



City of Yachats

WATER DEPARTMENT

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Date: February 6th, 2023

To: Heide Lambert, City Manager

From: Rick McClung, Water Department Leader

Re: WMP and WMCP **Subject:** Next steps

This report focuses on water sustainability and water management. In addition, a path forward will be introduced.

The city has two major plans it should be following. They were written at the same time and complement each other.

1. 2021 Water Master Plan (WMP) covers the nuts and bolts of a water system.
2. 2021 Water Management and Conservation Plan (WMCP) covers management of a water system.

Below are my comments on both,

1. Water Master Plan

With the completion of 2021 Water Master Plan (WMP) it is time to start implementing CIP projects that are outlined in the 20-year plan. The majority of the CIP recommendations in the plan center around upgrades and replacements to the city's current infrastructure; distribution lines, reservoirs, booster stations, water plant and creek intakes and only a small portion of the plan has recommendations to address water sustainability. The obtainable choices were limited at the time the WMP was written and had 3 recommendations.

- Yachats River- was included in the plan with cost estimates of near **\$5,000,000**.
- Raw Water Storage- only the need of raw water storage was mentioned in the plan because there was no identifiable location to construct it.

- Southwest Lincoln Country Water PUD – Utilizing the PUD was only mentioned because there was no agreement with the PUD beyond emergency use. The plan recommended obtaining agreements for water usage beyond emergency use.

For a variety of reasons, the city does not wish to develop the Yachats River. This leaves the city with 2 options -raw water storage and the PUD.

Over the last year the city manager and I have been exploring these two options and a lot has been discovered on raw water storage and the PUD.

Raw Water Storage

The adjoining 8-acre property west of the water plant has come up for sale. It is an ideal location to build new raw water storage tanks on and has been identified by the city as a potential CIP and is currently in the discovery phase.

Project Concept

The city currently has a 500,000g raw water tank next to this property and this project would add more tanks to the area creating essentially a reservoir farm. Rough guess is the site could hold a total of 1.5 million gallons giving the city a total of 2 million gallons of storage. Project cost estimate: **\$4,000,000**

Southwest Lincoln County Water PUD (SWLCWPUD)

The city has an intergovernmental agreement with the PUD and an interconnection between the two water providers. The agreement stipulates that the interconnection can only be used by the city for emergency purposes, such as a water shortage, and it is not intended to be used as a supplemental water source on a regular basis.

The intertie at the north end of the limits was developed about 20 years ago, we are each other's backup plan in case of water emergencies. Outside of emergencies, the PUD doesn't need the city's water, but the city needs water from the PUD.

The PUD has amazing water sources and I have seen all 4 of their water intakes at the end of summer, it's easy to see how they could supplement Yachats and Waldport's water needs well into the future.

The city manager and I have been working to develop a strong relationship with the PUD and a lot has been happening in the background. Over the last year we have made progress and we have positive results to report.

The city manager has been working with high level stakeholders like the PUD board president, County Commissioners and State Representatives. I started temporarily helping PUD run their water plants as they go through staff transitions and have developed a good working relationship with the PUD manager. The city manager and I have been transparent with the PUD by saying the city wants the PUD water and how do we do this?

The PUD recently created new 20-year WMP to upgrade and replace their infrastructure. The WMP did not include the infrastructure needed to supply Yachats with water as a permanent customer.

The PUD manager tasked engineers to create an addendum to the WMP to identify how much water the PUD can provide to Yachats and Waldport, and the cost of the infrastructure needed to do it.

The addendum identifies the PUD can supply Yachats a maximum of 300 gallons per minute/ 432,000 gallons per day/ 12,960,000 gallons per month. This is more than enough to supplement the city's future water demands. The cost of the infrastructure needed to supply this water will be a few million and in addition there will be added staff cost to operate the water treatments plants.

Water Management and Conservation Plan

The purpose of the Water Management and Conservation Plan (WMCP) is to describe the City's strategy for providing a reliable water supply through the implementation of existing and additional water management and conservation policies and programs.

The city developed this WMCP in tandem with the city's WMP. Data sharing and coordination occurred during development of both plans to ensure consistency among the documents. Consequently, portions of this WMCP draw from information developed for the WMP.

The WMCP fulfills the requirements of the Oregon Administrative Rules (OAR) adopted by the Water Resources Commission in December 2018 (OAR Chapter 690, Division 86). It describes water management, water conservation, and curtailment programs to guide the wise use and stewardship of the City's water supply.

Final Recommendations

Southwest Lincoln County Water (PUD)

The city manager and I both agree this is the best option and should be further pursued. The PUD is understanding of the cities desire to begin negotiations and are ready to talk.

Before entering negotiations, a couple items need to be noted:

- The PUD has not and nor do they ever wish to be involved in the Mid-Coast Water Partnership. The city's goal needs to be kept simple- all we want is to be a permanent customer of the PUD.
- The city will need to financially contribute to the PUD's infrastructure development. Our cost may end up costing as much as a raw water storage farm or the Yachats River intake.

Hopefully after our meetings with the PUD some sort of deal structure will begin to form. This is when we will need professional and volunteer help.

Professional

- Attorney- There will a considerable amount of law work involved.
- Engineer- WMP will need an addendum that is focused on projects that enhance infrastructure for long term use of the PUD water.
- Consultant- Yachats might need guidance to help steer the ship.

Volunteers

Public Works and Streets Commission

- Help with the WMP addendum that is focus on the PUD.
- Restructure the 5–20-year priority list of CIPs as upgrades and replacements to the city's current infrastructure; distribution lines, reservoirs, booster stations, water plant and creek intakes still need to happen.

Finance Committee

- CIP expenditures will need to be planned for in conjunction with the new 5-20-year plan.
- When the day comes the city uses PUD water more routinely, water revenue will need to be analyzed and rates may need to be adjusted.

Raw Water Storage

A contingent offer will need to be made on property that stipulates the property needs to pass an expansive Geotech study first. Cost of Geotech study is \$40,000.

I recommend putting the concept of raw water storage on the shelf for now until the city knows more about the opportunity to use PUD water.

Help Needed

Volunteers- Consider other uses for this property. It's out of the tsunami zone and could be used for purposes such as public works equipment storage and/or relocating the water treatment plant.

Water Conservation

I recommend that the city make this plan part of its institutional memory and start being reviewed so action can start taking place on the responsibilities and elements of being a municipal water purveyor.

Help Needed

Volunteers

Public Works and Streets Commission

- Review the WMCP
- Define a list of tasks that came from the review.
- Delegate tasks to a task force as needed

Thank you,

Rick McClung