

CITY OF IONE PUBLIC MEETING
Ione Wastewater
Ione American Legion Hall
January 24, 2023 5:30 PM
Minutes

Present:

City of Ione Representatives

Michael Skow, Mayor
Beverly Benson, Council Chair
Sabrina Bailey Cave, Councilor
Mark Patton, Councilor
Shad Hass, Public Works
Elizabeth Peterson, City Administrator
Jerry Rietmann, Volunteer City Planner
Dane Maben, Anderson Perry & Associates
Doug Johnson, Technical Advisor, Bruce Johnson Construction

Public Representatives

Linda LaRue	Becky Doherty
Stacie Ekstrom	Monica Swanson
Shirley Dozier	Betty Gray
Keith Rea	Pam McCullough
Virgil Morgan	Shirley McCullough
Sharon Camarillo	Rusty McCullough
Lisa Rietmann	

Meeting Call to Order: Mayor Skow called the meeting to order at 5:31pm and led the Pledge of Allegiance.

Presentation: Mayor Skow turned the meeting over to Mr. Rietmann for the presentation of the projected wastewater system.

Mr. Rietmann informed the attendees that currently that town currently has 15-16 buildable lots that currently do not have septic systems. Due to the size of most of the lots (50 ft x 100 ft) septic tanks would not be able to be installed as the drain field needs to be over 180 ft. Therefore, the City of Ione needed to find a explore alternatives for a wastewater system to ensure its future sustainability and growth.

Mr. Maben explained to attendees that any damage to lawns, sprinkler systems or any other of the landowner's property would be restored to its original state by the contracted construction company. He explained that the effluent wastewater will be pumped to a lift station at the base of Johnson Grade Road up to the drain field.

Mr. Rietmann gave details of the expectation of the landowners' vs. the City's responsibilities. The City of Ione is responsible for buying, installing, and hooking up the tanks to the system and the cleaning of the tanks at least once every 3-5 years. The landowner will be responsible for maintenance from the tank to the house and the City will be responsible for the rest of the system. To allow the construction company on site the landowner will be required to sign easement and construction contracts. Buildable lot will be eligible for free tanks. It was emphasized that installation of the system will be mandatory. The City is currently awaiting approval of the final design from Department of Environmental Quality (DEQ.)

Project Costs, Funding and Fees. Mr. Rietmann explained the project from start to finish will cost approximately 5.7 million dollars. The City is applied for a loan and a grant from the United States Department of (USDA.) The Ione Community Agri-Business Organization (ICABO) has committed 50% of the cost for the design of the project which is \$175,000. Columbia River enterprise Zone obligated \$200,000 to the City which is earmarked for this project. The City received \$241,000 from Morrow County and \$72, 800 from the American Rescue Plan over the last 2 fiscal years. If groundbreaking happens before the end of the 2nd quarter of this year the project will receive \$800,000 from the Ione School District for their portion of the project. Mr. Rietmann explained that once the system was up and running the biggest cost would be the electricity. Mayor Skow reiterated the citizens of Ione will not be required to pay any of the construction or installation costs. The proposed monthly fee of \$45.00 will be used to pay this cost and for maintenance of the system. Councilor Benson also assured the group that \$45.00 was reasonable to other cities.

Justification for New System. Mr. Rietmann clarified the City of Ione's necessity for the proposed wastewater system. The system is needed to guarantee the future of Ione. Many of the houses in Ione are on small lots and have with old septic tanks or whatever could be used as a septic tank at that time are most likely at the point of failure or have failed and leaking into the groundwater down Councilor Benson noted that replacing septic systems of existing lots will require DEQ permitting and all new tanks will be required to have a drain field and not just a tank that can be pumped. The City of Ione has the potential to grow with a new system and school. Without the system, the town's longevity is questionable.

Comments:

Linda Larue. Former Mayor Linda Larue shared with the group that this is the 3rd or 4th time that the City of Ione has attempted to establish a wastewater system going back to early 1970s. Unfortunately, Federal Emergency Management Agency (FEMA) regulations made the process to costly. This septic system with effluent water flowing to drain fields is the best option for the town especially lots they are 50 ft x 100 ft.

Mayor Skow. Contaminated groundwater is a chief concern to the DEQ and the future of sand filter systems is questionable.

Linda LaRue. The City of Ione has lost new homes in the town proper due to the fact that the lots are too small and could not afford a drain field. These lots have the possibility of being abandoned.

Jerry Rietmann. The drain field will be located on approximately 20 acres on top of Johnson Grade Road and will be owned by the city. The wastewater will be distributed into a checkboard figuration drain field. The system will utilize every other square and if one fails then they will move to one of the unused squares.

Mayor Skow. It was noted that that the increase in property value of homes. If homes are not hooked up to the septic systems and owners want to sell the probability of the buyer of the home will not be able to obtain financing.

Monica Swanson. Can you opt out. She assured the group that she didn't want to and supported the project.

Mark Patton. If people chose not to install the system, they will still be charged the monthly fee.

Pam McCullough. Queried if there was any difference between the proposed tanks and new tanks that homeowners buy.

Jerry Rietmann. Most likely not. The proposed tanks are 1,000 gallons and meet DEQ requirements.

Betty Gray. Asked if the Emert Additions' residents are required to hook-up.

Jerry Rietmann: No. They do not have a groundwater issue and there is enough land in their lots to allow for drain fields. Those homes have already received DEQ approval.

Mr. Rietmann went on to inform the attendees that the alley between Main and Second Streets are straightforward and the lines will run down it. Unfortunately, the other alleys have had citizens have built structures on the City of Ione's easement so the Engineer will design around those structures.

The City will continue to move forward on this project and will keep the public informed of the progress. If anyone is upset or have questions or concerns, they should be encouraged to come to the City Council meetings as the project is always on the agenda and Dane Maben or Brad Baird from Anderson Perry & Associates will be at the meetings. Or, contact Elizabeth Peterson, City Administrator and she will work to addresses any concerns.

Pam McCullough. Ask about a potential ballpark start date.

Jerry Rietmann. Anticipate the project will start in the Spring/Summer 2023 and the first hookup will be the school by the Fall of 2024.

Mayor Skow. Introduced Doug Johnson with Bruce Johnson Construction. Mr. Johnson has given technical advice on behalf of the City.

Pam McCullough. Inquired where the City well is.

Mark Patton. The well is in Henry Krebs's field between his home and Swanson's. It is an encased potable well and is located on the opposite end of town from Johnson Grade Road.

Jerry Rietmann. Asked that everyone thank the City Council Member for working to make this project a reality.

Mayor Skow. Also asked everyone to thank Jerry Rietmann for all his had work for the last few years. Without Mr. Rietmann's effort this system would not have been have happened. He dealt with the politicians and government agencies along the way.

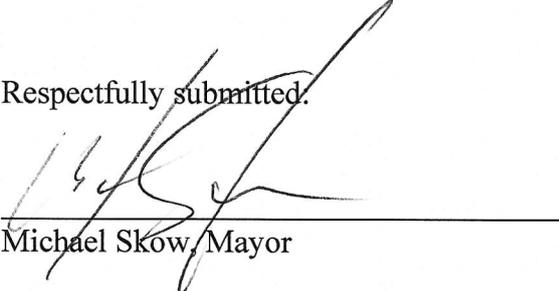
Jerry Rietmann. Once again, encouraged residents to come to council meetings or contact City Hall with any questions or concerns.

Council Chair Benson. Encouraged everyone to subscribe to the City's website. www.cityofioneoregon.gov for updates and future meetings.

Mayor Skow. Asked for final comments, questions or concern.

Adjournment: Being as there is no other further business. Mayor Skow adjourned the meeting at 6:28 pm.

Respectfully submitted.



Michael Skow, Mayor

Attested by:



Elizabeth Peterson, City Administrator