



Work Session Summary Minutes

OREGON

Brooks-HopmERE Water Improvement Project Update

June 24, 2025. 1:30 PM

Courthouse Square, 555 Court St. NE, Salem
5th Floor, Suite 5232, Commissioners Board Room

ATTENDANCE:

Commissioners: Kevin Cameron, Colm Willis, and Danielle Bethell.

Board's Office: Trevor Lane, Chris Eppley, Heather Inyama, Toni Whitler, and Matt Lawyer.

Legal Counsel: Steve Elzinga, and John Pettifer.

Public Works: Chris Einmo, and Brian Nicholas.

Keller Associates: Peter Olsen.

Commissioner Danielle Bethell called the meeting to order at 1:32 p.m.

Brooks Water Update:

- **Project Phasing:**

- Four-phase master plan for water infrastructure development
- Phase 1 focuses on creating a water campus with reservoir and booster station
- Future phases include distribution network expansion and potential new well

- **Phase 1 Scope Update:**

- 750,000-gallon reservoir designed for 24-hour emergency flow and fire protection.
- Booster station with six pumps providing system redundancy.
- Raw water pipelines connecting existing well to new water campus.
- Dedicated pressurized finish water line.

- **Phase 1 Site Status:**

- Located on Brooklake Road near the rail line.
- Sufficient right-of-way for potential future road widening.
- Site allows for future well treatment and additional reservoir capabilities.

- **Phase 1 Schedule:**

- Early procurement starting next month.
- Guaranteed Maximum Price (GMP) expected in October.
- Construction to begin shortly after.
- Project completion targeted for September 2026.
- Full system online by December 2026.

- **Phase 1 Cost Update:**

- Ongoing value engineering to manage budget.
- Cost-saving measures implemented:
 - Switching to PVC piping.

- Using bolted steel tank instead of concrete.
 - Reducing site fencing and concrete surfaces.
- Potential funding gap of approximately \$1.5 million.
- \$700,000 contingency currently available.
- **O+M Cost Projections:**
 - Annual operational costs under \$80,000.
 - Currently 17 connections, primarily commercial.
 - Current annual revenue: \$13,000-\$15,000.
 - The highest current user pays \$345-\$350 monthly.

Planning for Future Phases

- Phase 2 is estimated at \$6 million.
- Potential expansion across interstate.
- Exploring water rights acquisition.
- Investigating alternative water sources.
- Potential Community Improvement District funding model.

Per-and Polyfluoroalkyl Substances (PFAS) Test Results

- Exceedances detected in current water supply.
- The EPA implementation deadline extended to 2029.
- Requires notification of customers.
- Potential treatment costs are estimated at \$25 million.
- Exploring blending and alternative source strategies.

Other

- Potential grant opportunities identified.
- Union Pacific potential funding source.
- Infrastructure bill grant possibilities.
- Coordination with Business Oregon ongoing.

Next Steps

- Finalize phase 1 engineering plans.
- Secure GMP.
- Continue exploring funding sources.
- Develop a comprehensive phase 2 strategy.
- Conduct additional water source testing.

Adjourned – time: 2:17 p.m.

Minutes by: Mary Vityukova

Reviewed by: Gary L. White