the Work Session at 6:05 p.m.

APPROVED:



Mark Kujala, Mayor

ATTEST:



Dawne Shaw, Administrative Assistant