

**AGENDA
CITY OF DAYTON
CITY COUNCIL WORK SESSION MEETING**

DATE: MONDAY, AUGUST 17, 2026
TIME: 6:30 PM
PLACE: Palmer Creek Lodge Community Center – 606 4th Street, Dayton, OR 97114
VIRTUAL: ZOOM MEETING – ORS 192.670/HB 2560

You may join the Council Meeting online via YouTube: <https://www.youtube.com/@cityofdaytonoregon570>

Dayton – Rich in History . . . Envisioning Our Future

<u>ITEM</u>	<u>DESCRIPTION</u>	<u>PAGE #</u>
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Please note that no Public Comments will be taken. Under Oregon Law, work sessions are explicitly exempt from the general public comment requirement.

- A. CALL TO ORDER & PLEDGE OF ALLEGIANCE**
- B. ROLL CALL**
- C. WORK SESSION DISCUSSION ITEMS**

- | | |
|--|---------|
| 1. Fisher Farms Well Development Next Steps | 1-100 |
| 2. City of Dayton Water Transmission Line Conflict with ODOT Project KN23457
(OR99W: Corridor Safety & Intersection Improvements/McDougal Junction) | 101-115 |
| 3. Potential Property Acquisition Discussion | 117-118 |

- D. CITY COUNCIL COMMENTS AND CONCERNS**
- E. ADJOURN**

Posted: August 13, 2026
By: Rocio Vargas, City Recorder

Virtually via Zoom and in Person, Palmer Creek Lodge Community Center, 606 4th Street, Dayton, OR 97114

NEXT MEETINGS
September 8, 2026 (Tuesday), Regular Session Meeting
September 21, 2026, Work Session Meeting
October 5, 2026, Regular Session Meeting

Meeting Accessibility Services and Americans with Disabilities Act (ADA) Notice: City Hall Annex is accessible to persons with disabilities. A request for an interpreter for the hearing impaired or for other accommodations for persons with disabilities should be made at least 48 hours before the meeting to the City Recorder (503) 864-2221 or rvargas@daytonoregon.gov.



To: Honorable Mayor and City Councilors
From: Gretchen Cassini, Interim City Manager
Issue: Fisher Farms
Date: August 13, 2026

STAFF REPORT

Purpose: To facilitate the City of Dayton's (City) August 17, 2026, Council Work Session, a staff report and background materials have been prepared. A Council Work Session and staff report is in furtherance of City Council's Strategic Goals, specifically, **Goal A: Infrastructure Resilience** and its attendant strategy to *"Evaluate and implement option(s) for high quality, stable, ongoing water supply and distribution."*

Background and Information: The City purchased the Fisher Farms property in 2014 to obtain the associated water rights and four existing wells. The wells on the property, as purchased, were utilized for agricultural irrigation. Between 2016 to 2018, the City completed a water rights transfer from irrigation to municipal use, as well as increasing the number of areas that could be utilized for water supply wells (known as points of appropriation). *City Council directed staff to evaluate the feasibility of utilizing wells on Fisher Farms as a potential high quality, stable, ongoing water supply source.*

To do so, the City was awarded two grants from the State of Oregon associated with the Fisher Farms property:

1. A planning grant/loan from Business Oregon for \$206,588 allowed the City, through its contractor GSI Water Solutions, Inc. (GSI), to accomplish the following tasks:
 - Task 1 - Initial Oregon Health Authority Plan Review
 - Task 2 - Well Evaluation and Testing by a Well Driller
 - Task 3 - Reporting and Strategy Development
2. A direct legislative appropriation secured during the 2024/2025 session for \$1,218,750 was awarded through Oregon Water Resource Department (OWRD) and went into effect on January 15, 2025, with an expiration date of June 30, 2027. The OWRD grant was intended to support the following tasks, which are sequential and include: (1) well and water quality testing and strategy development; (2) preliminary design of site and piping improvements; (3) final design and preparation of construction documents; (4) bidding services, including advertising and contractor selection; (5) project award and contract execution by the City Council; and (6) construction of the wellfield and water system improvements, including administration, inspections, and final documentation. Each phase is designed to ensure regulatory compliance, technical soundness, and readiness for future water needs, with grant funds strictly allocated to these specified activities.

On July 13, 2026, the City's hydrogeologist, GSI, presented findings to the Council. During and at the conclusion of the presentation, Councilors posed various questions, some of which required additional research, analysis, and consultation. As a result, it was determined that a Work Session to further discuss and evaluate issues associated with Fisher Farms would be helpful. To support the Council's August 17 Work Session, GSI supplied *Fisher Farms Well Evaluation Technical Memorandum* (**Exhibit A**). Exhibit A assesses the following issues associated with whether Fisher Farms could be a high quality, stable, ongoing water supply source:

- Quality – Section 3.3.4 *Water Quality Sampling Results*; Tables 8 and 9
- Stability – Section 3.3.3 *Aquifer Testing/Well Capacity*; Tables 5 -7

With respect to whether rehabilitated and new wells on Fisher Farms can provide an ongoing water supply source, discussion at the July 13, 2026, meeting revealed that well production will trend downward after initial capacity measured during this past spring's testing. Council sought to receive additional insights about expected initial production and anticipated downward trends as part of this Work Session. Table 7 of GSI's memo presents expected future yields if the Fisher Farms wells are developed, assuming that regular maintenance is performed to preserve yield over time.

The question of whether Fisher Farms can be expected to provide an ongoing water supply for the City entirely depends on the definition of "ongoing" contemplated by the Council when establishing its Strategic Plan Goals and Strategies. While it appears that the Fisher Farm wells (in conjunction with the existing wellfield wells) will most likely be adequate as a water treatment plant water supply source over the next fifteen to twenty years, they are not expected to be adequate to meet the City's ongoing needs.

Additionally, Council requested detailed analyses of cost estimates for developing Fisher Farms beyond what is captured in the GSI Technical Memorandum. Answers to those questions are addressed in **Exhibit B: Preliminary Estimate of Probable Cost – Fisher Farms** submitted by Westech.

Conclusion: Staff is seeking Council consensus on the next steps to follow with respect to developing Fisher Farms, including pursuing financing options for a new Well 4.



TECHNICAL MEMORANDUM

Fisher Farms Well Evaluation Technical Memorandum

To: Gretchen Cassini, City of Dayton Interim City Manager
 Don Cutler, City of Dayton Public Works Supervisor
 Denny Muchmore PE, Westech Engineering, Inc.

From: Holly Norcom GIT, GSI Water Solutions, Inc.
 Matt Kohlbecker RG, GSI Water Solutions, Inc.

Attachments: [Attachment A](#) – Well As-Built
[Attachment B](#) – OHA Plan Review Documents
[Attachment C](#) – Well Decommissioning
[Attachment D](#) – Pump Condition Reports
[Attachment E](#) – Groundwater Levels
[Attachment F](#) – Drawdown Analyses
[Attachment G](#) – Specific Capacity Estimates
[Attachment H](#) – Water Quality Tables

Date: July 31, 2026



This technical memorandum (TM), prepared by GSI Water Solutions, Inc. (GSI) for the City of Dayton (City) and Westech Engineering, Inc. (Westech), summarizes a well condition assessment, limited well rehabilitation, and Oregon Health Authority (OHA) permitting for existing wells at the Fisher Farms properties in Dayton, Oregon. The purpose of the work summarized in this TM is to support development of the wells as municipal supply sources.

1. Introduction

The City purchased the Fisher Farms properties in 2014 to obtain the associated water rights and four existing irrigation wells (Well Nos. 1 through 4) for the purpose of augmenting its municipal water supply. From 2016 to 2018, the City completed a water rights transfer to change the character of use from irrigation to municipal, transfer the place of use to the City of Dayton service area, and add additional points of appropriation. As a result, permit G-13838 now authorizes municipal use of four existing Fisher Farms wells and five additional points of appropriation where future supply wells could be constructed. A map showing the location of Fisher Farms Well Nos. 1 through 4 is provided in [Figure 1](#), and detailed well construction diagrams are included in [Attachment A](#).

In 2025, the City received a grant from the Oregon Water Resources Department (OWRD) to develop the Fisher Farms wells as municipal supply sources, and retained GSI to complete permitting required by OHA, assess the condition of the wells, and develop estimates for well capacity under different well operation

scenarios. The City retained Westech to support engineering-related components of the project (e.g., pump system sizing, specification of methane strippers, etc.).

1.1 Purpose and Objectives

The purpose of this TM is to document the OHA permitting, condition assessment, and limited rehabilitation of Well Nos. 1 through 4 that were conducted to support development of the wells as municipal water supply sources. The condition assessment consisted of a down-well video, pumping system inspection, aquifer testing, groundwater quality sampling, and development of estimates for well capacity. The objectives of the work are:

- Complete an Initial Plan Review for the wells to meet OHA requirements.
- Assess the physical condition of the existing wells with downhole video inspections to identify structural deficiencies and maintenance needs, and assess the physical condition of the existing submersible pumping systems.
- Rehabilitate the wells, as-needed, so that accurate well capacity estimates can be determined.
- Conduct aquifer tests to support well capacity estimates under a low-demand, winter operational scenario and high-demand, summer operational scenario.
- Collect water quality samples to assess compliance with drinking water standards, meet OHA requirements, evaluate the potential for biofouling, and inform design of methane strippers.

1.2 Technical Memorandum Organization

The remainder of this TM is organized as follows:

- **Section 2: Methods.** Describes the methods used to complete the OHA Initial Plan Review, complete the well condition assessment, and conduct rehabilitation at Well Nos. 3 and 4.
- **Section 3: Results.** Presents the outcome of the Initial OHA Plan Review, well rehabilitation, and condition assessment (i.e., pumping system condition reports from Schneider Water Services [SWS], estimates of aquifer properties, estimates of well capacity, and water quality results).
- **Section 4: Conclusions and Recommendations.** Summarizes next steps based on the evaluation of Fisher Farms Wells Nos. 1 through 4.

2. Methods

This section summarizes the methods used to prepare the OHA Initial Plan Review (Section 2.1), rehabilitate wells if needed (Section 2.2), and conduct the condition assessment (Subsection 2.3).

2.1 Oregon Health Authority Initial Plan Review

The City plans to operate the Fisher Farms wells as municipal supply sources for its public water system (PWS #41-00252) and prepared an Initial Plan Review as required by OHA's Drinking Water Services program. New well plan reviews are prepared in two phases: (1) an Initial Plan Review submitted before drilling begins and (2) a Final Plan Review submitted after well completion.

An Initial Plan Review was prepared and submitted to the OHA Drinking Water Services and was assigned a plan ID of #16-2026. GSI conducted a site walk on December 16, 2025, to document existing site conditions, well locations relative to existing property boundaries, and identify potential sanitary hazards within OHA-required setback distances. The plan review included a site plan and vicinity map, well

construction information, property ownership documentation, a land use compatibility statement, water rights documentation, and requests for waivers from construction standards where required.

2.2 Well Rehabilitation

The down-well videos at Well Nos. 3 and 4 indicated that the well screen and perforations, respectively, were clogged with microbial growth or mineral deposits. The clogging reduces well performance and, therefore, needed to be removed before the well was tested to develop accurate well capacity estimates.

Well No. 4 rehabilitation occurred on May 12, 2026, and Well No. 3 rehabilitation occurred from May 18 through 22, 2026. Prior to rehabilitation, baseline performance tests were conducted to measure baseline specific capacity. Specific capacity is the ratio of pumping rate to drawdown (units of gallons per minute per foot of drawdown) and is a measure of well and aquifer efficiency. Water was removed from both wells by airlifting. Drawdown was measured with a manual Heron e-tape water level meter, and flow rate was measured by monitoring the time required to fill an above ground tank of known volume. Well No. 3 was rehabilitated by brushing the well screen with an 8-inch nylon brush, bailing accumulated material by airlifting, and using impulse generation with a zonal isolation tool to dislodge clogging material from behind the well screen. At Well No. 4, rehabilitation and all subsequent activities were discontinued shortly after the baseline performance test due to sand production.

2.3 Well Condition Assessments

Well condition assessments at Fisher Farms included a pumping system condition assessment to determine if existing pumps could be used in the future (Section 2.3.1), down-well videos to evaluate the potential for well clogging and structural deficiencies (Section 2.3.2), aquifer testing to measure aquifer properties for the purpose of estimating well capacities (Section 2.3.3), and water quality sampling to meet OHA requirements, assess compliance with Safe Drinking Water Act water quality standards, and inform methane stripper design (Section 2.3.4).

2.3.1 Pump Condition Assessments

SWS conducted pumping system condition assessments for Well Nos. 1 through 3 to evaluate whether existing pumping systems could be used when the wells were brought into production. Inspection included visual observation and electrical testing, as applicable, of the pump, motor, column pipe, wiring, conduits, and valves. SWS documented the pump inspections in pump reports, and recommended whether pumping system components should be refurbished, replaced, or reused.

2.3.2 Down-Well Videos

Well videos were conducted on April 2, 3 and 6 of 2026, using a Leval DC5150 deep well camera. GSI staff were on site during the videos to guide the video operator on capturing important features. Following the well videos, SWS provided copies of the well videos and photos of significant features (e.g., static water level, areas of clogged or damaged screen and casing, debris, etc.).

2.3.3 Aquifer Testing

Constant rate aquifer tests were conducted at Well Nos. 1, 2, and 3 for a duration of 24 hours using temporary submersible test pumps. Well No. 4 was not tested due to the sand production observed during the baseline well performance test conducted during well rehabilitation. Flow rates were determined based on an analysis of data from short-duration tests that were conducted in 2014. During the tests, flow rates were measured with a McCrometer digital totalizing flowmeter, and water was discharged to a pond (Well Nos. 1 and 2) or an irrigation ditch running along the Dayton-Amity Highway (Well No. 3). Details for each aquifer test including the pumping well, observation well, dates of pumping, dates of recovery, and average pumping rate are provided in [Table 1](#). Well No. 2 was not used as an observation well because the well's

pumping system was re-installed shortly after the Well No. 2 test so that potable water could be provided to the house on the eastern parcel.

Table 1. Aquifer Testing Details

Pumping Well ID ¹	Observation Well IDs ¹	Pumping Test Period	Recovery Monitoring Period	Average Pumping Rate (gpm)
Well 1 (YAMH 5453)	Well 3 Well 4	4/14/2026 – 4/15/2026	4/15/2026 – 4/16/2026	78.6
Well 2 (YAMH 5369)	Well 1 Well 3 Well 4	4/7/2026 – 4/8/2026	4/8/2026 – 4/9/2026	25.5
Well 3 (YAMH 52469)	Well 1 Well 4	6/3/2026 – 6/4/2026 ²	6/4/2026 – 6/5/2026 ²	137

Notes

ID = Identification gpm = gallons per minute

(1) Well 4 was not included in aquifer testing after due to significant sand production observed during the start of rehabilitation.

(2) Well 3 was rehabilitated in May 2026, postponing aquifer testing to June 2026.

During the aquifer testing, water levels were measured continuously in the pumping well and other Fisher Farms wells using non-vented pressure transducers. A barometric pressure logger was placed at the well site to record and correct for atmospheric pressure changes. Manual water level measurements were collected with a Heron water level meter to verify the accuracy of transducer measurements.

Drawdown observed during the aquifer tests was analyzed to calculate aquifer properties transmissivity (a measure of the ability of the aquifer to transmit water) and storage. Late-time drawdown was used to calculate aquifer properties because it is representative of long-term well operation. The method for calculating aquifer properties depended on the “u-value”:

$$u = \frac{(r^2 S)}{(4Tt)} \quad (1)$$

Where:

u = the “u-value” (dimensionless)

r = radial distance between the pumping well and observation well (feet)

S = storativity (dimensionless)

T = transmissivity (square feet per day)

t = time since pumping began (days)

For test data with $u < 0.05$, transmissivity was calculated using the Cooper-Jacob approximation of the Theis Solution to the groundwater flow equation for confined aquifers. For test data with $u > 0.05$, transmissivity was calculated using the Theis (1935) solution to the groundwater flow equation for confined aquifers.

Capacities of the Fisher Farms wells were calculated for two scenarios: (1) a “Peak-Supply (Summer)” scenario consisting of Well Nos. 1, 3, and 4 pumping continuously for four days and (2) a “Off-Peak-Supply (Winter)” scenario consisting of Well Nos. 1, 3 and 4 pumping for 24 hours. Well No. 2 was not included in the scenarios because it is a low-capacity well (about 26 gallons per minute) that would be expensive to retrofit for municipal production and created significant interference in other wells on the east parcel. In addition, A capacity for Well No. 4 was not calculated due to the sand production (although interference from

a replacement well [called Well No. 5] was included for estimating the capacity of Well No. 1 and Well No. 3). Well capacities were calculated using the following equations. First, available drawdown was calculated as:

$$D_{avail} = d_{screen} - ft_{safe} - d_{static} - ft_{int} \quad (2)$$

Where:

D_{avail} = available drawdown (feet)
 d_{screen} = depth to the top of the screened interval (feet below ground surface)
 ft_{safe} = water column height maintained above the top of the screen as a safety factor (feet)
 d_{static} = static depth to water (ft bgs)
 ft_{int} = interference drawdown from nearby pumping wells (ft)

Next, well capacity was calculated as:

$$Q = D_{avail} * SC \quad (3)$$

Where:

Q = estimated well capacity (gallons per minute)
 D_{avail} = available drawdown (feet)
 SC = specific capacity (gallons per minute per foot of drawdown)

The following assumptions were used for assigning values to variables in Equation (2) and (3):

- Submersible pumps are set below the shallowest screen or within the screened interval to maximize available drawdown.
- The water level will be maintained at least two feet above the well screen at all times as a factor of safety to prevent the water level from being drawn down into the screened interval, which creates conditions favorable to biofouling.
- The depth to groundwater is based on: (1) groundwater level measurements collected by City staff on June 30, 2026, for the Peak-Supply (Summer) scenario, and (2) the lowest-measured spring groundwater level from 2014 to 2024 for the Off-Peak-Supply (Winter) scenario; this lowest-measured static depth to water occurred in 2019 or 2020.
- Interference drawdown from pumping at other wells is based on: (1) calculated interference after four days of pumping using the Cooper Jacob equation¹ for the Peak-Supply (Summer) scenario, or (2) observed interference during the Spring 2026 constant rate aquifer tests after 24 hours of pumping for the Off-Peak-Supply (Winter) scenario².
- Specific capacity values are based on: (1) extrapolation of a specific capacity versus time curve to 4 days for the Peak-Supply (Summer) scenario, and (2) calculation of specific capacity from the spring

¹ Transmissivity and storage values were taken from the Spring 2026 aquifer testing; the u-value was less than 0.05 for all scenarios that were evaluated.

² Interference drawdown was included only from wells on the eastern parcel that will be used as municipal supply sources in the future (i.e., Well Nos. 1 and 3). Well No. 4, which is located on the western parcel, was assumed to not produce significant interference drawdown during a 24-hour pumping period.

2026 constant rate aquifer tests after 24 hours of pumping for the Off-Peak (Winter) Supply scenario.

2.3.4 Water Quality Sampling

Groundwater quality samples were collected at the end of each aquifer test for Well Nos. 1 through 3 and submitted to Eurofins Environmental Testing (Wilsonville, Oregon) for analysis of constituents regulated under the Safe Drinking Water Act that were not previously sampled during well assessments in 2014. The 2026 analytical program included bacteria, field parameters, general chemistry, metals, radiological constituents, and methane analyses. Methane was included to support the design of methane stripping equipment by Westech Engineering.

Constituent concentrations were compared to Environmental Protection Agency (EPA) Maximum Contaminant Levels (MCLs) and Secondary Maximum Contaminant Levels (SMCLs), if applicable. MCLs are legally-enforceable levels for constituents in drinking water; SMCLs are non-mandatory water quality guidelines to assist public water systems in managing drinking water for aesthetic purposes including taste, color, and odor.

3. Results

This section summarizes results of the OHA permitting (Section 3.1), limited rehabilitation (Section 3.2), and well condition assessments (Section 3.3).

3.1 OHA Permitting

OHA issued a site plan approval letter for Fisher Farms Wells Nos. 1 through 4 on March 5, 2026, approving the existing well locations for future municipal water supply development. OHA's review concluded that all four wells are adequately constructed in confined aquifers with a low susceptibility to contamination from nearby land uses. In addition, OHA approved the following construction standard waivers for Well Nos. 2 through 4:

- Well No. 2 (YAMH 5369) waiver from the 100-foot radius of control requirement for public water supply wells and septic drainfields, WV-2026-578.
- Well No. 3 (YAMH 52469) waiver from the 100-foot radius of control requirement for public water supply wells to agricultural fields, WV-2026-579.
- Well No. 4 (WV-2026-580) waiver from the 100-foot radius of control requirement for public water supply wells and untreated stormwater disposal sites, WV-2026-580.

A construction waiver was not required for Well No. 1. Copies of the site plan approval letter, approved waiver documents, and OHA correspondence are provided in [Attachment B](#).

During the site walk, GSI identified two wells of unknown or suspect construction. OHA requires that these wells be abandoned as a condition of approving Well Nos. 1 to 4 for use as municipal supply sources. On April 6, 2026, SWS conducted down-well video surveys to document well construction and evaluate requirements for decommissioning. For the purposes of this memorandum, the wells are identified as Well A (pump house well) and Well B (field well adjacent to Well No. 3).

A well log is available for Well B (YAMH 52382) and is included in [Attachment C](#). This attachment also includes a table of the interpreted well construction, estimated decommissioning costs, and recommended abandonment procedures prepared by SWS. GSI obtained cost estimates for the well decommissioning, which are included in [Attachment C](#). Including a 20 percent contingency on the cost estimates, the estimated cost to decommission Well A is \$24,000, and the estimated cost to decommission Well B is

\$35,000, for a total estimated cost of \$59,000. The Well B estimate is higher due to additional work cutting and sealing the casing below ground surface before the abandonment can commence.

3.2 Limited Well Rehabilitation

Table 2 summarizes the well rehabilitation program that was implemented at Well No. 3. The specific capacities were measured after pumping for 30 minutes at a rate of 180 gpm. Because specific capacity is a time- and rate-dependent parameter, the specific capacities in **Table 2** are not necessarily representative of specific capacity under operational conditions. Rehabilitation at Well No. 3 increased the specific capacity by about 56 percent. The post-rehabilitation well video confirmed that visible well clogging material had been removed from the screen.

Table 2. Well No. 3 Rehabilitation Program

Well ID ¹	Brushing and Bailing	Isolation Airlifting	Isolation Airlifting with Impulse Generation	Pre-Rehab Specific Capacity	Post-Rehab Specific Capacity
Well 3 YAMH 52469	8 hours	9 hours	8 hours	3.2 gpm/ft	5.0 gpm/ft

Notes

ID = Identification YAMH= Yamhill County gpm/ft = gallons per minute per foot of drawdown

(1) Rehabilitation was not conducted at Well 4 due to significant sand production observed during the start of airlifting.

At Well No. 4, significant sand production was observed during the 30-minute airlift test to measure pre-rehabilitation specific capacity. Grab water samples from Imhoff Cones collected by GSI indicated a sand content of about 6 milliliters per liter (mL/L). SWS measured about 7 feet of sand in the bottom of the well after the test. The sand was native aquifer material. After conducting a down-well video to confirm there was not a structural failure of the well, SWS resumed airlifting the well in an attempt to reduce sand production. In total, SWS conducted eleven hours of airlifting and bailing in an attempt to reduce the sand production. The rate of sand production did not sufficiently decline (about 25 feet of sand was bailed from the well), indicating that the perforations in the Well No. 4 casing had corroded to a point that they no longer prevented native aquifer sands from entering the well.

The City, Westech, and GSI met on May 18, 2026, to discuss an option for addressing the sand production at Well No. 4 (i.e., installing a small-diameter screen and filter pack in the well to hold the sand back). Due to the advanced age of Well No. 4 (about 40 years) and relatively thin low carbon steel casing construction (0.250-inch wall thickness), the likely reduction in well performance that would be caused by the new screen, the risk of OWRD requiring corrective modifications related to a gravel fill tube at the well, and the high cost of installation, the decision was made to abandon Well No. 4.

3.3 Well Condition Assessment

This section summarizes the well condition assessment for the Fisher Farms wells, including well construction (Section 3.3.1), pump condition assessments (Section 3.3.2), aquifer properties measured from aquifer testing and well capacity estimates (Section 3.3.3), and groundwater quality sampling results (Section 3.3.4).

3.3.1 Well Construction

Table 3 summarizes the construction of the Fisher Farms Well Nos. 1 through 4 as documented on well driller logs and confirmed by well videos. Detailed well construction diagrams are provided in **Attachment A**.

Well construction information in [Table 3](#) was used to develop the well capacity estimates. During the down-well video at Well No. 3, several feet of metal debris were observed. The City was consulted about the debris, and decided that debris removal should occur when the wells are developed as municipal supply sources (as opposed to during the 2026 field work).

Table 3. Well Construction Details

Well ID	Construction Complete Date	Total Depth (ft bgs)	Casing	Open Interval
Well 1 YAMH 5370	October 10, 1979	140 ¹	LCS (6-inch) 0.250 thickness	110-115 (6-inch ss 80 slot screen) 115-120 (6-inch ss 100 slot screen)
Well 2 YAMH 5369	May 1, 1980	121	LCS (6-inch) 0.250 thickness	NA ²
Well 3 YAMH 52469	February 14, 2001	195	LCS (8-inch) 0.250 thickness	108-118, 177-186, 188-192 (8-inch ss 80 slot screen) 140-147 (8-inch ss 60 slot screen)
Well 4 YAMH 5447	September 6, 1989	157	LCS (8-inch) 0.250 thickness	117-152 (8-inch casing, ¼-inch by 6-inch slot torch perforations)

Notes

ID = identification YAMH = Yamhill County bgs = below ground surface ft = feet ss = stainless steel NA = not applicable
LCS = low carbon steel

(1) Well 1 was drilled to 140 ft bgs, however it was backfilled and completed to 122 ft bgs as the lower interval was composed of mainly fine hydrophobic material.

(2) Well 2 construction didn't include a screened interval, rather, this well was completed open-hole in sand.

3.3.2 Pumping System Condition Results

Pumping system condition assessment reports from SWS are included in [Attachment D](#). Replacement of the pump systems was recommended by SWS for Well Nos. 1 through 3. The Well No. 4 pump was not evaluated, as City staff reported the pumping system to be broken (specifically, staff previously observed that the motor would make noise when turned on but not move water). Pump information for the existing pumps is listed in [Table 4](#).

Table 4. Existing Pump Information

Well ID	Existing Pump Make/Model	Set Depth (ft bgs)	Horsepower (kW)
Well 1 YAMH 5370	Berkeley 4CLM23-5 MFD 12-85	108	5
Well 2 YAMH 5369	Grundfos SP4-19S	85	1.5
Well 3 YAMH 52469	Berkeley 7T25-350 M17545	170	25

ID = identification YAMH = Yamhill County ft = feet bgs = below ground surface kW = kilowatts

The City authorized replacement of the Well No. 2 pump on April 8, 2026, so that there would not be disruption to water service for the house on the property. The new pump was a submersible 4-inch Franklin pump with a 2 horsepower, 1 phase motor. The pump intake was set at 85 feet bgs. Pumping system replacements at Well Nos. 1 and 3 are deferred pending a decision to bring the wells into service.

3.3.3 Aquifer Testing Results and Well Capacity Estimates

Table 5 summarizes the aquifer properties transmissivity and storage that were calculated at each well, the “u-values” that were used to select the method for calculating aquifer properties, and the analysis method that was used to perform the calculations. Distance-drawdown analyses were not used to calculate transmissivity and storage because the “u-value” was greater than 0.05 for the duration of the drawdown measurements. **Attachment E** provides water levels during aquifer testing at Well Nos. 1 through 3, including interference at the observation wells during each test. **Attachment F** provides drawdown plots during aquifer testing including transmissivity and u-value calculations.

Table 5. Aquifer Properties

Pumping Well	Analysis	Well	Time (min) where $u < 0.05$	Transmissivity (gpd/ft)	Storage (dimensionless)
Well 1 YAMH 5370	CJ Time Drawdown	Well 1 (pw)	6.0×10^{-4}	2,900	--
	NA – 1	Well 2 (obs)	NA – 1	NA – 1	NA – 1
	Theis Time Drawdown	Well 3 (obs)	$u > 0.05$	8,200	6.0×10^{-4}
	NA – 2	Well 4 (obs)	NA – 2	NA – 2	NA – 2
	Geomean	--	--	4,900	6.0×10^{-4}
Well 2 YAMH 5369	CJ Time Drawdown	Well 1 (obs)	3.6	2,500	6.6×10^{-6}
	NA – 3	Well 2 (pw)	NA – 3	NA – 3	NA – 3
	Theis Time Drawdown	Well 3 (obs)	$u > 0.05$	6,200	9.5×10^{-4}
	NA – 2	Well 4 (obs)	NA – 2	NA – 2	NA – 2
	Geomean	--	--	4,700	7.9×10^{-5}
Well 3 YAMH 52469	Theis Time Drawdown	Well 1 (obs)	$u > 0.05$	6,200	7.0×10^{-4}
	NA – 1	Well 2 (obs)	NA – 2	NA – 2	NA – 2
	CJ Time Drawdown	Well 3 (pw)	5.0×10^{-3}	4,600	--
	Theis Time Drawdown	Well 4 (obs)	$u > 0.05$	6,300	9.2×10^{-4}
	Geomean	--	--	5,600	8.0×10^{-4}

Notes

gpd = gallons per day pw = pumping well obs = observation well ft = foot/feet CJ = Cooper Jacob

-- = storage cannot be calculated using data from the pumping well

NA = Not analyzed: (1) no transducer in the well during the pumping test (because the well was being used to supply water to the on-site house), (2) no drawdown observed during the test, or (3) well is completed as an open pipe and drawdown is not representative of aquifer properties.

Variables that were used to calculate available drawdown using Equation (2) are provided in **Table 6**. Recall that available drawdown was not calculated for Well No. 2 because it is a low-capacity well (about 26 gallons per minute) that would be expensive to retrofit for municipal production and caused significant interference in other wells on the east parcel during well testing.

Table 6. Variables Used to Calculate Available Drawdown

Well	Scenario	Static Depth to Water (ft bgs)	Pump Setting (ft bgs)	Safety Factor (ft)	Top of Screen (ft bgs)	Interference From Other Wells (ft)			
						From Well 1	From Well 2	From Well 3	From Well 4
Well 1 YAMH 5370	Peak (Summer)	34.6	115	2	110	NA	0 ¹	8.3	2.8
	Off Peak (Winter)	28.6				NA	0 ¹	4.3 ²	0 ³
Well 3 YAMH 52469	Peak (Summer)	30.0	120	2	108	5.9	0 ¹	NA	4.2
	Off Peak (Winter)	24.0				2.7 ⁵	0 ¹	NA	0 ³

Notes

NA = not applicable, interference drawdown is caused by pumping of other wells (i.e., not pumping of the pumping well)

YAMH = Yamhill County ft = feet bgs = below ground surface

– = open pipe completion, well does not have a screen

(1) Well No. 2 not included in interference calculations because it will not be developed as a municipal supply source.

(2) Empirical value. Interference drawdown observed in Well No. 1 after pumping Well No. 3 for 24 hours at 137 gpm

(3) Well No. 4 was not pump tested due to the sand production. Drawdown from pumping Well No. 4 for 24 hours at Well No. 1 (~1,550 feet from Well No. 4) and Well No. 3 (~1,250 feet from Well 4) is assumed to be negligible.

(5) Empirical value. Interference drawdown observed in Well No. 3 from pumping Well No. 1 for 24 hours at 79 gpm

Table 7 summarizes well capacity estimates for the Fisher Farms wells. The well capacity estimates are lower than the rates at which the wells were tested because wells were not pumped at the maximum possible rate during the test (specifically, there were 40 pounds per square inch [psi] of backpressure on the pump during the Well No. 1 test, and 70 psi of backpressure on the pump during the Well No. 3 test). Therefore, it does not appear that well capacity is limited by the size of the pump that the well casing can accommodate, but this should be verified by an engineer's analysis of available pumps and associated pump curves. During well testing, a 4-inch diameter pump was used in Well No. 1 (Well No. 1 is 6-inch inside diameter [ID] casing) and a 6-inch diameter pump was used in Well No. 3 (Well No. 3 is 8-inch ID casing). These pump sizes follow best practice that well casing diameter is at least 2-inches larger than pump diameter (Driscoll, 1989).

Table 7. Estimated Summer and Winter Well Capacities

Well	Scenario	Aquifer Testing Rate (gpm)	Available Drawdown (ft bgs)	Specific Capacity (gpm/ft)	Well Capacity Estimate (gpm)
Well 1 YAMH 5370	Peak (Summer)	79	62.3	1.3	81
	Off Peak (Winter)		75.1	1.4	105
Well 3 YAMH 52469	Peak (Summer)	137	65.9	2.9	191
	Off Peak (Winter)		79.3	3.3	262

Notes

feet bgs = feet below ground surface gpm/ft = gallons per minute per foot of drawdown gpm = gallons per minute

NA = not applicable

Extrapolated specific capacity versus time curves, which were used to calculate the specific capacities in **Table 7**, are provided in **Attachment G**.

3.3.4 Water Quality Sampling Results

Complete water quality analytical results are provided in [Attachment H](#). Constituents that exceeded an EPA SMCLs or MCLs, and methane concentrations, are provided in [Table 8](#). Iron and manganese concentrations exceed the EPA SMCLs in all three wells. All other constituents were either not detected or detected at concentrations below applicable EPA MCLs and SMCLs. Methane concentrations ranged from 0.33 to 0.62 milligrams per liter (mg/L).

Table 8. Water Quality Exceedances

Analyte(s)	Regulatory Standard (mg/L)	Regulatory Standard Type (SMCL, MCL)	Well 1 YAMH 5370	Well 2 YAMH 5369	Well 3 YAMH 52469	Well 4 YAMH 5447
Iron	0.3	SMCL	0.81	0.91	1.4	8.57 ¹
Manganese	0.05	SMCL	0.40	0.44	0.55	NA
Methane	NA	NA	0.62	0.33	0.49	2.4 ²

Notes

mg/L = milligrams per liter SMCL = secondary maximum contaminant level MCL = maximum contaminant level

YAMH = Yamhill County NA = not applicable

(1) Well 4 July of 2018 contaminant level.

(2) Well 4 March of 2014 contaminant level.

Coliform bacteria were detected in raw water from Well No. 2 after aquifer testing. The City collected additional raw water quality samples from Well No. 2 to evaluate whether the coliform bacteria detections represented conditions in the aquifer, a failed well seal, or were the result of cross-contamination from drill tooling during well testing. Coliform bacteria results from the additional raw water quality samples are summarized in [Table 9](#). During the time that samples were collected, the well was being continuously flushed as it supplied the residence on the east parcel (note that the water is treated prior to use at the residence, and no coliform bacteria detections occurred downstream of the treatment). In subsequent testing, coliform bacteria were not detected, suggesting that initial positive detections in raw water from Well No. 2 were related to cross-contamination from drill tooling.

Table 9. Well No. 2 Raw Water Quality Coliform Summary

Well ID	Date (MM/DD/YYYY)	Result (MPN/100mL)
	04/16/2026	73.8
Well 2	05/19/2026	1.0
YAMH 5369	05/27/2026	< 1
	06/04/2026	< 1

Notes

ID = identification YAMH = Yamhill County MPN = Most Probable Number

4. Conclusions and Recommendations

Based on the work documented in this technical memorandum, GSI makes the following conclusions:

- **Well No. 2 Development as a Municipal Supply Well.** Well No. 2 is not a good candidate for development as a municipal supply well based on: (1) the interference that it caused in other Fisher Farms wells during aquifer testing and (2) the low capacity of the well (about 26 gallons per minute [gpm]) relative to the cost of developing the well.
- **Well No. 4 Development as a Municipal Supply Well.** Well No. 4 is not suitable for development as a municipal supply well due to significant sand production caused by corrosion of its perforations. While the sand production could be mitigated by slip-lining the well with a small diameter screen and filter pack, the City chose not to proceed with this mitigation alternative due to the advanced age of the well (about 40 years) and relatively thin low carbon steel casing construction (0.250 inch wall thickness), the likely reduction in well performance that would be caused by the new screen, the risk of the Oregon Water Resources Department (OWRD) requiring corrective modifications related to a gravel fill tube at the well, and the high cost of liner installation.
- **Coliform Detections at Well No. 2.** Coliform detections at Well No. 2 appear to be related to cross-contamination from drilling tooling when the well was tested (as opposed to a failed seal or in-situ conditions in the aquifer).
- **Iron and Manganese Exceedances of the Secondary Maximum Contaminant Level (SMCL).** Iron and manganese in all Fisher Farms wells exceed SMCLs that are established by the Environmental Protection Agency (EPA). Elevated levels of iron and manganese are naturally occurring in the Dayton Prairie aquifer due to the minerals in subsurface soils. SMCLs are non-legally enforceable guideline concentrations for water quality constituents with aesthetic concerns. However, EPA may change the manganese SMCL a legally enforceable Maximum Contaminant Level (MCL) in the future. We understand that the City plans to treat the iron and manganese at the existing treatment plant.
- **Methane Stripper Design.** Methane stripper design is based on the highest expected flow rate from the wells, which occurs under the Off-Peak-Season (Winter) scenario. The maximum total pumping rate from the eastern parcel wells is estimated to be 367 gpm, 105 gpm of which is from Well No. 1 and 262 of which is from Well No. 3. We have assumed that the well capacities are not limited by the size of the pump that the well casings can accommodate, which should be verified by an engineer's analysis of pump curves.

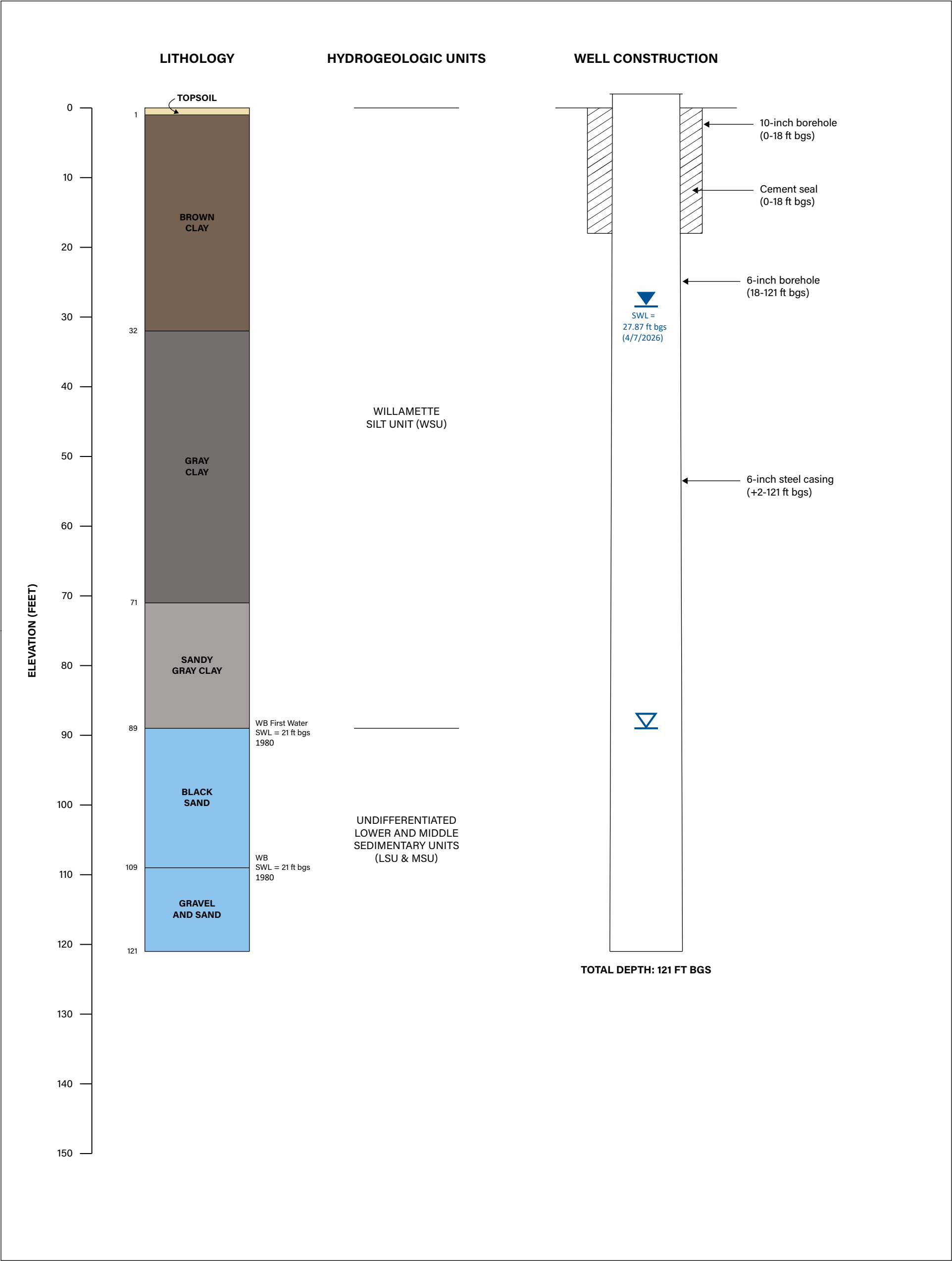
The next steps for developing the Fisher Farms wells are (note that engineering tasks such as equipping wells with methane strippers are excluded from the following list of next steps):

- (1) **Decommission Well A and Well B on the Eastern Parcel.** Well A and Well B are “wells of unknown or suspect construction” and decommissioning is required by the Oregon Health Authority (OHA). Including a 20 percent contingency, GSI estimates that decommissioning Well A is \$24,000 in drilling subcontractor costs, and decommissioning Well B is \$35,000 in drilling subcontractor costs.
- (2) **Remove Debris from Well No. 3.** The debris at Well No. 3 extend into the well's screened interval. Not removing the debris would allow sand and silt to accumulate in the bottom of the well, potentially locking the debris in place and restricting access to the lower screen during well rehabilitation. We recommend that the City discuss risk associated with debris removal with the selected pump installation contractor and adopt methods to minimize the potential for damage to the screen.
- (3) **Prepare Final OHA Plan Review.** After the wells are equipped with permanent pumps, methane strippers, wellhead equipment, etc., the City will need to submit a Final Plan Review to OHA. The engineer typically leads preparation of the Final Plan Review with limited support from a hydrogeologist. There are no additional OHA fees for the Final Plan Review (i.e., all plan review fees are paid to OHA when the Initial Plan Review is submitted).

- (4) **Consider Replacement of Well No. 4.** Construction of a replacement well for Well No. 4 (called Well No. 5 in this technical memorandum) is estimated to cost about \$395,000 for a drilling subcontractor. This price reflects a step-down completion, which we recommend so that the well's filter pack can be re-filled so that more aggressive rehabilitations can be conducted. Construction of Well No. 5 would involve the following steps:
- a. Water Rights Strategy. Replacement of Well No. 4 may require no water rights actions, may require an amendment to Well No. 4's water right, or may require that Well No. 4 be added to another City water right. We recommend consulting with GSI's water rights professionals to select a strategy. GSI recommends a \$20,000 placeholder to develop and implement the water rights strategy, which includes GSI and OWRD fees.
 - b. Modification of the Oregon Health Authority Initial Plan Review. After determining the water rights strategy, the Initial Plan Review should be modified to reflect the Well No. 5 location. GSI estimates that the cost for modification of the Oregon Health Authority Initial Plan Review would cost about \$500 in consultant fees if it is conducted along with preparation of technical drilling specifications. The City may incur addition OHA fees of \$3,300 if submittal of a new Initial Plan Review is required.
 - c. Technical Drilling Specifications. Technical drilling specifications should be developed for drilling the replacement well so that the City can obtain equivalent bids from qualified drilling contractors. The specifications could include decommissioning Well A and Well B to realize cost efficiencies from using the same drilling contractor to conduct the work. GSI estimates that technical drilling specifications would cost about \$25,000.
 - d. Construction Oversight. A hydrogeologist would provide oversight of drilling, testing, and construction of Well No. 5, and would design the well based on soil samples collected during drilling. GSI estimates that construction oversight will cost about \$55,000. This cost may be reduced depending on the level of oversight that the City is comfortable with.
 - e. Groundwater Quality Sampling. Following drilling, construction, and testing of Well No. 5, the City would need to collect a groundwater quality sample and analyze it for Oregon Health Authority-required constituents. GSI estimates that the lab fees for this sample would cost about \$5,000.
 - f. Final OHA Plan Review. Similar to the Final Plan Review for Well No. 1 and Well No. 3, the City would need to submit a Final Plan Review for Well No. 5.

Attachment A

Well As-Builts



LEGEND

-  Cement
-  First Water

NOTES

Yield (1980) = 50 gpm
Yield (2014) = 33 gpm
Yield (2026) = 25.5 gpm
Constructed in 1980

bgs: below ground surface
ft: feet
gpm: gallons per minute

ATTACHMENT 2A
Fisher Farms Well 2 (YAMH 5369)
As-Built Well Diagram
City of Dayton



Attachment B

OHA Plan Review Documents

March 5, 2026

Holly Norcom, GIT (hnorcom@gsiws.com)

GSI, Water Solutions, Inc.
650 NE Holladay St., Ste 900
Portland, OR 97232

Sent by email only

Re: Fisher Farm Wells #1-4 (PR# [16-2026](#))
City of Dayton (PWS ID# [00252](#))
Site Plan Approval

Dear Ms. Norcom:

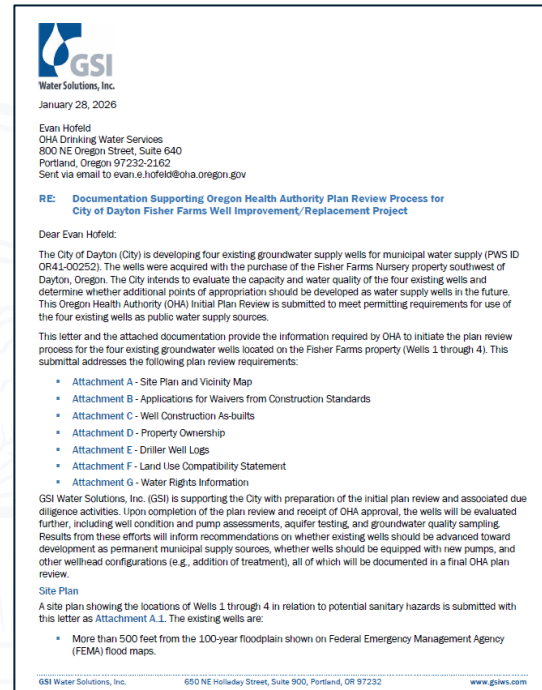
Thank you for your submittal to the Oregon Health Authority's Drinking Water Services (DWS) of plan review information for the Fisher Well project on behalf of the City of Dayton. On January 28, 2026, our office received site maps, well logs, land use statement, water right information and three construction standard waiver requests. A plan review fee payment in the amount of \$4,125 was also received on January 28, 2026, at which time plan id #16-2026 was assigned.

Project Description

The project includes the development of up to four existing wells to be included under an existing entry point (EP-B). Provide all four wells are developed, they will be assigned as follows:

EP-B	EP for Wells
SRC-BH	1979 Fisher Well #1 - YAMH5370
SRC-BI	1980 Fisher Well #2 - YAMH5369
SRC-BJ	2001 Fisher Well #3 - YAMH52469
SRC-BK	1989 Fisher Well #4 - YAMH5447

Since the aquifers in this area of Yamhill County contain low levels of methane, it is anticipated that the methane will be removed with methane strippers. The methane strippers will be installed at the wellhead (if needed) before the water is then conveyed to

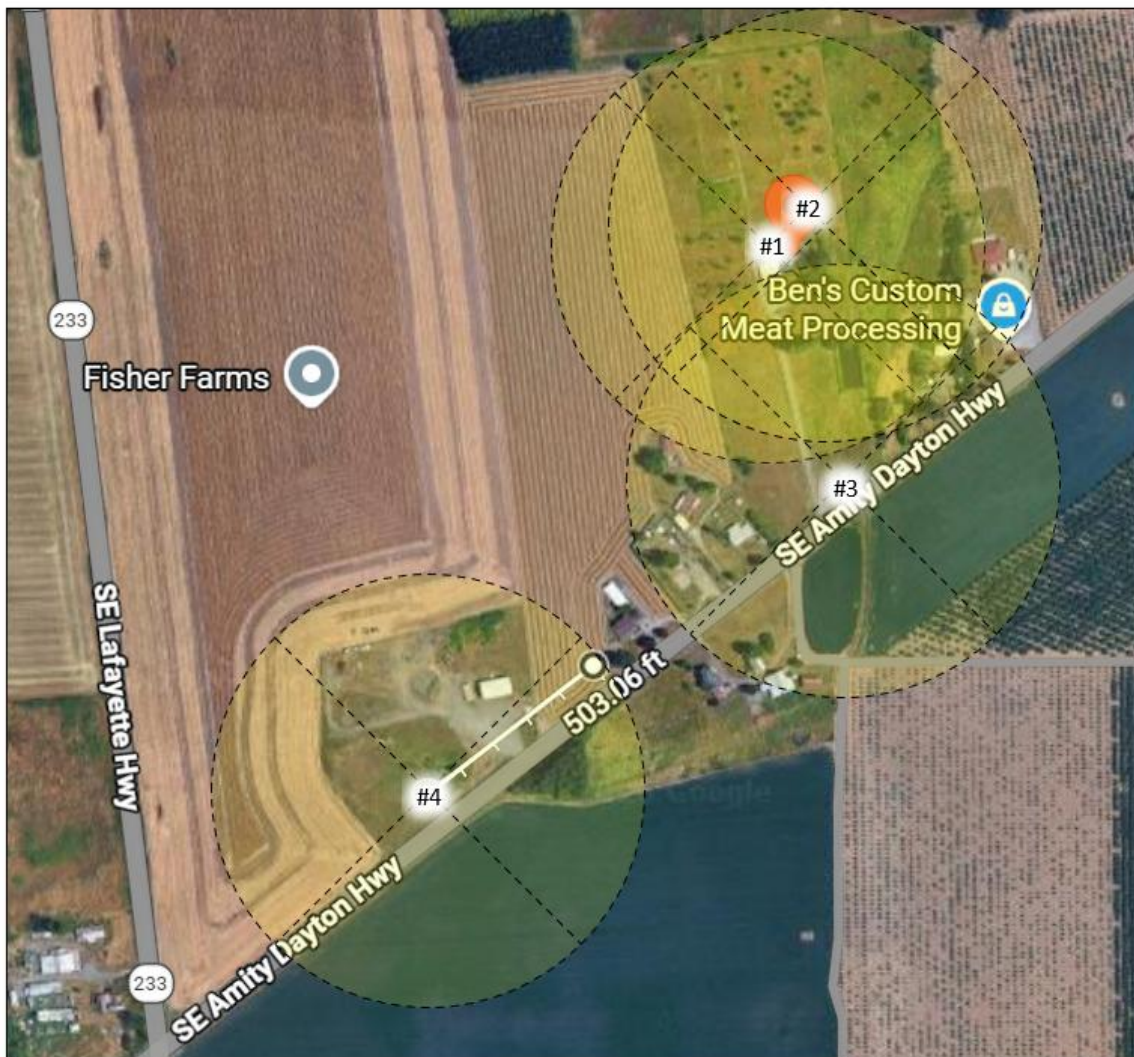


the Dayton Water Treatment Plant (WTP-B) which removes iron & manganese from the water before it flows to the Dayton storage reservoir.

Well Evaluation Results – All 4 wells adequately constructed into confined aquifers

Four well logs were provided on January 28, 2026 (YAMH5369, YAMH5370, YAMH5447, and YAMH52469). A regional geologist in our program, Tom Pattee, reviewed the well logs and provided his comments to me on February 23, 2026. Mr. Pattee noted that all four wells were considered adequately constructed into confined aquifers with a low susceptibility to contamination from nearby land use practices. These findings are enclosed with this letter.

Approximate 500-ft radii around wells:



Waiver Request Results – All 3 setback/hazard waiver requests were approved

As provided under  [OAR 333-061-0055 \(end of page 26\)](#), Drinking Water Services may grant waivers from construction standards under some conditions. Setback/hazard waiver requests were submitted on January 28, 2026 for Fisher Wells #2, #3, and #4 (see enclosed summary). The waivers were assigned the following waiver ID numbers:

- WV-2026-578-Dayton SRC-BI-Fisher Well #2
- WV-2026-579-Dayton SRC-BJ-Fisher Well #3
- WV-2026-580-Dayton SRC-BK-Fisher Well #4

All three waiver requests were approved on March 5, 2026 and are available for viewing on our website under Plan ID# 16-2026 at:

<https://yourwater.oregon.gov/planreview.php?pwsno=00252>

Site Plan Approval – All 4 well locations approved

All four well locations where the wells are currently positioned are approved. This site plan approval letter is being issued at this time as opposed to a “conditional approval” letter due to the phased nature of the project, which follows roughly the following steps:

- 1) The site plan approval is being sought to help identify any fatal flaws that would prevent approval of the constructed wells. This phase will help the City to determine which wells are feasible and economically viable for development, prior to the City investing more time and money into further testing of each well.

Once feasible wells are identified, GSI will conduct flow testing. Measurements of methane concentrations will also be taken to determine which well is economically treatable and to size the methane strippers (design by Westech engineering). The buildings housing the methane strippers will be based on the size of the equipment needed to remove the methane.
- 2) A conditional approval letter is anticipated to be issued following receipt and approval of the final plans for the wellhead, methane strippers, and transmission lines tying the well(s) into the existing system.
- 3) A final approval letter is anticipated to be issued once the construction is complete and it is demonstrated that the conditions in the conditional approval letter have been met.

Although the well sites for the drilled wells are approved, please submit:

1. ☐ Well driller's reports (well logs) if alterations result in new well logs.
2. ☐ Well pumping test information including static water level, pumping rate, drawdown and rate of recovery.
3. ☐ Pump information.
4. ☐ Raw (Untreated) Water Quality Data including, SOCs, VOCs, radionuclides (gross alpha, uranium, and radium 226/228), IOCs and coliform bacteria. These are to be taken from the new wells' raw water sample tap at the wellheads.
5. ☐ Engineered plans that show the above-ground well structure detail including the well house and concrete slab around the casing (not required for wells equipped with pitless adapters), pump-to-waste piping, and plans and specifications for connection of the new wells to the methane strippers (if applicable) and the water system.
6. ☐ A copy of any updated water right documentation (if applicable).

The above items should reference Plan Review #16-2026 and can be emailed to me at evan.e.hofeld@oha.oregon.gov. Thank you for your patience in awaiting this letter and if you have any questions, please feel free to email me at evan.e.hofeld@oha.oregon.gov or call me at 971-200-0288.

Sincerely,



Evan Hofeld, PE
Drinking Water Services

CC: Jeremy Caudle, City of Dayton: jcaudle@daytonoregon.gov
Don Cutler, City of Dayton: dcutler@daytonoregon.gov
Matthew Kohlbecker, GSI: mkohlbecker@gsiws.com
Mathew Thomas, GSI: mthomas@gsiws.com
Denny Muchmore, Westech Engineering, Inc.: dmuchmore@westech-eng.com
Melissa Wong, Yamhill County Public Health: wongm@yamhillcounty.gov
Tommy Laird, OWRD WCP Inspection Coord.: Tommy.k.laird@water.oregon.gov
Kris Byrd, OWRD WCP Section Manager: kristopher.r.byrd@water.oregon.gov
Joel Plahn, Oregon Water Resources Dept.: Joel.M.PLAHN@water.oregon.gov
Tom Pattee, Oregon Health Authority – DWS: Tom.PATTEE@oha.oregon.gov

Enclosure(s): 1) Waiver request summary
2) Well evaluation results
3) Site descriptions and well logs

Summary of Waiver Requests

Setback/hazard waiver requests were submitted on January 28, 2026 for Fisher Wells #2, #3, and #4 due to a variety of setback issues.

The waivers were assigned the following waiver ID numbers:

- WV-2026-578-Dayton SRC-BI-Fisher Well #2
- WV-2026-579-Dayton SRC-BJ-Fisher Well #3
- WV-2026-580-Dayton SRC-BK-Fisher Well #4

All three waiver requests were approved on March 5, 2026 and are available for viewing on our website under Plan ID# 16-2026 at:

<https://yourwater.oregon.gov/planreview.php?pwsno=00252>

WV-2026-578 - SRC-BI (Fisher Well #2 – YAMH5369) – 0050(2)(a)(E)

“Based on a review of Yamhill County's septic records, YAMH 5369 (Well 2) appears to be located within the footprint of a septic drain field for the house at the property. The septic drain field is within the OAR-stipulated 100-foot setback for public water supply wells and septic drain fields.”

“Meeting this standard is impractical given that compliance would require the City to abandon and reconstruct an existing septic drain field on City property in order to achieve the required 100-foot sanitary setback for Well 2.”

“The City is requesting a waiver from this setback requirement because Well 2 is completed in a confined aquifer (Attachment C). Confining conditions are evident based on the approximately 88 feet of clay that is present between the ground surface and production zone of Well 2; and the fact that the static water level in Well 2 is about 25 feet below ground surface (bgs) [above the aquifer from 89 to 121 feet bgs (Attachment C.2)]”

WV-2026-579 - SRC-BJ (Fisher Well #3 – YAMH52469) – 0050(2)(a)(E)

“YAMH 52469 (Well 3) is located approximately 93 feet from tax lot 02300 where the property owners apply herbicides, pesticides, and fungicides. This is within the 100-foot sanitary setback for Well 3 and conflicts with OAR 333-061-0050 by this standard.”

“Meeting this standard would be logistically difficult for the property owner of tax lot 02300 and thereby the City given that they would need to re-program spraying machines. The property owner has made evident that if there's a no tolerance of these chemicals, then they would be unable to provide the City with an easement.”

“The City is requesting a waiver from this setback requirement because Well 3 is completed in a confined aquifer (Attachment C). Confining conditions are evident based on the approximately 102 feet of clay that is present between the ground surface and production zone of Well 3; and the fact that the static water level in Well 3 is about 23 feet below ground surface (bgs) [above the aquifer from 107 to 195 feet bgs (Attachment C.3)].”

WV-2026-580 - SRC-BK (Fisher Well #4 – YAMH5447) – 0050(2)(a)

“Well 4 is located approximately 28 feet from an unlined flow-through conveyance ditch for stormwater that is seasonally dry. This ditch is potentially within the OAR-stipulated 100-foot setback between public water supply wells and untreated stormwater disposal sites.”

“Meeting the setback would require alteration to the stormwater drainage system served by the conveyance ditch, as previous attempts to fill it in have resulted in disruptions to the stormwater drainage system and localized flooding on nearby Lafayette Highway. These costs would be prohibitively expensive for the City.”

“The City is submitting a waiver from construction standards on the grounds that Well 4 is in a confined aquifer (Attachment B). Confining conditions are evident based on the approximately 110 feet of clay that is present between the ground surface and production zone of Well 4; and the fact that the static water level in Well 4 is 27.91 feet bgs [above the aquifer from 115 to 157 feet bgs (Attachment C.4)].”

Well Evaluation Results

Four well logs were provided on January 28, 2026, listed below.

<u>EP-B</u>	<u>EP for Wells</u>
SRC-BH	1979 Fisher Well #1 - YAMH5370 (no waiver requested for this)
SRC-BI	1980 Fisher Well #2 - YAMH5369 – WV-2026-578
SRC-BJ	2001 Fisher Well #3 - YAMH52469 – WV-2026-579
SRC-BK	1989 Fisher Well #4 - YAMH5447 – WV-2026-580

A regional geologist in our program, Tom Pattee, reviewed the well wells and provided his comments to me on February 23, 2026. Mr. Pattee noted that all four wells were considered adequately constructed into confined aquifers with a low susceptibility to contamination from nearby land use practices.

SRC-BH 1979 Fisher Well #1 - [YAMH5370](#) (no waiver requested for this)

As Built Well Construction Evaluation for Plan Review and/or Setback Waiver:

- ☒ Well/Spring meets current construction standards.
☐ WRD special construction standards, see well log or Comments.
- ☐ Well/Spring construction does not meet construction standards.
☐ Not sealed to appropriate depth. Recommended depth: _____
☐ Not appropriate seal materials
☐ Open to more than one aquifer
☐ Seal info missing or unknown
☐ Seal not constructed properly (☐ Insufficient sealant volume ☐ Insufficient annular space)
- ☐ Susceptible construction, but grandfathered source. Consider for reconstruction if nitrate $\geq$ 5mg/L or confirmed *E. coli* at source.
- ☐ Susceptible well construction, **not approved for use.**

Comments: This well was drilled to a depth of 140 ft. The casing extends to a depth of 105 ft and is sealed to a depth of 18 ft below ground level. The casing seal is completed 15 ft into an 85 ft thick silt (clay) layer. A screen was place in the hole below the casing from 110 to 120 ft below ground. Water can enter the well below the casing and then through the well screen. Sensitivity Analysis results suggest that well construction is not highly sensitive to nearby land use practices.

Nature of Aquifer Evaluation:

Aquifer Nature: ☒ Confined aquifer ☐ Semi-confined aquifer ☐ Unconfined aquifer

Comments: This well draws water from a confined aquifer composed of sand and mixed sand and gravel. The first water-bearing zone below the casing seal was reported to occur at a depth of 88 ft and is overlain by 85 ft of low permeability silt (clay) that acts as a confining layer. Water in the aquifer is under pressure, rising 53 ft above the top of the first water-bearing zone to a depth of 35 ft below ground. Sensitivity Analysis results suggest that the aquifer is not highly sensitive to nearby land use practices.

- ☒ Do not need to consider for GWUDI.

Comments: A stormwater pond is within 360 ft of the wellhead. However, the GWUDI setback distance for sand is 75 ft and mixed sand and gravel is 100 ft. Since the stormwater pond is present at a greater distance than the GWUDI setback distances, there is no GWUDI concern with respect to this well.

SRC-BI 1980 Fisher Well #2 - YAMH5369 – WV-2026-578

As Built Well Construction Evaluation for Plan Review and/or Setback Waiver:

- ☒ Well/Spring meets current construction standards.
☐ WRD special construction standards, see well log or Comments.
- ☐ Well/Spring construction does not meet construction standards.
☐ Not sealed to appropriate depth. Recommended depth: _____
☐ Not appropriate seal materials
☐ Open to more than one aquifer
☐ Seal info missing or unknown
☐ Seal not constructed properly (☐ Insufficient sealant volume ☐ Insufficient annular space)
- ☐ Susceptible construction, but grandfathered source. Consider for reconstruction if nitrate $\geq 5\text{mg/L}$ or confirmed *E. coli* at source.
- ☐ Susceptible well construction, **not approved for use.**

Comments: This well was drilled to a depth of 121 ft. The casing extends to the bottom of the hole and is sealed to a depth of 18 ft below ground level. The casing seal is completed 16 ft into an 87 ft thick silt (clay) layer. According to the water well report, the well is fully cased, there are no perforations in the casing or well screens present. Therefore, water can enter the well through the open end of the casing, 121 ft below ground level. Sensitivity Analysis results suggest that well construction is not highly sensitive to nearby land use practices.

Nature of Aquifer Evaluation:

Aquifer Nature: ☒ Confined aquifer ☐ Semi-confined aquifer ☐ Unconfined aquifer

Comments: This well draws water from a confined aquifer composed of sand and mixed sand and gravel. The first water-bearing zone below the casing seal was reported to occur at a depth of 89 ft and is overlain by 87 ft of low permeability silt (clay) that acts as a confining layer. Water in the aquifer is under pressure, rising 68 ft above the top of the first water-bearing zone to a depth of 21 ft below ground. Sensitivity Analysis results suggest that the aquifer is not highly sensitive to nearby land use practices.

Construction Setback Waiver Info:

- ☒ Facility Profiler review for additional contamination info:
☒ Not applicable, Facility Profiler doesn't track releases from this type of contaminant source.
☐ Facility Profiler does not indicate a spill or chemical release related to the sanitary setback violation.
☐ Facility Profiler indicates that there is a spill or chemical release related to the sanitary setback violation.

Hydrogeologist comments regarding Waiver from Construction Standards Request: A septic drainfield associated with the house on the property is present within the 100-ft sanitary setback for this well. Rural septic drainfields are a source of fecal contamination. However, Sensitivity Analysis results suggest that the neither the well construction or the aquifer are highly sensitive to nearby land use practices. Therefore, this water source is not considered to be susceptible to fecal contamination from the septic drainfield.

- ☒ Do not need to consider for GWUDI.

Comments: A stormwater pond is within 345 ft of the wellhead. However, the GWUDI setback distance for sand is 75 ft and mixed sand and gravel is 100 ft. Since the stormwater pond is present at a greater distance than the GWUDI setback distances, there is no GWUDI concern with respect to this well.

SRC-BJ 2001 Fisher Well #3 - YAMH52469 – WV-2026-579

As Built Well Construction Evaluation for Plan Review and/or Setback Waiver:

- ☒ Well/Spring meets current construction standards.
☐ WRD special construction standards, see well log or Comments.
- ☐ Well/Spring construction does not meet construction standards.
☐ Not sealed to appropriate depth. Recommended depth: _____
☐ Not appropriate seal materials
☐ Open to more than one aquifer
☐ Seal info missing or unknown
☐ Seal not constructed properly (☐ Insufficient sealant volume ☐ Insufficient annular space)
- ☐ Susceptible construction, but grandfathered source. Consider for reconstruction if nitrate $\geq$ 5mg/L or confirmed *E. coli* at source.
- ☐ Susceptible well construction, **not approved for use.**

Comments: This well was drilled to a depth of 195 ft. The casing extends to the bottom of the hole and is sealed to a depth of 38 ft below ground level. The casing seal is completed 33 ft into a 102 ft thick silt (clay) layer. According to the water well report, the casing is perforated at various intervals beginning at 108 ft below ground and extending to the bottom of the casing. Outside the casing, the well is gravel-packed from a depth of 38 ft to the bottom of the hole. Therefore, water enters the well by traveling through the gravel pack below the casing seal and then through the perforations. Sensitivity Analysis results suggest that well construction is not highly sensitive to nearby land use practices.

Nature of Aquifer Evaluation:

Aquifer Nature: ☒ Confined aquifer ☐ Semi-confined aquifer ☐ Unconfined aquifer

Comments: This well draws water from a confined aquifer composed of sand and mixed sand and gravel. The first water-bearing zone below the casing seal was reported to occur at a depth of 107 ft and is overlain by 102 ft of low permeability silt (clay) that acts as a confining layer. Water in the aquifer is under pressure, rising 77 ft above the top of the first water-bearing zone to a depth of 30 ft below ground. Sensitivity Analysis results suggest that the aquifer is not highly sensitive to nearby land use practices.

Construction Setback Waiver Info:

- ☒ Facility Profiler review for additional contamination info:
☒ Not applicable, Facility Profiler doesn't track releases from this type of contaminant source.
☐ Facility Profiler does not indicate a spill or chemical release related to the sanitary setback violation.
☐ Facility Profiler indicates that there is a spill or chemical release related to the sanitary setback violation.

Hydrogeologist comments regarding Waiver from Construction Standards Request: An agricultural field is present within the 100-ft sanitary setback for this well. Irrigated crops are considered to be a moderate-risk to groundwater. However, Sensitivity Analysis results suggest that the neither the well construction or the aquifer are highly sensitive to nearby land use practices. Therefore, this water source is not considered to be highly susceptible to activities associated with this land use practice within the sanitary setback.

- ☒ Do not need to consider for GWUDI.

Comments: A stormwater pond is within 210 ft of the wellhead. However, the GWUDI setback distance for sand is 75 ft and mixed sand and gravel is 100 ft. Since the stormwater pond is present at a greater distance than the GWUDI setback distances, there is no GWUDI concern with respect to this well.

SRC-BK 1989 Fisher Well #4 - YAMH5447 – WV-2026-580

As Built Well Construction Evaluation for Plan Review and/or Setback Waiver:

- ☒ Well/Spring meets current construction standards.
☐ WRD special construction standards, see well log or Comments.
- ☐ Well/Spring construction does not meet construction standards.
☐ Not sealed to appropriate depth. Recommended depth: _____
☐ Not appropriate seal materials
☐ Open to more than one aquifer
☐ Seal info missing or unknown
☐ Seal not constructed properly (☐ Insufficient sealant volume ☐ Insufficient annular space)
- ☐ Susceptible construction, but grandfathered source. Consider for reconstruction if nitrate $\geq$ 5mg/L or confirmed *E. coli* at source.
- ☐ Susceptible well construction, **not approved for use.**

Comments: This well was drilled to a depth of 157 ft. The casing extends to the bottom of the hole and is sealed to a depth of 18 ft below ground level. The casing seal is completed 14 ft into a 71 ft thick silt (clay) layer. According to the water well report, the casing is perforated from 117 to 152 ft below ground level. Outside the casing, the well is gravel-packed from a depth of 18 ft to the bottom of the hole. Therefore, water enters the well by traveling through the gravel pack below the casing seal and then through the perforations. Sensitivity Analysis results suggest that well construction is not highly sensitive to nearby land use practices.

Nature of Aquifer Evaluation:

Aquifer Nature: ☒ Confined aquifer ☐ Semi-confined aquifer ☐ Unconfined aquifer

Comments: This well draws water from a confined aquifer composed of sand and mixed sand and gravel. The first water-bearing zone below the casing seal was reported to occur at a depth of 75 ft and is overlain by 71 ft of low permeability silt (clay) that acts as a confining layer. Water in the aquifer is under pressure, rising 35 ft above the top of the first water-bearing zone to a depth of 40 ft below ground. Sensitivity Analysis results suggest that the aquifer is not highly sensitive to nearby land use practices.

Construction Setback Waiver Info:

- ☒ Facility Profiler review for additional contamination info:
☒ Not applicable, Facility Profiler doesn't track releases from this type of contaminant source.
☐ Facility Profiler does not indicate a spill or chemical release related to the sanitary setback violation.
☐ Facility Profiler indicates that there is a spill or chemical release related to the sanitary setback violation.

Comments and/or suggested "alternate measures" that could be considered for a Waiver from Construction Standards Request: A seasonal ditch has been identified within 28 ft of the wellhead. Sensitivity Analysis results suggest that neither the well construction or the aquifer are highly sensitive to nearby land use practices. Therefore, this water source is not considered to be susceptible to the seasonal ditch.

Reviewed by: Tom Pattiee, R.G.

Date: 02/23/2026



Project and Site Description

GSI Water Solutions, Inc. (GSI) is supporting the City with preparation of the initial plan review and associated due diligence activities. Upon completion of the plan review and receipt of OHA approval, the wells will be evaluated further, including well condition and pump assessments, aquifer testing, and groundwater quality sampling.

Results from these efforts will inform recommendations on whether existing wells should be advanced toward development as permanent municipal supply sources, whether wells should be equipped with new pumps, and other wellhead configurations (e.g., addition of treatment), all of which will be documented in a final OHA plan review.

Site Plan

A site plan showing the locations of Wells 1 through 4 in relation to potential sanitary hazards was submitted as Attachment A.1. The existing wells are:

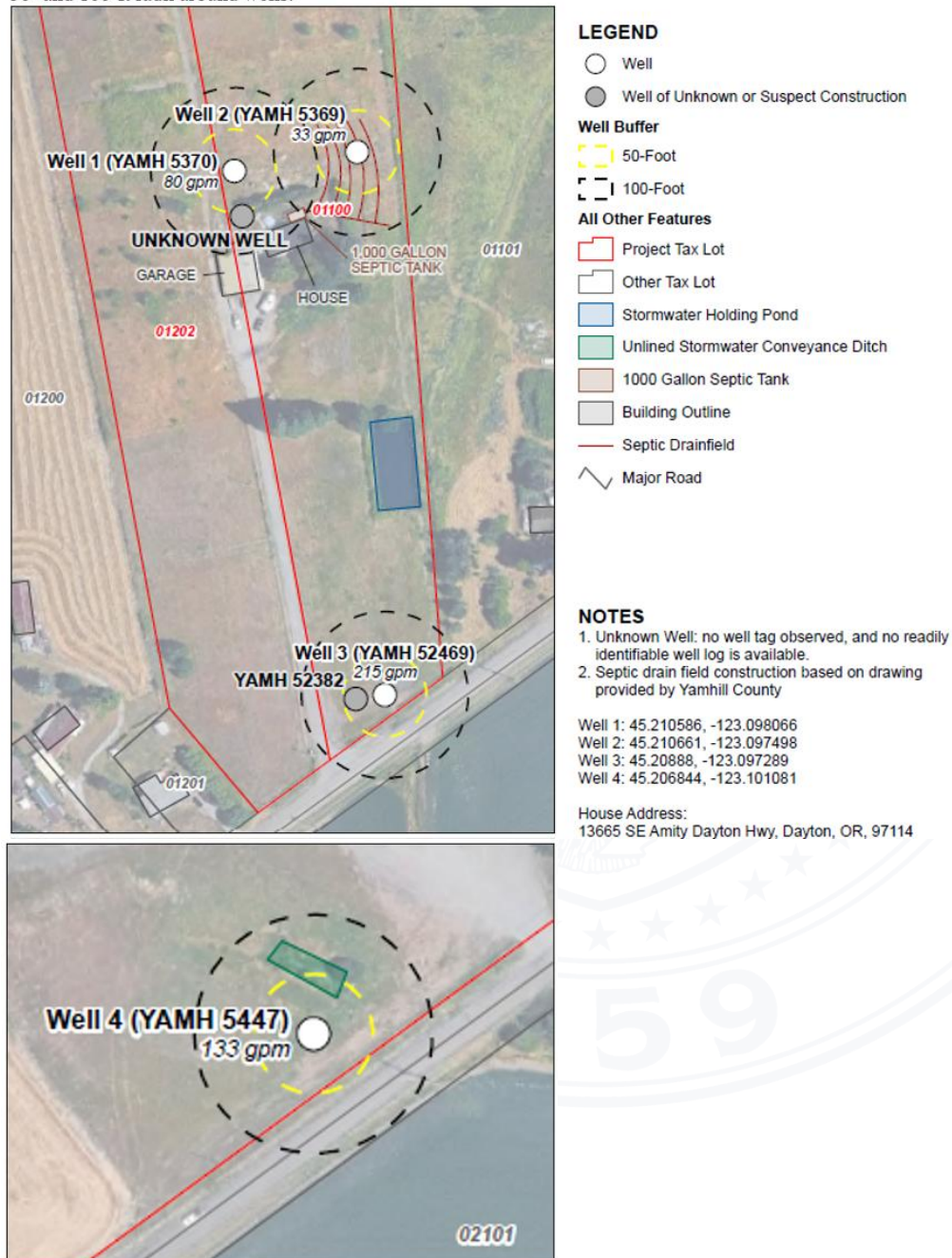
- More than 500 feet from the 100-year floodplain shown on Federal Emergency Management Agency (FEMA) flood maps.
- More than 500 feet from known contaminated sites in Oregon Department of Environmental Quality (DEQ) databases.
- The City of Dayton is the legal owner of tax lots 01100, 01202, and 01501.

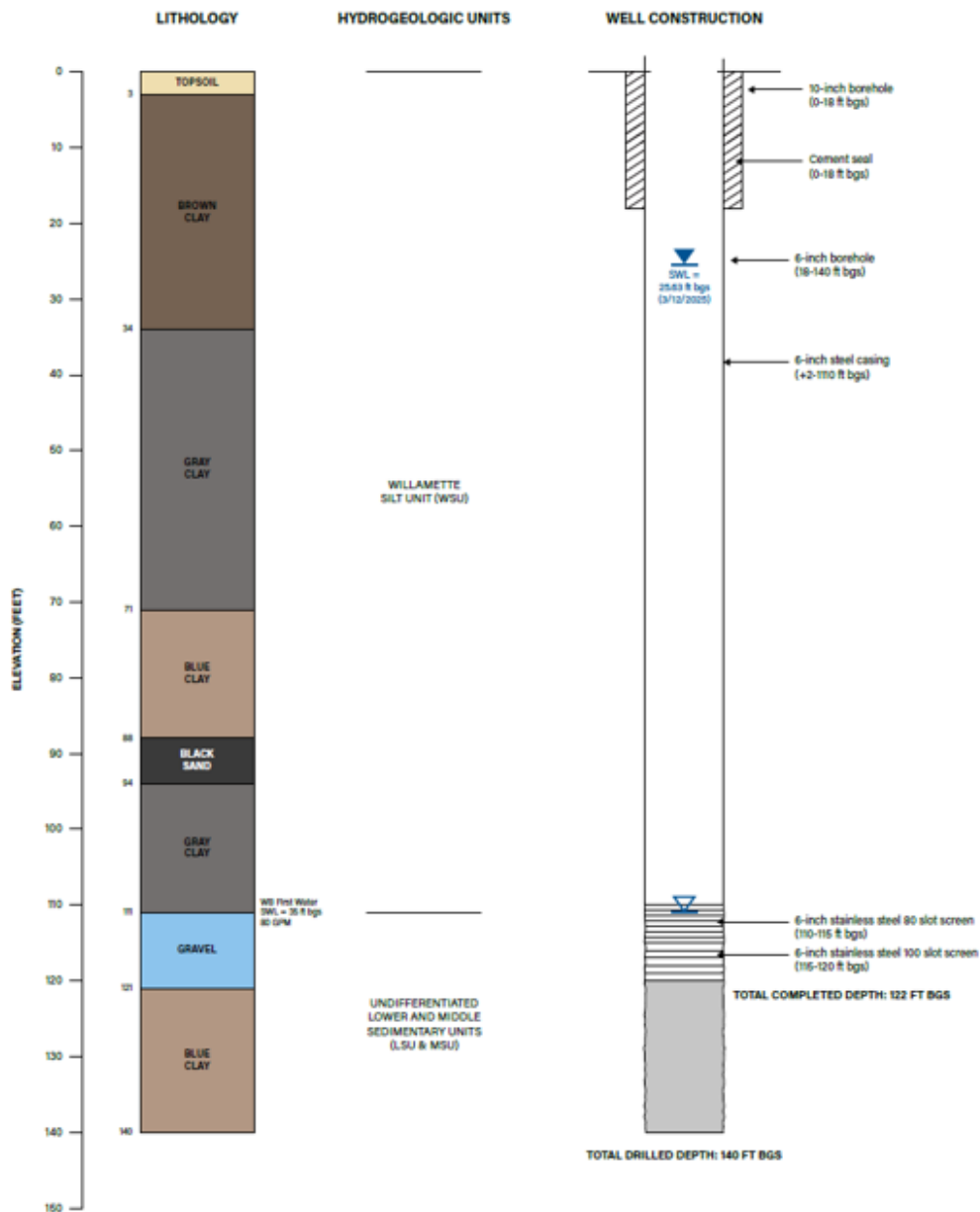


Site Visit Results

GSI conducted a site walk on December 16, 2025, to verify site conditions. The following section summarizes potential sanitary hazards located within OHA setbacks that are stipulated in the Oregon Administrative Rules (OARs), along with plans to address hazards that do not meet the setbacks.

50- and 100-ft radii around wells:





1980 Fisher Well #2 - YAMH5369

Link to WRD Well Map:

https://apps.wrd.state.or.us/apps/gw/well_log/wl_details.aspx?wl_id=285773

YAMH 5369 (Well 2)

Well 2 is located approximately 61 feet from the property boundary with adjacent tax lot 01101, which is not owned by the City. The OARs require that the City own all property within 100 feet of a public water supply well, or negotiate a perpetually restrictive easement with the adjacent property owner. OHA may issue a waiver for this 100 feet property ownership requirement if: (a) the well is completed in a confined aquifer and (b) the City attempts to obtain a perpetually restrictive easement from the property owner. The City has contacted the property owner in an attempt to negotiate a perpetually restrictive easement. If the adjacent property owner is not willing to enter into a perpetually restrictive easement agreement, then the City will request a waiver from the 100-foot property ownership requirement.

Based on a review of Yamhill County's septic records, Well 2 appears to be located within the footprint of a septic drainfield for the house at the property. The septic drainfield is within the OAR-stipulated 100-foot setback for public water supply wells and septic drainfields. The City is requesting a waiver from this setback requirement because Well 2 is completed in a confined aquifer ([Attachment B.1](#)). Confining conditions are evident based on the approximately 88 feet of clay that is present between the ground surface and production zone of Well 2; and the fact that the static water level in Well 2 is about 25 feet below ground surface (bgs) [above the aquifer from 89 to 121 feet bgs ([Attachment C.2](#))].

NOTICE TO WATER WELL CONTRACTOR The original and first copy of this report are to be filed with the		WATER WELL REPORT STATE OF OREGON (Please type or print) (Do not write above this line)		YAMH 5369 State Well No. 45/3W-19aa State Permit No.																																													
(1) OWNER: Name <u>Louis Scavini</u> Address <u>811 Bx 13N</u> <u>Dayton, OR</u>		(10) LOCATION OF WELL: County <u>Yamhill</u> Driller's well number <u>NE 1/4 NE 1/4 Section 19 T4S R3W W.M.</u> Bearing and distance from section or subdivision corner																																															
(2) TYPE OF WORK (check): New Well ☒ Deepening ☐ Reconditioning ☐ Abandon ☐ If abandonment, describe material and procedure in Item 12.		(11) WATER LEVEL: Completed well. Depth at which water was first found <u>89</u> ft. Static level <u>21</u> ft. below land surface. Date <u>5-1-80</u> Artesian pressure _____ lbs. per square inch. Date																																															
(3) TYPE OF WELL: Rotary ☒ Driven ☐ Jetted ☐ Bored ☐ (4) PROPOSED USE (check): Domestic ☒ Industrial ☐ Municipal ☐ Irrigation ☐ Test Well ☐ Other ☐		(12) WELL LOG: Diameter of well below casing _____ Depth drilled <u>121</u> ft. Depth of completed well <u>121</u> ft. Formation: Describe color, texture, grain size and structure of materials; and show thickness and nature of each stratum and aquifer penetrated, with at least one entry for each change of formation. Report each change in position of Static Water Level and indicate principal water-bearing strata.																																															
(5) CASING INSTALLED: 6" Diam. from <u>2</u> ft. to <u>121</u> ft. Gage <u>250</u> " Diam. from _____ ft. to _____ ft. Gage _____ " Diam. from _____ ft. to _____ ft. Gage _____		<table border="1"><thead><tr><th>MATERIAL</th><th>From</th><th>To</th><th>SWL</th></tr></thead><tbody><tr><td>Top soil & silt</td><td>0</td><td>2</td><td></td></tr><tr><td>Brown Clay</td><td>2</td><td>32</td><td></td></tr><tr><td>Grey Clay</td><td>32</td><td>71</td><td></td></tr><tr><td>Sandy Grey Clay</td><td>71</td><td>89</td><td></td></tr><tr><td>Black Sand with</td><td>89</td><td>109</td><td></td></tr><tr><td>Some Clay</td><td>109</td><td>118</td><td></td></tr><tr><td>Small gravel &</td><td>118</td><td>121</td><td></td></tr><tr><td>Sand</td><td></td><td></td><td></td></tr><tr><td>Medium gravel &</td><td></td><td></td><td></td></tr><tr><td>Sand</td><td></td><td></td><td></td></tr></tbody></table>				MATERIAL	From	To	SWL	Top soil & silt	0	2		Brown Clay	2	32		Grey Clay	32	71		Sandy Grey Clay	71	89		Black Sand with	89	109		Some Clay	109	118		Small gravel &	118	121		Sand				Medium gravel &				Sand			
MATERIAL	From	To	SWL																																														
Top soil & silt	0	2																																															
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Some Clay	109	118																																															
Small gravel &	118	121																																															
Sand																																																	
Medium gravel &																																																	
Sand																																																	
(6) PERFORATIONS: Perforated? ☒ Yes ☐ No. Type of perforator used _____ Size of perforations _____ in. by _____ in. _____ perforations from _____ ft. to _____ ft. _____ perforations from _____ ft. to _____ ft. _____ perforations from _____ ft. to _____ ft.		RECEIVED MAY 0 1980 WATER RESOURCES DEPT SALEM, OREGON																																															
(7) SCREENS: Well screen installed? ☒ Yes ☐ No Manufacturer's Name _____ Model No. _____ Type _____ Diam. _____ Slot size _____ Set from _____ ft. to _____ ft. Diam. _____ Slot size _____ Set from _____ ft. to _____ ft.		Work started <u>4-30</u> Completed <u>5-1</u> <u>1980</u> Date well drilling machine moved off of well <u>5-1</u> <u>1980</u>																																															
(8) WELL TESTS: Drawdown is amount water level is lowered below static level Was a pump test made? ☒ Yes ☐ No If yes, by whom? _____ id: _____ gal./min. with _____ ft. drawdown after _____ hrs. <u>50</u> gal./min. with <u>100</u> ft. drawdown after <u>4</u> hrs. Test flow _____ g.p.m. Temperature of water _____ Depth artesian flow encountered _____ ft.		Drilling Machine Operator's Certification: This well was constructed under my direct supervision. Materials used and information reported above are true to my best knowledge and belief. [Signed] <u>Keith M. Johnson</u> Date <u>5-5</u> <u>1980</u> (Drilling Machine Operator) Drilling Machine Operator's License No. <u>1330</u>																																															
(9) CONSTRUCTION: Well seal—Material used <u>Cement Grout</u> Well sealed from land surface to _____ ft. Diameter of well bore to bottom of seal _____ in. Diameter of well bore below seal _____ in. Number of sacks of cement used in well seal _____ sacks How was cement grout placed? <u>pumped to bottom of annulus</u> Was a drive shoe used? ☒ Yes ☐ No Plugs _____ Size: location _____ ft. Did any strata contain unusable water? ☒ Yes ☐ No Type of water? _____ depth of strata _____ Method of sealing strata off _____ Was well gravel packed? ☒ Yes ☐ No Size of gravel: _____ Gravel placed from _____ ft. to _____ ft.		Water Well Contractor's Certification: This well was drilled under my jurisdiction and this report is true to the best of my knowledge and belief. Name <u>Aqua-Tech Well Construction Inc.</u> (Person, firm or corporation) (Type or print) Address <u>809 Delta Dr. N.E. Salem</u> [Signed] <u>David Beach</u> (Water Well Contractor) Contractor's License No. <u>696</u> Date <u>5/6</u> <u>1980</u>																																															

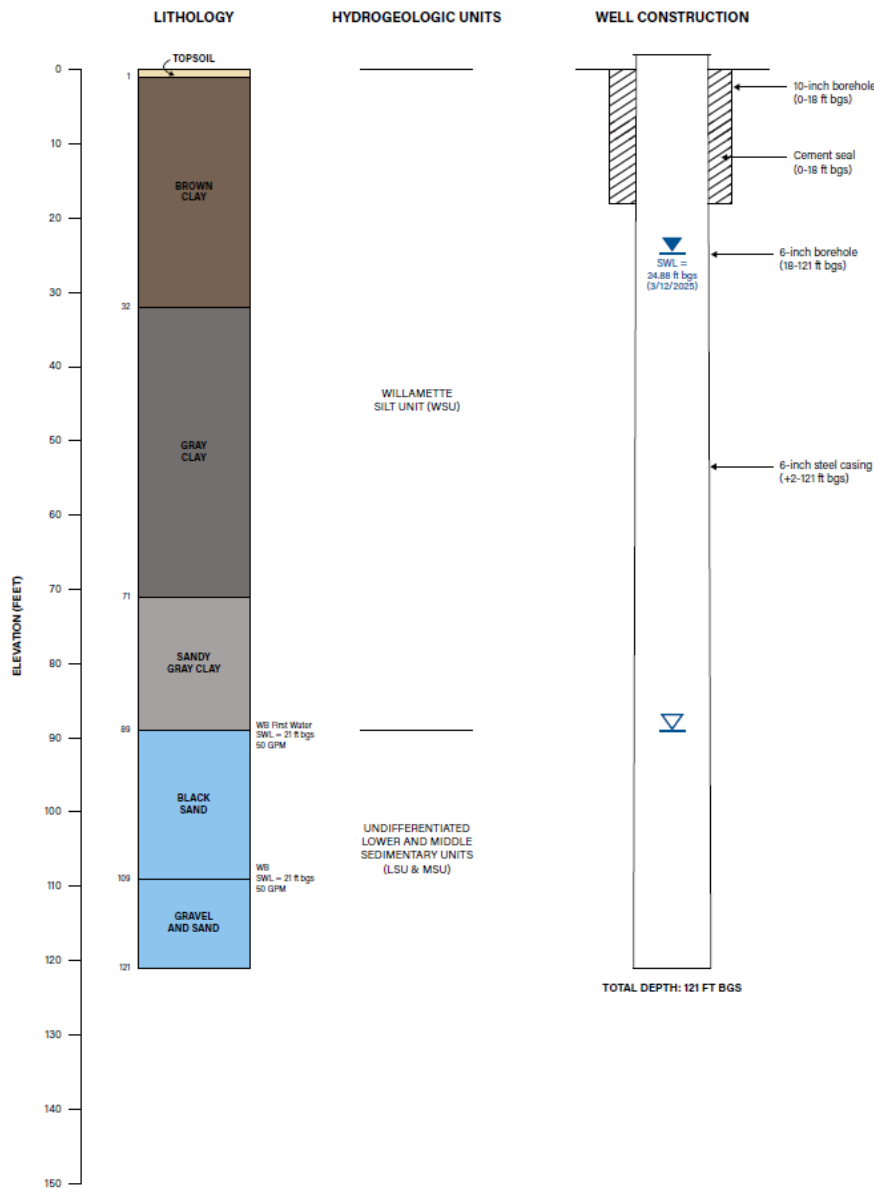
LEGEND

Cement

First Water

NOTES
Yield (2014) = 33 gpm
bgs: below ground surface
ft. feet
gpm: gallons per minute

ATTACHMENT C.2
Fisher Farms Well 2 (YAMH 5369)
As-Built Well Diagram
City of Dayton
Initial OHA Plan Review



2001 Fisher Well #3 - YAMH52469

Link to WRD Well Map:

https://apps.wrd.state.or.us/apps/gw/well_log/wl_details.aspx?wl_id=300681

YAMH 52469

State of Oregon
WATER WELL REPORT (as required by ORS 537.765) Page 1 of 3 State Well ID 142910
Start Card # 127882

(1) OWNER: Well No. 2034
Name FISHER FARMS LLC
Address 9650 SW HARDENBROOK
City GASTON St OR Zip 97119

(2) TYPE OF WORK: NEW WELL

(3) DRILL METHOD: CABLE

(4) PROPOSED USE: IRRIGATION

(5) BORE HOLE CONSTRUCTION:
Special Construction Approval NO Depth of Compl. Well 195 ft
Explosives used NO Type SEAL Amount
Dian. From To Material From To Amount
15 0 40 REMYONITE CHIP 0 38 51 S&X
12.5 44 195
Seal placement method POURED/PROBED
Backfill: from ft to ft Material
Gravel: from 38 ft to 195 ft Size 6X9 SAND

(6) CASING/LINER:
Dian. From To Gauge Material Connection
Casing 8 +1 108 .25 STEEL WELDED
8 118 140 .25 STEEL WELDED
8 147 177 .25 STEEL WELDED
8 186 186 .25 STEEL WELDED
8 192 195 .25 STEEL WELDED
2 +1 38.5 SCH40 PLASTIC WELDED
Final location of shoe(s) NO SHOE, PLATE ON BOTTOM

(7) PERFORATIONS/SCREENS:
() Perf. Method
(X) Screens Type ALLOY MACHINE Material STAINLESS STEEL
Slot Tele/pipe
From To Size Number Dian. Size Casing/liner
108 118 80 8"PIPE SIZE CASING
140 147 60 8"PIPE SIZE CASING
177 186 80 8"PIPE SIZE CASING
186 192 80 8"PIPE SIZE CASING

(8) WELL TESTS: Minimum testing time is 1 hour
Test type AIR
Yield GPM Draw-down at Drill stem Time
325 194 194 1 hr.
325 194 9
Temperature of water 5°F Depth Artesian Flow Found
Was water analysis done? NO By whom
Reason for water not suitable for use
Depth of strata

(9) LOCATION OF WELL by legal description:
County YAMHILL Lat. Range 3 W. Long. 111 W.
Township 4 S Range 3 W. NE. 1/4
Section 19 SE 1/4 NE 1/4
Tax Lot 1100 Lot Block Subdivision
Street Address of Well (or nearest Address)
13665 SE AMITY-DAYTON HWY DAYTON, OR

(10) STATIC WATER LEVEL:
30 ft. below land surface. Date 02/14/01
Artesian pressure lb per square in. Date

(11) WATER BEARING ZONES:
Depth at which water was first found 107
From To Est Flow Rate SWL
107 147 150 30
177 192 175 30

(12) WELL LOG:
Material Ground elevation 160
From To SWL
TOP SOIL 0 5
CLAY, BROWN 5 15
CLAY, BLUE/FINE 15 79
CLAY, BLUE W/SOME FINE SAND 79 89
CLAY, GRAY/BLUE/FINE 89 107
SAND, FINE/MEDIUM W/FINE GRAVEL WB 107 115 30
SAND, W/FINE SAND 115 122
SAND, FINE 122 123
CLAY, BLUE 123 136
SAND, W/BLUE CLAY 136 140
SAND, FINE W/SOME FINE GRAVEL WB 140 147 30
CLAY, BLUE/GRAY 147 177
SAND, FINE TO MEDIUM W/FINE GRAVEL WB 177 186 30
CLAY, BLUE W/FINE SAND 186 187
CLAY, BLUE 187 188.5
SAND, FINE TO MEDIUM, CLEAN WB 188.5 192.5 30
CLAY, BLUE 192.5 195
Date started 01/29/01 Completed 02/14/01

(unbor that
the w
omen/ band-
well: ply
repor n
Sign:)
Blue Water Drilling Company
16303 SE Wallace Road
Dayton, Oregon 97114
WMC Number 1438
Signed Date 02/14/01
(bonded) Water Well Constructor Certification: I accept responsibility for the construction, alteration, or abandonment work performed on this well during the construction dates reported above. All work performed during this time is in compliance with Oregon water supply well construction standards. This report is true to the best of my knowledge and belief.
RECEIVED
FEB 15 2007
WATER RESOURCES DEPT
SALEM, OREGON

ORIGINAL & FIRST COPY - WATER RESOURCES DEPARTMENT SECOND COPY - CONSTRUCTOR THIRD COPY - CUSTOMER 9809C 10/91

YAMH 52469 (Well 3)

Well 3 is located approximately 93 feet from the property boundary with tax lot 02300, located to the south across Amity Dayton Highway. Additionally, Well 3 is located approximately 86 feet from the property boundary with tax lot 01101 to the east. Neither of these tax lots are owned by the City. The OARs require that the City own all property within 100 feet of a public water supply well excluding roadways or negotiate a perpetually restrictive easement with the adjacent property owner. OHA may issue a waiver for this 100-foot property ownership requirement if: (a) the well is completed in a confined aquifer and (b) the City attempts to obtain a perpetually restrictive easement from the property owner. The City has contacted the property owners in an attempt to negotiate a perpetually restrictive easement. The outcomes of those conversations are summarized below:

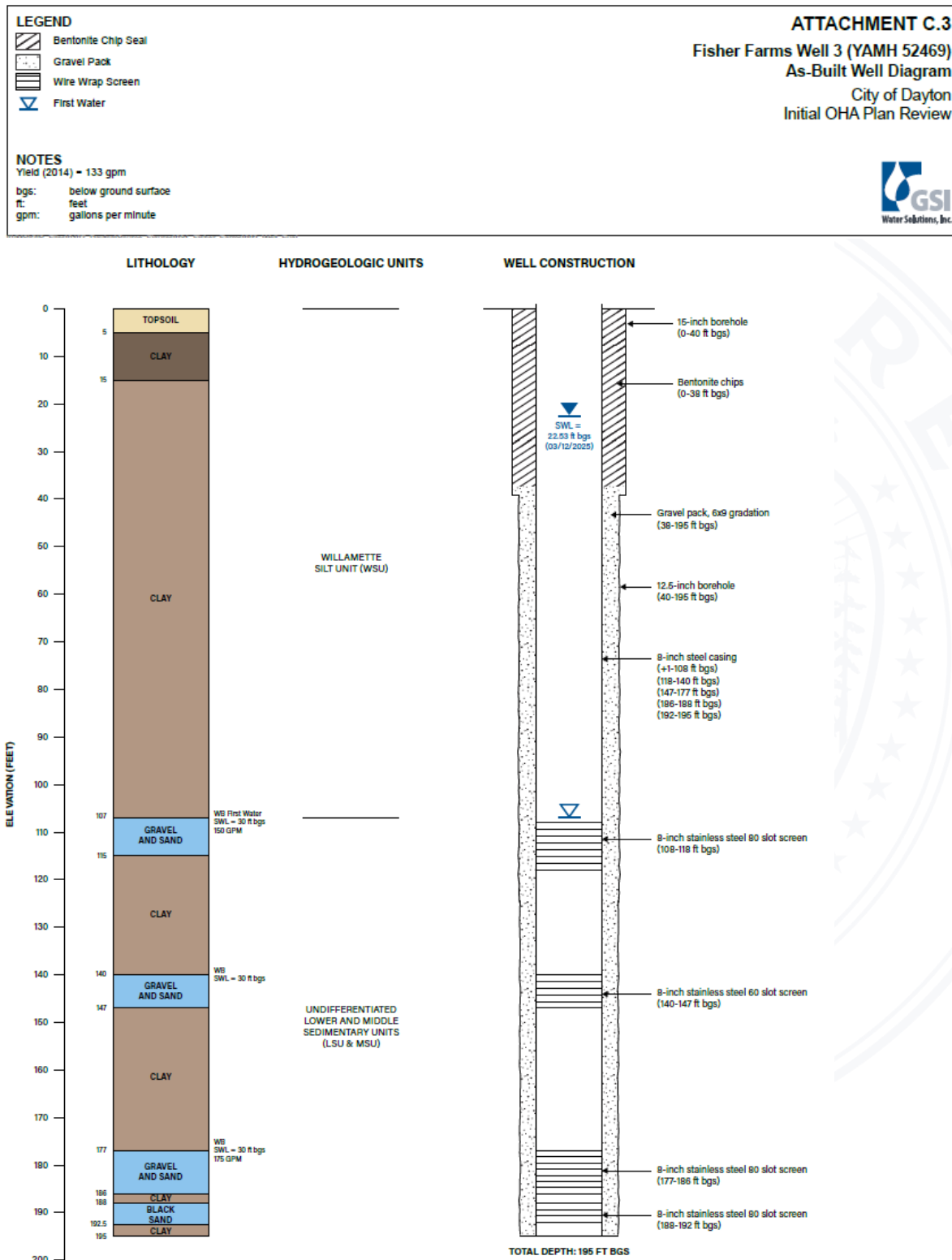
- **Tax Lot 02300.** The property owners have indicated that the tax lot is agricultural land on which they apply herbicides, pesticides, and fungicides. The owners stated that they are not amenable to restricting herbicide, pesticide, and fungicide use. The City is requesting a waiver from this setback requirement because Well 3 is completed in a confined aquifer (**Attachment B.2**). Confining conditions are evident based on the approximately 102 feet of clay that is present between the ground surface and production zone of Well 3; and the fact that the static water level in Well 3 is about 23 feet bgs [above the shallowest production zone from 107 to 105 feet bgs (**Attachment C.3**)].

GSI Water Solutions, Inc. - 2

DOCUMENTATION SUPPORTING OREGON HEALTH AUTHORITY PLAN REVIEW PROCESS - CITY OF FLORENCE WELL 14

- **Tax Lot 01101.** The City of Dayton is in the process of contacting the property owners of Tax Lot 01101.

Well 3 is also located approximately 43 feet from YAMH 52382. The well log for YAMH 52382 is an alteration log and does not contain any information on the original well seal. Therefore, YAMH 52382 is considered by OHA to be a well of unknown or suspect construction, which is within the OAR-stipulated 100-foot setback requirement for public water supply wells and wells of unknown or suspect construction. The City will arrange for YAMH 52382 to be properly decommissioned by a licensed driller before bringing Well 3 into production.



1989 Fisher Well #4 - YAMH5447

Link to WRD Well Map:

https://apps.wrd.state.or.us/apps/gw/well_log/wl_details.aspx?wl_id=298947

YAMH 5447 (Well 4)

Well 4 is located approximately 28 feet from an unlined flow-through conveyance ditch for stormwater that is seasonally dry. This ditch is potentially within the OAR-stipulated 100-foot setback between public water supply wells and untreated stormwater disposal sites. The City is submitting a waiver from construction standards on the grounds that Well 4 is in a confined aquifer (Attachment B.3). Confining conditions are evident based on the approximately 110 feet of clay that is present between the ground surface and production zone of Well 4; and the fact that the static water level in Well 4 is 27.91 feet bgs [above the aquifer from 115 to 157 feet bgs (Attachment C.4)]. Meeting the setback would require alteration to the stormwater drainage system served by the conveyance ditch, as previous attempts to fill it in have resulted in disruptions to the stormwater drainage system and localized flooding on nearby Lafayette Highway. These costs would be prohibitively expensive for the City.

STATE OF OREGON
WATER WELL REPORT
(as required by ORS 537.765)

WATER RESOURCES DEPT.

Well Number: **YAMH5447** (START CARD) # **12890**

(1) OWNER: **SCAWINI NURSERY**
Name: **SCAWINI NURSERY**
Address: **13665 SE Amity Dayton Hwy**
City: **DAYTON** State: **OR** Zip: **97114**

(2) TYPE OF WORK:
☒ New Well ☐ Deepen ☐ Recondition ☐ Abandon

(3) DRILL METHOD
☐ Rotary Air ☐ Rotary Mud ☒ Cable
☐ Other

(4) PROPOSED USE:
☐ Domestic ☐ Community ☐ Industrial ☒ Irrigation
☐ Thermal ☐ Injection ☐ Other

(5) BORE HOLE CONSTRUCTION:
Special Construction approval: ☐ Yes ☒ No Depth of Completed Well: **157** ft.
Explosives used: ☐ Yes ☒ No Type: _____ Amount: _____

HOLE SEAL
Diameter From: **14"** To: **18"** Material: **Cement** From: **0** To: **18** sacks or pounds
How was seal placed: Method ☐ A ☐ B ☒ C ☐ D ☐ E
☐ Other _____
Backfill placed from: **18** ft. to **157** ft. Material: **3/4" P**
Gravel placed from: _____ ft. to _____ ft. Size of gravel: _____

(6) CASING/LINER:
Diameter From To Gauge Steel Plastic Welded Threaded
Casing: **8"** **73** **157** **350** ☒ ☐ ☐ ☐
Liner: _____ ☐ ☐ ☐ ☐

Final location of sheet(s) _____

(7) PERFORATIONS/SCREENS:
☒ Perforations Method: **Touch**
☐ Screens Type: _____ Material: _____

From	To	Slot size	Number	Diameter	Tele/pipe size	Casing	Liner
102	157					☐	☐
117	152	1/16	280			☒	☐

(8) WELL TESTS: Minimum testing time is 1 hour
☐ Pump ☐ Bailor ☒ Air ☐ Flowing
Yield gal/min: **150** Drawdown: **154** Drill stem at: **10 HRS**
Temperature of water: _____ Depth Artesian Flow Found: _____
Was a water analysis done? ☐ Yes By whom: _____
Did any strata contain water not suitable for intended use? ☐ Too little
☐ Salty ☐ Muddy ☐ Odor ☐ Colored ☐ Other _____
Depth of strata: _____

(9) LOCATION OF WELL by legal description:
County: **Yamhill** Latitude: _____ Longitude: _____
Township: **29** N Range: **3** E W.W.M.
Section: **29** SW 1/4 NE 1/4
Tax Lot: _____ Lot: _____ Block: _____ Subdivision: _____
Street Address of Well (or nearest road): _____

(10) STATIC WATER LEVEL:
40 ft. below land surface. Date: **9-6-89**
Artesian pressure: _____ lb. per square inch. Date: _____

(11) WATER BEARING ZONES:
Depth at which water was first found: _____

From	To	Estimated Flow Rate	SWL
75	105	20	40
115	157	150	40

(12) WELL LOG:
Ground elevation: _____

Material	From	To	SWL
Top Soil	0	4	
Brown Clay	4	10	
Blue Clay	10	75	
" " w/ med. Sand	75	105	
Blue Clay	105	115	
Blue Clay w/ Coarse Sand + Fine Gravel	115	157	40

Date started: **8-31-89** Completed: **9-6-89**

(unbonded) Water Well Constructor Certification:
I certify that the work I performed on the construction, alteration, or abandonment of this well is in compliance with Oregon well construction standards. Materials used and information reported above are true to my best knowledge and belief.
Signed: **Robert E. Hobbins** WWC Number: **417** Date: **9-6-89**

(bonded) Water Well Constructor Certification:
I accept responsibility for the construction, alteration, or abandonment work performed on this well during the construction dates reported above. All work performed during this time is in compliance with Oregon well construction standards. This report is true to the best of my knowledge and belief.
Signed: _____ WWC Number: **417** Date: **9-6-89**

ORIGINAL & FIRST COPY - WATER RESOURCES DEPARTMENT SECOND COPY - CONSTRUCTOR THIRD COPY - CUSTOMER



Land Use Compatibility Statement

	PUBLIC HEALTH DIVISION Drinking Water Services	
---	--	---

Land Use Compatibility Statement

Certain plan review approvals for drinking water projects have been identified by the Land Conservation and Development Commission as Class B permits affecting land use. The Oregon Health Authority is therefore required by ORS 197.180, OAR 660, division 30, OAR 660, division 31, the Oregon Health Authority's approved State Agency Coordination Program, and OAR 333-061-0062 to ensure that projects defined in OAR 333-061-0062(1) conform with statewide planning goals and are compatible with city and county comprehensive plans and land use regulations. In order to ensure such compatibility, this form or other acceptable documentation and necessary attachments must accompany each applicable set of project plans submitted to the Oregon Health Authority for review.

General Information

Project Title City of Dayton Fisher Farms Well Improvement

Applicant City of Dayton _____
Name of Water System _____

Type of Project New Source _____
Treatment, Transmission, Storage, Distribution, New Source, etc.

Project Contact Person Jeremy Caudle, City Manager _____
Engineer, Owner, etc., including title

416 Ferry Street _____
Mailing Address

Dayton, OR, 97114 _____ 503-864-2221 _____
City, State, Zip Code Phone

jcaudle@daytonoregon.gov _____
Email Address

The local government entity* having comprehensive planning authority over the site of the proposed project is:

Agency Name Yamhill County Phone 503-474-3705

Address 535 NE 5th Street, McMinnville, OR Zip 97128

(*If the proposed project is located within the jurisdiction of more than one planning authority, all entities must certify compatibility.)

(Continued on Back)

1 revised 7/9/20

Complete either part A or part B.

☐ A. Land Use Compatibility Determination - Planning Authority Statement
(to be completed by local planning authority)

I certify that this project has been reviewed for compatibility with:

- The acknowledged comprehensive plan and land use regulations.
- Statewide planning goals. The goals apply because conditions described in OAR 660-31-0025(3) exist.

I find that this project (check one) ☐ IS compatible
☐ IS NOT compatible

Attach appropriate land use decision(s) written findings as required in ORS 215.416 (8) or (9), or 227.173 (1) or (2), or OAR 660-31-026.

Signature _____ Date _____

Print Name _____ Title _____

☒ B. Request for Conditional Plan Review Approval, Pending Land Use Compatibility Determination (to be completed by applicant)

I hereby certify that I have applied to the local government entity cited on page 1 for a determination of compatibility with the local acknowledged plan or the statewide planning goals as applicable. I hereby request that the Authority issue a conditional approval of the plans with the understanding that issuance of said approval is not a finding of compliance with the statewide planning goals or compatibility with the applicable, acknowledged comprehensive plan and land use regulations, but is conditional upon the applicant receiving a land use approval from each unit of local government. I understand that final plan review approval for this project will not be effective until and unless the Oregon Health Authority receives a signed copy of the land use approval and determines it to be complete and adequate.

Signature Jeremy Caudle Date 1/27/26

Print Name Jeremy Caudle Title City Manager

Wells No. 1, 2, 3, and 4 will be operated under transfer permits T-12140 and T-12454 issued by OWRD. Documentation of the permits are available in [Attachment G](#).

T-12140.tif Page 8 of 8 Special Order Volume 101 Page 118

T-12454.k01 Page 9 of 9 Special Order Volume 107, Page 856

From: Hofeld Evan E <EVAN.E.HOFELD@oha.oregon.gov>
Sent: Thursday, March 5, 2026 6:10 PM
To: Holly Norcom
Cc: Don Cutler; Matt Kohlbecker; Matthew Thomas; Jeremy Caudle; Denny Muchmore; LAIRD Tommy K * WRD; BYRD Kristopher R * WRD; PLAHN Joel M * WRD; Melissa Wong; PATTEE Tom
Subject: Site Plan Approval - Dayton (00252) Fisher Farm Wells #1, #2, #3, and #4 - PR 16-2026.
Attachments: 00252-PR-2026-16-LTR-SA-Dayton Fisher Farm Wells 1-4 - Site Plan Approval LTR - 3-5-26.pdf

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Hi Holly,

I received the waiver request approvals today and all three waiver requests were approved. Given the "phased" nature of the project where more plans and specs will be developed for the wells and methane strippers, I issued what we call a Site Plan Approval letter for the Fisher Wells 1-4 for Dayton ([00252](#)). The wells are designated as follows:

<u>EP-B</u>	<u>EP for Wells</u>
SRC-BH	1979 Fisher Well #1 - YAMH5370
SRC-BI	1980 Fisher Well #2 - YAMH5369
SRC-BJ	2001 Fisher Well #3 - YAMH52469
SRC-BK	1989 Fisher Well #4 - YAMH5447

This letter approves the wells in their current location and state of construction. The following information is still needed to further this review:

Although the well sites for the drilled wells are approved, please submit:

1. ☐ Well driller's reports (well logs) if alterations result in new well logs.
2. ☐ Well pumping test information including static water level, pumping rate, drawdown and rate of recovery.
3. ☐ Pump information.
4. ☐ Raw (Untreated) Water Quality Data including, SOC's, VOC's, radionuclides (gross alpha, uranium, and radium 226/228), IOC's and coliform bacteria. These are to be taken from the new wells' raw water sample tap at the wellheads.
5. ☐ Engineered plans that show the above-ground well structure detail including the well house and concrete slab around the casing (not required for wells equipped with pitless adapters), pump-to-waste piping, and plans and specifications for connection of the new wells to the methane strippers (if applicable) and the water system.
6. ☐ A copy of any updated water right documentation (if applicable).

The above items should reference Plan Review #16-2026 and can be emailed to me at evan.e.hofeld@oha.oregon.gov. Thank you for your patience in awaiting this letter and if you have any questions, please feel free to email me at evan.e.hofeld@oha.oregon.gov or call me at 971-200-0288.

The letter and waiver documents can be viewed online under plan ID# 22-2026 at: <https://yourwater.oregon.gov/planreview.php?pwsno=00252>

Here is a direct link to the attached letter:

<https://yourwater.oregon.gov/docs/prletters/00252-PR-2026-16-SPA.pdf>

Direct links to the waiver documents, well map, and plan review letter(s) are in the table below:

Plan Review Records							
Plan ID	Project Name	Date Plans and Fee Received	Request for Additional Info	Site Plan Evaluation/ Approval	Conditional Approval	Preliminary Approval	Da Ab
16-2026	Fisher Wells (SRC BH-BK)	01/28/2026		03/05/2026 (PDF) Version SPE (PDF)			

I really appreciate your patience through this process and I'm sorry it has taken so long.

Evan Hofeld, Regional Engineer

OREGON HEALTH AUTHORITY - PHD - Drinking Water Services (DWS)

evan.e.hofeld@oha.oregon.gov Cell: 971-200-0288

FAX: 971-673-0458, After-hours (emergency): 503-704-1174

www.healthoregon.org/dws

OHA - Public Health Division [Customer Service Survey](#)

From: Holly Norcom <[honorcom@gsiws.com](mailto:hnorcom@gsiws.com)>

Sent: Wednesday, February 25, 2026 3:44 PM

To: Hofeld Evan E <EVAN.E.HOFELD@oha.oregon.gov>

Cc: Don Cutler <dcutler@daytonoregon.gov>; Matt Kohlbecker <mkohlbecker@gsiws.com>; Matthew Thomas <mthomas@gsiws.com>; Jeremy Caudle <jcaudle@daytonoregon.gov>; Denny Muchmore <dmuchmore@westech-eng.com>

Subject: RE: Well designation, Water entry point: OHA Initial Plan Review - Fisher Farms

Hi Evan,

Thanks for the update. I appreciate you passing along that the well evaluation reports have been received and that the waiver requests are in for review. Also, glad to hear there were no concerns with the well logs!

Please let us know if anything further is needed from our end as the review continues.

Thank you,

Holly Norcom GIT *she/her*

Project Hydrogeologist

mobile: 503.462.3922

honorcom@gsiws.com



GSI Water Solutions, Inc. • www.gsiws.com

650 NE Holladay Street, Suite 900, Portland, OR 97232

From: Hofeld Evan E <EVAN.E.HOFELD@oha.oregon.gov>
Sent: Wednesday, February 25, 2026 3:28 PM
To: Holly Norcom <hnorcom@gsiws.com>
Cc: Don Cutler <dcutler@daytonoregon.gov>; Matt Kohlbecker <mkohlbecker@gsiws.com>; Matthew Thomas <mthomas@gsiws.com>; Jeremy Caudle <jcaudle@daytonoregon.gov>; Denny Muchmore <dmuchmore@westech-eng.com>
Subject: RE: Well designation, Water entry point: OHA Initial Plan Review - Fisher Farms

External sender <evan.e.hofeld@oha.oregon.gov>

Make sure you trust this sender before taking any actions.

I received the well eval reports from our geologist this morning and sent the waiver requests to my manager for approval at about noon today. No problems were identified with the well logs.

Evan Hofeld, Regional Engineer

OREGON HEALTH AUTHORITY - PHD - Drinking Water Services (DWS)

evan.e.hofeld@oha.oregon.gov Cell: 971-200-0288

FAX: 971-673-0458, After-hours (emergency): 503-704-1174

www.healthoregon.org/dws

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From: Holly Norcom <hnorcom@gsiws.com>
Sent: Wednesday, February 25, 2026 2:05 PM
To: Hofeld Evan E <EVAN.E.HOFELD@oha.oregon.gov>
Cc: Don Cutler <dcutler@daytonoregon.gov>; Matt Kohlbecker <mkohlbecker@gsiws.com>; Matthew Thomas <mthomas@gsiws.com>; Jeremy Caudle <jcaudle@daytonoregon.gov>; Denny Muchmore <dmuchmore@westech-eng.com>
Subject: RE: Well designation, Water entry point: OHA Initial Plan Review - Fisher Farms

Hi Evan,

I'm reaching out to check on the status of the OHA Plan Review for the Fisher Farms Well Improvement Project. We would appreciate any updates you're able to share, and let us know if you need any additional information from us at this time.

Thank you,

Holly Norcom GIT *she/her*

Project Hydrogeologist

mobile: 503.462.3922

hnorcom@gsiws.com



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650 NE Holladay Street, Suite 900, Portland, OR 97232

From: Hofeld Evan E <EVAN.E.HOFELD@oha.oregon.gov>

Sent: Friday, January 30, 2026 1:29 PM

To: Holly Norcom <hnorcom@gsiws.com>

Cc: Don Cutler <dcutler@daytonoregon.gov>; Matt Kohlbecker <mkohlbecker@gsiws.com>; Matthew Thomas <mthomas@gsiws.com>; Jeremy Caudle <jcaudle@daytonoregon.gov>; Denny Muchmore <dmuchmore@westech-eng.com>

Subject: RE: Well designation, Water entry point: OHA Initial Plan Review - Fisher Farms

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I'm not sure I can answer that at this point as the timing is not up to me at this point – I'm hoping to be able to issue a site plan approval letter by Thursday, Feb 12th. I sent the well evaluation requests to Tom Pattee this morning who said due to current workload he would not be able to get to them until after next week. Once I have those back, I can send the waiver requests to Carrie Gentry for her approval, so that can take another day or two (I'll send them to Carrie early next week so she has them though). I'll be drafting the site plan approval in the meantime, so that should be ready to issue the following day if all goes well.

Evan Hofeld, Regional Engineer

OREGON HEALTH AUTHORITY - PHD - Drinking Water Services (DWS)

evan.e.hofeld@oha.oregon.gov Cell: 971-200-0288

FAX: 971-673-0458, After-hours (emergency): 503-704-1174

www.healthoregon.org/dws

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From: Holly Norcom <hnorcom@gsiws.com>

Sent: Friday, January 30, 2026 10:44 AM

To: Hofeld Evan E <EVAN.E.HOFELD@oha.oregon.gov>

Cc: Don Cutler <dcutler@daytonoregon.gov>; Matt Kohlbecker <mkohlbecker@gsiws.com>; Matthew Thomas <mthomas@gsiws.com>; Jeremy Caudle <jcaudle@daytonoregon.gov>; Denny Muchmore <dmuchmore@westech-eng.com>

Subject: RE: Well designation, Water entry point: OHA Initial Plan Review - Fisher Farms

Hi Evan,

We have been discussing this internally and were wondering whether you might be able to provide an estimated timeline for the completion of your review? If available, please let us know and we can plan to check back in periodically to see if anything has changed.

Thank you,

Holly Norcom GIT *she/her*

Project Hydrogeologist

mobile: 503.462.3922

hnorcom@gsiws.com

From: Hofeld Evan E <EVAN.E.HOFELD@oha.oregon.gov>
Sent: Friday, January 30, 2026 7:46 AM
To: Denny Muchmore <dmuchmore@westech-eng.com>; Holly Norcom <hnorcom@gsiws.com>
Cc: Don Cutler <dcutler@daytonoregon.gov>; Matt Kohlbecker <mkohlbecker@gsiws.com>; Matthew Thomas <mthomas@gsiws.com>; Jeremy Caudle <jcaudle@daytonoregon.gov>
Subject: RE: Well designation, Water entry point: OHA Initial Plan Review - Fisher Farms

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Perfect – thank you!

Evan Hofeld, Regional Engineer

OREGON HEALTH AUTHORITY - PHD - Drinking Water Services (DWS)

evan.e.hofeld@oha.oregon.gov Cell: 971-200-0288

FAX: 971-673-0458, After-hours (emergency): 503-704-1174

www.healthoregon.org/dws

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From: Denny Muchmore <dmuchmore@westech-eng.com>
Sent: Friday, January 30, 2026 7:12 AM
To: Hofeld Evan E <EVAN.E.HOFELD@oha.oregon.gov>; Holly Norcom <hnorcom@gsiws.com>
Cc: Don Cutler <dcutler@daytonoregon.gov>; Matt Kohlbecker <mkohlbecker@gsiws.com>; Matthew Thomas <mthomas@gsiws.com>; Jeremy Caudle <jcaudle@daytonoregon.gov>
Subject: Well designation, Water entry point: OHA Initial Plan Review - Fisher Farms

Evan,

All of the properties containing these new City wells was purchased by the City from the old Fisher Farms organization, so that is the name that they have been referred to since the purchase date, as well as in the water rights update documentation that I am aware of.

To avoid confusion, my suggestion is to maintain the “Fisher Farms” wells name moving forward as well (*a quick on-line search indicates that the Fisher Farms organization likely purchased the smaller properties from Scalvini in the early 2000s*).

Regarding the point of connection for the new wells, it will be added under the “EP-B” list below.

All of the existing wells listed under “EP-B” pump water through raw water pipelines to the Dayton Water Treatment Plant (*at the WTP, it goes through the pressure filters to remove iron & manganese and into the City storage reservoir at the WTP site*), before it is sent to the distribution system.

The new Fisher Farms wells will connect to the same raw water pipeline from the existing wellfield wells (*ie. the pipeline from Well 1 through Well 5 under EP-B*), and will be pumped to the WTP through that same existing pipeline (*which runs across the street frontage of the properties containing the Fisher Farms wells*).

Based on this, we suggest that these wells continue with this same numbering system, such as SRC-BH, SRC-BI, etc.

Let us know if you need any additional information on this.

Denny Muchmore, PE (OR, WA)
Westech Engineering, Inc. *Celebrating 58 Years of Service 1968-2026*
3841 Fairview Industrial Drive SE, Suite 100, Salem, OR 97302
503-585-2474 ph 503-585-3986 fax 503-931-8708 cell
dmuchmore@westech-eng.com

From: Hofeld Evan E <EVAN.E.HOFELD@oha.oregon.gov>
Sent: Thursday, January 29, 2026 5:50 PM
To: Holly Norcom <[honorcom@gsiws.com](mailto:hnorcom@gsiws.com)>
Cc: Denny Muchmore <dmuchmore@westech-eng.com>; Don Cutler <dcutler@daytonoregon.gov>; Matt Kohlbecker <mkohlbecker@gsiws.com>; Matthew Thomas <mthomas@gsiws.com>
Subject: RE: OHA Initial Plan Review - Fisher Farms

In reference to my email below, I could also name them the Scalvini wells since most were drilled for the Scalvini Nursery, although the newer well was drilled for Fisher Farms. Whatever name the City would like to use is fine with me.

(1) OWNER:	
Name	Louis Scalvini
Address	Rt 1 Bx 12N Dayton, OR

YAMH 52469	
State of Oregon WATER WELL REPORT (as required by ORS 537.765)	Page 1 of 3
State Well ID L42910 Start Card # 127882	
(1) OWNER: Name FISHER FARMS LLC Address 9650 SW HARDEBECK City GASTON Well No. 2034 St OR Zip 97119	(9) LOCATION OF WELL by legal description: County YAMHILL Lat. ' ' ' ' Long. ' ' ' ' Township 4 S Range 3 W WM. Section 19 SE 1/4 NE 1/4 Tax Lot 1100 Lot Block Subdivision

Evan Hofeld, Regional Engineer
OREGON HEALTH AUTHORITY - PHD - Drinking Water Services (DWS)
evan.e.hofeld@oha.oregon.gov Cell: 971-200-0288
FAX: 971-673-0458, After-hours (emergency): 503-704-1174
www.healthoregon.org/dws
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From: Hofeld Evan E
Sent: Thursday, January 29, 2026 5:27 PM
To: Holly Norcom <honorcom@gsiws.com>
Cc: Denny Muchmore <dmuchmore@westech-eng.com>; Don Cutler <dcutler@daytonoregon.gov>; Matt Kohlbecker <mkohlbecker@gsiws.com>; Matthew Thomas <mthomas@gsiws.com>
Subject: RE: OHA Initial Plan Review - Fisher Farms

Hi Holly,

I know the City will evaluate the wells further to determine which ones to further develop, but at this point, do you know how these 4 wells will tie into the existing water system?

- Will the water they produce be routed to one of the existing entry points shown below?

Sources				
Facility ID	Facility Name - Well Logs	Activity Status	Availability	Source Type
EP-A	EP FOR MCDUGAL WELLS & SPRINGS	A		GW
SRC-AA	SPRING AREA A (LOWER SPRINGS)	A	Permanent	GW
SRC-AB	SPRING AREA B (UPPER SPRINGS)	A	Permanent	GW
SRC-AC	MCDUGAL WELL 1 - YAMH5280	A	Permanent	GW
SRC-AD	MCDUGAL WELL 2 - YAMH465	A	Permanent	GW
EP-B	EP FOR WELLS	A		GW
SRC-BA	WELL #1 - L14858	A	Permanent	GW
SRC-BB	WELL #3 - L55481	A	Permanent	GW
SRC-BC	WELL #4 - L55482	A	Permanent	GW
SRC-BD	FLOWER LN WELL	I	Emergency	GW
SRC-BE	11TH ST. WELL (PALMER) - YAMH5324	I	Emergency	GW
SRC-BF	WELL #2 - L59407	A	Permanent	GW
SRC-BG	WELL #5 - L59406	A	Permanent	GW
Disconnected Sources				
EP-D	EP FOR POST OFFICE WELL (FERRY ST.)	I		GW
SRC-DA	POST OFFICE WELL (FERRY ST.)	I	Other	GW
Abandoned Sources				
EP-C	EP FOR PALMER/FLOWER LN WELLS	I		GW
EP-E	EP FOR MCDUGAL WELLS	I		GW

- Or will they be on their own entry point (i.e., all well water will combine to a single pipe prior to going to a single point of entry to the distribution system, independent of the other entry points for Dayton). If so, then they would all be under entry point "F" (EP-F). Sometimes we will list the wells under an entry point based on the year of construction, but I can leave them in the numbered order you have them. Leaving them numbered as you have them, the wells would be designated as follows:

EP-F	EP for Fisher Wells
SRC-FA	1979 Fisher Well #1 - YAMH5370
SRC-FB	1980 Fisher Well #2 - YAMH5369
SRC-FC	2001 Fisher Well #3 - YAMH52469
SRC-FD	1989 Fisher Well #4 - YAMH5447

- Or will they be under some other configuration (e.g., split into 2 or more entry points such as EP-F and EP-G, etc.)?

Evan Hofeld, Regional Engineer

OREGON HEALTH AUTHORITY - PHD - Drinking Water Services (DWS)

evan.e.hofeld@oha.oregon.gov Cell: 971-200-0288

FAX: 971-673-0458, After-hours (emergency): 503-704-1174

www.healthoregon.org/dws

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From: Holly Norcom <[honorcom@gsiws.com](mailto:hnorcom@gsiws.com)>

Sent: Wednesday, January 28, 2026 5:02 PM

To: Hofeld Evan E <EVAN.E.HOFELD@oha.oregon.gov>

Cc: Carrie Gentry <Carrie.L.GENTRY@oha.oregon.gov>; Jeremy Caudle <jcaudle@daytonoregon.gov>; Denny Muchmore <dmuchmore@westech-eng.com>; Don Cutler <dcutler@daytonoregon.gov>; Matt Kohlbecker <mkohlbecker@gsiws.com>; Matthew Thomas <mthomas@gsiws.com>

Subject: RE: OHA Initial Plan Review - Fisher Farms

Hello Evan,

Please find the attached Initial Plan Review submittal for the City of Dayton Fisher Farms Well Improvement Project.

This submittal includes:

- The Plan Review package for the proposed well improvements, and
- The Payment Receipt Confirmation as an image below from the OHA portal.

Let us know if you have any questions, or if any additional information is needed at this time. We appreciate your review and look forward to your feedback.

Payment Receipt Confirmation

Your payment was successfully processed. You may print this receipt page for your records by selecting Print. For technical assistance call 1-855-255-4304.

Transaction Summary

Description	Amount
DWS Plan Review Fee	\$4,125.00
Total Amount Paid	\$4,125.00

Customer Information

Customer Name JEREMY CAUDLE
Local Reference ID 00252 - City of Dayton Fisher
Farms Well Improvement Project
Receipt Date 1/27/2026
Receipt Time 03:49:20 PM PST

Payment Information

Payment Type Credit Card
Credit Card Type VISA
Credit Card Number *****6721
Order ID 163223100
Name on Credit Card JEREMY CAUDLE

Billing Information

Billing Address PO BOX 339
Billing City, State DAYTON, OR
Billing Zip/Postal Code 97114
Country US
Phone Number 5038647444
This receipt has been emailed to the address below.
Email Address JCAUDLE@DAYTONOREGON.GOV

Thank you,

Holly Norcom GIT *she/her*
Project Hydrogeologist
mobile: 503.462.3922
hnorcom@gsiws.com



From: Hofeld Evan E <EVAN.E.HOFELD@oha.oregon.gov>
Sent: Thursday, January 15, 2026 8:49 AM
To: Matthew Thomas <mthomas@gsiws.com>; Carrie Gentry <Carrie.L.GENTRY@oha.oregon.gov>
Cc: Matt Kohlbecker <mkohlbecker@gsiws.com>; Holly Norcom <hnorcom@gsiws.com>; PATTEE Tom <Tom.PATTEE@oha.oregon.gov>
Subject: RE: OHA plan review - radius of control requirement

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A house would not be considered a hazard.

Evan Hofeld, Regional Engineer

OREGON HEALTH AUTHORITY - PHD - Drinking Water Services (DWS)

evan.e.hofeld@oha.oregon.gov Cell: 971-200-0288

FAX: 971-673-0458, After-hours (emergency): 503-704-1174

www.healthoregon.org/dws

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From: Matthew Thomas <mthomas@gsiws.com>
Sent: Wednesday, January 14, 2026 3:04 PM
To: Hofeld Evan E <EVAN.E.HOFELD@oha.oregon.gov>; Carrie Gentry <Carrie.L.GENTRY@oha.oregon.gov>
Cc: Matt Kohlbecker <mkohlbecker@gsiws.com>; Holly Norcom <hnorcom@gsiws.com>; PATTEE Tom <Tom.PATTEE@oha.oregon.gov>
Subject: RE: OHA plan review - radius of control requirement

Hello Evan-

The City is currently reaching out to property owners regarding obtaining permanent restrictive easement for areas of adjacent properties that are within 100 feet of the wells in question. Assuming that setbacks regarding stormwater, septic tanks/drain fields, etc. are met, would a house be considered any kind of a sanitary hazard subject to OHA setbacks?

Thanks,

Matt Thomas RG

Senior Project Hydrogeologist

mobile: 423.987.4716

mthomas@gsiws.com

From: Hofeld Evan E <EVAN.E.HOFELD@oha.oregon.gov>
Sent: Thursday, January 8, 2026 1:30 PM
To: Matthew Thomas <mthomas@gsiws.com>; Carrie Gentry <Carrie.L.GENTRY@oha.oregon.gov>

Cc: Matt Kohlbecker <mkohlbecker@gsiws.com>; Holly Norcom <hnorcom@gsiws.com>; PATTEE Tom <Tom.PATTEE@oha.oregon.gov>

Subject: RE: OHA plan review - radius of control requirement

External sender <evan.e.hofeld@oha.oregon.gov>

Make sure you trust this sender before taking any actions.

It can be addressed to me. Thanks.

Evan Hofeld, Regional Engineer

OREGON HEALTH AUTHORITY - PHD - Drinking Water Services (DWS)

evan.e.hofeld@oha.oregon.gov Cell: 971-200-0288

FAX: 971-673-0458, After-hours (emergency): 503-704-1174

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From: Matthew Thomas <mthomas@gsiws.com>

Sent: Thursday, January 8, 2026 12:45 PM

To: Hofeld Evan E <EVAN.E.HOFELD@oha.oregon.gov>; Carrie Gentry <Carrie.L.GENTRY@oha.oregon.gov>

Cc: Matt Kohlbecker <mkohlbecker@gsiws.com>; Holly Norcom <hnorcom@gsiws.com>; PATTEE Tom <Tom.PATTEE@oha.oregon.gov>

Subject: RE: OHA plan review - radius of control requirement

Hey Evan-

Thanks for the input below. One minor question: who should the initial plan review be addressed/sent to?

Thanks,

Matt Thomas RG

Senior Project Hydrogeologist

mobile: 423.987.4716

mthomas@gsiws.com

GSI Water Solutions, Inc. ▪ www.gsiws.com

650 NE Holladay Street, Suite 900, Portland, OR 97232

From: Hofeld Evan E <EVAN.E.HOFELD@oha.oregon.gov>

Sent: Monday, December 22, 2025 12:26 PM

To: Matthew Thomas <mthomas@gsiws.com>; Carrie Gentry <Carrie.L.GENTRY@oha.oregon.gov>

Cc: Matt Kohlbecker <mkohlbecker@gsiws.com>; Holly Norcom <hnorcom@gsiws.com>; PATTEE Tom <Tom.PATTEE@oha.oregon.gov>

Subject: RE: OHA plan review - radius of control requirement

External sender <evan.e.hofeld@oha.oregon.gov>

Make sure you trust this sender before taking any actions.

Hi Matt,

I'm off today, so if I don't respond again that is why, but I did want to get you an answer on this...

What you described below goes outside our construction standards (shown below), but if the well construction is deemed adequate and it is sealed into a confined aquifer, we can typically grant a construction standard waiver to reduce the setback (50-ft is typical, but I would defer to our geologist, Tom Pattee, for anything closer than that).

Wells located so close to a surface water body may need to do monthly raw water coliform sampling for a year once it is placed into service to see if MPAs are needed for a GWUDI analysis (provided the one-time initial raw coliform sample is absent of E. coli). Typically, if the well is properly constructed into a confined aquifer, then this sampling is not needed – again I will be deferring to Tom Pattee on those specifics.

In any case, it is a bit of a gamble for you as I cannot guarantee anything until Tom Pattee has reviewed the as-constructed well driller's report.

OAR 333-061-0050(2)(a) – Groundwater Wells:

<https://www.oregon.gov/oha/PH/HEALTHYENVIRONMENTS/DRINKINGWATER/PLANREVIEW/Documents/OAR-333-061-0050.pdf>

- (D) Public or private roadways may be allowed within 100 feet of a confined well, provided the well is protected against contamination from surface runoff or hazardous liquids which may be spilled on the roadway and is protected from unauthorized access;
- (E) The following sanitary hazards are not allowed within 100 feet of a well which serves a public water system unless waived by the Authority: any existing or proposed pit privy, subsurface sewage disposal drain field; cesspool; solid waste disposal site; pressure sewer line; buried fuel storage tank; animal yard, feedlot or animal waste storage; untreated storm water or gray water disposal; chemical (including solvents, pesticides and fertilizers) storage, usage or application; fuel transfer or storage; mineral resource extraction, vehicle or machinery maintenance or long term storage; junk/auto/scrap yard; cemetery; unapproved well; well that has not been properly abandoned or of unknown or suspect construction; source of pathogenic organisms or any other similar public health hazards. No gravity sewer line or septic tank shall be permitted within 50 feet of a well which serves a public water system. Clearances greater than indicated above shall be provided when it is determined by the Authority that the aquifer sensitivity and degree of hazard require a greater degree of protection. Above-ground fuel storage tanks provided for emergency water pumping equipment may be exempted from this requirement by the Authority provided that a secondary containment system is in place that will accommodate 110 percent of the fuel tank storage.
- (F) Wells shall not be located at sites which are prone to flooding. In cases where the site is subject to flooding, the area around the well shall be mounded, and the top of the well casing shall be extended at least two feet above the anticipated 100-year (1 percent) flood level;
- (G) Except as otherwise provided herein, wells shall be constructed in accordance with the general standards for the construction and maintenance of water wells in Oregon as prescribed in OAR chapter 690, divisions 200 through 220;

I hope that helps Matt – thanks and don't hesitate to ask any questions you may have along the way – that is what we are here for (I'm only off Thurs and Friday this week and Monday and Jan 1st next week, but other than that, I'll be around.

Happy holidays to you too!

Evan Hofeld, Regional Engineer

OREGON HEALTH AUTHORITY - PHD - Drinking Water Services (DWS)

evan.e.hofeld@oha.oregon.gov Cell: 971-200-0288

FAX: 971-673-0458, After-hours (emergency): 503-704-1174

www.healthoregon.org/dws

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From: Matthew Thomas <mthomas@gsiws.com>

Sent: Monday, December 22, 2025 11:09 AM

To: Hofeld Evan E <EVAN.E.HOFELD@oha.oregon.gov>; Carrie Gentry <Carrie.L.GENTRY@oha.oregon.gov>

Cc: Matt Kohlbecker <mkohlbecker@gsiws.com>; Holly Norcom <hnorcom@gsiws.com>

Subject: RE: OHA plan review - radius of control requirement

Hello Evan-

Thank you for the feedback! This will help us as we develop a plan and different scenarios for this site. I've got two more questions for you that came up during the same site walk, and I forgot to ask last week. This should be the last of them!

- In talking with the landowner we learned there was a septic tank onsite. We worked with Yamhill County to identify the location and rough drain line details for the tank, and one well that we are evaluating may be within 100 feet of the drain line curtain. We believe there is strong evidence that the well in question is located in a confined aquifer (based on well log and measured water levels) and is isolated from the surficial aquifer system. Our questions are:
 - What kind of certainty do we need around the drain lines – do we need to do a locate?
 - Would a determination that the well is completed in a confined aquifer remediate this?
- Another well onsite is located adjacent to a shallow pond (~25 feet). Based on the well log, we believe this well is completed in the same confined aquifer as the well in the above bullet. Again, would a determination that this second well is in a confined aquifer remediate this?

Thanks, and happy holidays,

Matt Thomas RG

Senior Project Hydrogeologist

mobile: 423.987.4716

mthomas@gsiws.com

GSI Water Solutions, Inc. ▪ www.gsiws.com

650 NE Holladay Street, Suite 900, Portland, OR 97232

From: Hofeld Evan E <EVAN.E.HOFELD@oha.oregon.gov>

Sent: Thursday, December 18, 2025 8:28 PM

To: Matthew Thomas <mthomas@gsiws.com>; Carrie Gentry <Carrie.L.GENTRY@oha.oregon.gov>

Cc: Matt Kohlbecker <mkohlbecker@gsiws.com>; Holly Norcom <hnorcom@gsiws.com>

Subject: RE: OHA plan review - radius of control requirement

External sender <evan.e.hofeld@oha.oregon.gov>

Make sure you trust this sender before taking any actions.

Hi Mathew,

I got some feedback from our geologist and without a well log, it's likely that the remedy is either:

- 1) permanent abandonment of the 2 wells (no construction waiver is needed for this option). The problem is knowing how the casing seals are constructed and whether or not they meet current standards. The existing wells could be video logged but a video won't reveal if the casing seals are constructed from the proper materials, are of proper thickness, and extend to a proper depth... therefore, without a well log, we have to assume that the casing seals aren't properly constructed.
- 2) if the two existing wells are completed in a shallow aquifer (such as shallow sands and gravels) and the yet to be developed well is in a much deeper confined aquifer (such as layered basalts) and the static water-levels are significantly different so that it is reasonable to assume that the shallow existing wells don't provide a conduit into the deeper aquifer that the newly developed well will be capturing water from, a construction standard waiver may be submitted to waive the setback issue. To confirm the assumption of two separate aquifers, we might ask for pump test data that utilizes the new well as the pumping well and the two existing wells as observation wells to determine if the two aquifers are interconnected.

Evan Hofeld, Regional Engineer

OREGON HEALTH AUTHORITY - PHD - Drinking Water Services (DWS)

evan.e.hofeld@oha.oregon.gov Cell: 971-200-0288

FAX: 971-673-0458, After-hours (emergency): 503-704-1174

www.healthoregon.org/dws

OHA - Public Health Division [Customer Service Survey](#)

From: Matthew Thomas <mthomas@gsiws.com>

Sent: Thursday, December 18, 2025 2:49 PM

To: Carrie Gentry <Carrie.L.GENTRY@oha.oregon.gov>; Hofeld Evan E <EVAN.E.HOFELD@oha.oregon.gov>

Cc: Matt Kohlbecker <mkohlbecker@gsiws.com>; Holly Norcom <hnorcom@gsiws.com>

Subject: RE: OHA plan review - radius of control requirement

Hello Carrie and Evan-

Thank you for providing this info. We will take this into account when preparing our plan review submittal.

While doing a site walk as we prepare the initial plan review for this project, we discovered two wells on the site that we were not initially aware of. For one, we were able to track down a log for an alteration but no details on well construction itself. We are unable to locate a well log for the other. Both are within 100 feet of our location of interest.

In OHA's view, what remedies may be available for this? Could a more in-depth investigation of the newly discovered wells satisfy set back requirements if they are determined to not be in the same aquifer as the primary well we are investigating?

Thanks,

Matt Thomas RG

Senior Project Hydrogeologist

mobile: 423.987.4716
mthomas@gsiws.com

GSI Water Solutions, Inc. • www.gsiws.com
650 NE Holladay Street, Suite 900, Portland, OR 97232

From: Carrie Gentry <Carrie.L.GENTRY@oha.oregon.gov>
Sent: Thursday, December 11, 2025 1:58 PM
To: Hofeld Evan E <EVAN.E.HOFELD@oha.oregon.gov>; Matthew Thomas <mthomas@gsiws.com>
Cc: Matt Kohlbecker <mkohlbecker@gsiws.com>; Holly Norcom <hnorcom@gsiws.com>
Subject: RE: OHA plan review - radius of control requirement

Warning: Unusual link

This message contains an unusual link, which may lead to a malicious site. Confirm the message is safe before clicking any links.

It really is a case by case basis rather than a minimum distance.

From: Hofeld Evan E <EVAN.E.HOFELD@oha.oregon.gov>
Sent: Wednesday, December 10, 2025 7:49 AM
To: Matthew Thomas <mthomas@gsiws.com>; Carrie Gentry <Carrie.L.GENTRY@oha.oregon.gov>
Cc: Matt Kohlbecker <mkohlbecker@gsiws.com>; Holly Norcom <hnorcom@gsiws.com>
Subject: RE: OHA plan review - radius of control requirement

I don't run into too many ownership waiver requests and usually there is at least 50-ft around the well that is in their control, so Carrie would be better able to answer your question regarding if there is a minimum distance from the well that must be owned.

I could be mistaken, but I believe long-term agreements or leases with Oregon State Parks or USFS, BLM, etc. may work in lieu of easements where land is owned by state or federal agencies (although now there is a higher risk federal lands may be sold off, so I'm not sure that would be in the best interest of the City). Other than that, I don't have anything to add to Carrie's description of the waiver process regarding wells properly constructed into confined aquifers.

Thanks Carrie!

Evan Hofeld, Regional Engineer

OREGON HEALTH AUTHORITY - PHD - Drinking Water Services (DWS)
evan.e.hofeld@oha.oregon.gov Cell: 971-200-0288
FAX: 971-673-0458, After-hours (emergency): 503-704-1174
www.healthoregon.org/dws
OHA - Public Health Division [Customer Service Survey](#)

From: Matthew Thomas <mthomas@gsiws.com>
Sent: Tuesday, December 9, 2025 2:52 PM
To: Carrie Gentry <Carrie.L.GENTRY@oha.oregon.gov>; Hofeld Evan E <EVAN.E.HOFELD@oha.oregon.gov>
Cc: Matt Kohlbecker <mkohlbecker@gsiws.com>; Holly Norcom <hnorcom@gsiws.com>
Subject: RE: OHA plan review - radius of control requirement

Hello Carrie and Evan-

Understood, and thanks for the information. When waivers reducing the 100-foot radius of control requirement have been granted in the past, what is the typical reduction? Is there a “standard” reduction?

Thanks,

Matt Thomas RG
Senior Project Hydrogeologist
mobile: 423.987.4716
mthomas@gsiws.com

GSI Water Solutions, Inc. ▪ www.gsiws.com
650 NE Holladay Street, Suite 900, Portland, OR 97232

From: Carrie Gentry <Carrie.L.GENTRY@oha.oregon.gov>
Sent: Tuesday, December 9, 2025 11:43 AM
To: Matthew Thomas <mthomas@gsiws.com>
Cc: Matt Kohlbecker <mkohlbecker@gsiws.com>; Hofeld Evan E <EVAN.E.HOFELD@oha.oregon.gov>
Subject: RE: OHA plan review - radius of control requirement

Warning: Unusual link

This message contains an unusual link, which may lead to a malicious site. Confirm the message is safe before clicking any links.

We have granted waivers reducing (but not eliminating) the 100’ radius of control. Generally, we’d want to know that an effort has been made to try for the easement without success. The [waiver request](#) from the water system would have to fill out those three areas on the first page of the form that describes why the situation conflicts with the standard, why meeting the standard is highly burdensome/impractical and what alternate measures provide adequate protection.

For that last one – if the well is properly constructed into a confined aquifer with low sensitivity (as determined by our geologist – in this case, Tom Pattee), then a waiver may be possible.

Evan Hofeld would be your plan review for this review and could speak more to the requirements.

From: Matthew Thomas <mthomas@gsiws.com>
Sent: Tuesday, December 9, 2025 9:49 AM
To: Carrie Gentry <Carrie.L.GENTRY@oha.oregon.gov>
Cc: Matt Kohlbecker <mkohlbecker@gsiws.com>
Subject: OHA plan review - radius of control requirement

Think twice before clicking on links or opening attachments. This email came from outside our organization and might not be safe. If you are not expecting an attachment, contact the sender before opening it.

Hello Carrie-

I have a quick question for you regarding the 100-foot radius of control requirement around municipal water supply wells undergoing on OHA plan review. GSI's understanding is that there are only two options: either (1) the city owns all land within 100 feet of the well or (2) the city negotiates a perpetual restrictive easement with adjacent landowners who own property within 100 feet of the well. Is there any scenario in which OHA would consider granting a waiver to the 100-foot radius of control requirement or shrink that requirement for a well completed in a confined aquifer system, similar to how waivers may be obtained for certain contaminant sources? This is relevant to an existing well we are looking at in Dayton, Oregon.

Thanks,

Matt Thomas RG
Senior Project Hydrogeologist
mobile: 423.987.4716
mthomas@gsiws.com



GSI Water Solutions, Inc. • www.gsiws.com
650 NE Holladay Street, Suite 900, Portland, OR 97232

Attachment C

Well Decommissioning

Fisher Farms Wells A and B Decommissioning

To: Gretchen Cassini, City of Dayton Interim City Manager
Don Cutler, City of Dayton Public Works Supervisor
Denny Muchmore PE, Westech Engineering, Inc.

From: Holly Norcom, GIT, GSI Water Solutions, Inc.
Matt Kohlbecker, RG, GSI Water Solutions, Inc.
Josh Sayre, GIT, GSI Water Solutions, Inc.

CC: Eric Schneider, Schneider Water Services

Attachments: Attachment C.1 – Estimate for Well Decommissioning

Date: July 27, 2026

Executive Summary

This memo provides well construction and a cost estimate for the decommissioning of Well A and Well B for the City of Dayton (City). The wells are located at the Fisher Farms property and were previously identified as wells of unknown/suspect construction. As part of GSI's Fisher Farms Well Improvement project for the City, the two wells must be decommissioned to meet requirements set by the Oregon Health Authority (OHA).

Well Decommissioning

The decommissioning of Well A will involve sealing of the inside of casing from total depth to ground surface. Well B will involve cutting off the top of casing above ground surface, and sealing the inside of casing from total depth to ground surface. [Table 1](#) summarizes the construction information for Well A and Well B.

Table 1. Well Construction Information

Well Name	Well Log	Borehole Diameter (in.)	Casing Diameter (in.)	Total Depth (ft)	Open Interval (ft)	Screen/ Perforations (ft)	Static Water Level (ft bgs)
Well A	—	8"	6"	>111'	100–111+'	Mill Slots	26.33'
Well B	YAMH 52382	8"	6"	≥ 130'	97.25–107.75', 120–130+'	Wire Wrap Screen	18.75'

Notes

ID = Inner diameter in = inch ft = feet bgs = below ground surface
Well information based on camera surveys conducted on April 3, 2026.

Summary of Detailed Estimate

Schneider Water Services prepared detailed cost estimates for decommissioning Wells A and B which are attached to this document. The estimated cost to decommission Well A is \$20,050, and the estimated cost to decommission Well B is \$28,990, for a total estimated project cost of \$49,040. The Well B estimate is higher because additional work is required to cut and seal the casing below ground surface before completing the final abandonment. Both estimates include prevailing wage and assume pump truck access to the wells. Pump removal is not included in either estimate, and actual quantities and methods may change based on field conditions encountered during decommissioning.

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SALES & SERVICE
SAINT PAUL, OR
(503) 633-2666



SINCE 1945
OR CCB No. 39265
WA SCHNEEI940R8
RICHLAND, WA
(509) 943-0331

Proposal To: City of Dayton

Date: Tuesday, July 21, 2026

Site Address: Fisher Farms

Well A Abandonment				Estimate	
Item	Description	Est Qty	Units	Unit \$	Amount
1	Mobilization and Demobilization	1	LS	\$ 3,000.00	\$ 3,000.00
2	Bail well to total depth (depth unknown)	4	Hrs	\$ 350.00	\$ 1,400.00
3	Perforate 6" casing from 0 to ~120' (depth unknown)	120	LF	\$ 65.00	\$ 7,800.00
4	Install neat cement from 0 ~120' (2x volume assumed)	75	SKS	\$ 100.00	\$ 7,500.00
5	Cut 6" at ground surface	1	LS	\$ 250.00	\$ 250.00
6	Well log and start card	1	LS	\$ 100.00	\$ 100.00
				Total Estimate Price:	\$ 20,050.00

Notes:

Does not include pump removal.

Estimate based on no well log and video notes. Actual depths and measurements will be determined onsite.

Quantities and methods may change if there is substantial change in scope.

Pump truck access to the well and well housing is required. No overhead powerlines allowed unless they meet set back requirements or have been shut off

Prevailing wage included

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SINCE 1945
OR CCB No. 39265
WA SCHNEEI940R8
RICHLAND, WA
(509) 943-0331

Proposal To: City of Dayton

Date: Tuesday, July 21, 2026

Site Address: Fisher Farms

Well B Abandonment					Estimate	
Item	Description	Est Qty	Units		Unit \$	Amount
1	Mobilization and Demobilization	1	LS	\$	3,000.00	\$ 3,000.00
2	Bail well to 137'	4	Hrs	\$	350.00	\$ 1,400.00
3	Install cement seal from 137' to ~105'	15	Sks	\$	125.00	\$ 1,875.00
4	Cut 6" casing at ~103'	1	LS	\$	6,500.00	\$ 6,500.00
5	site	8	Hrs	\$	350.00	\$ 2,800.00
6	Bail casing clean from ~15 to 103'	4	Hrs	\$	350.00	\$ 1,400.00
7	Perforate 8" casing from GS to ~103'	103	LF	\$	55.00	\$ 5,665.00
8	Install cement seal from GS to ~105'	60	Sks	\$	100.00	\$ 6,000.00
9	Cut 6" at ground surface	1	LS	\$	250.00	\$ 250.00
10	Well log and start card	1	LS	\$	100.00	\$ 100.00
					Total Estimate Price:	\$ 28,990.00

Notes:

Does not include pump removal.

Estimate based on well log Yamh 52382. Actual depths and measurements will be determined onsite.

Quantities and methods may have to change once the second well is confirmed.

Pump truck access to the well and well housing is required. No overhead powerlines allowed unless they meet set back requirements or have been shut off

Prevailing wage included

OCT 26 2000

State of Oregon
WATER WELL REPORT (as required by ORS 516.005)
WATER RESOURCES DEPT. 1 of 1
SALEM, OREGON

State Well ID L36779
Start Card # 133824

(1) OWNER: Well No. 2014
Name FISHER FARMS LLC
Address 9650 SW HARDEBECK
City GASTON St OR Zip 97119

(2) TYPE OF WORK: RECONDITION

(3) DRILL METHOD: ROTARY AIR

(4) PROPOSED USE: IRRIGATION

(5) BORE HOLE CONSTRUCTION:

Special Construction Approval NO Depth of Compl. Well 137 ft
Explosives used NO Type Amount

HOLE			SEAL			
Diam.	From	To	Material	From	To	Amount
8	0	137	NA			

Seal placement method NA

Backfill: from ___ ft to ___ ft Material
Gravel: from 15 ft to 137 ft Size 6X9 SAND

(6) CASING/LINER:

	Diam.	From	To	Gauge	Material	Connection
Casing	6	0	105	.25	STEEL	WELDED
	6	115	126	.25	STEEL	WELDED
	6	136	137	.25	STEEL	WELDED

Liner

Final Location of shoe(s) NO SHOE, 6" PLATE

(7) PERFORATIONS/SCREENS:

[] Perf. Method
[X] Screens Type CONT. V-WIRE Material STAINLESS STEEL

From	To	Slot Size	Number	Diam.	Tele/pipe Size	Casing/liner
105	110	45		6" PS		CASING
110	115	50		6" PS		CASING
126	131	45		6" PS		CASING
131	136	50		6" PS		CASING

(8) WELL TESTS: Minimum testing time is 1 hour

Test type AIR

Yield GPM	Draw-down	Drill stem at	Time
25		137	1 hr.
25		137	3

Temperature of water 52F Depth Artesian Flow Found ___
Was water analysis done? NO By whom ___
Reason for water not suitable for use ___
Depth of strata ___

(9) LOCATION OF WELL by legal description:
County YAMHILL Lat. ' ' ' Long. ' ' '
Township 4 S Range 3 W WM.
Section 19 SE 1/4 NE 1/4
Tax Lot 1100 Lot Block Subdivision
Street Address of Well (or nearest Address)
13665 SE AMITY/DAYTON HWY DAYTON, OR

(10) STATIC WATER LEVEL:

38 ft. below land surface. Date 10/19/00
Artesian pressure ___ lb per square in. Date ___

(11) WATER BEARING ZONES:

Depth at which water was first found		Est Flow Rate	SWL
From	To		
107	137	125	38

(12) WELL LOG:

Ground elevation 160
Material From To SWL
WELL HEAVING SAND AS A RESULT OF
SUSPECTED OVERPUMPING.
6" PIPE SIZE SCREEN ASSEMBLY INSTALLED
AND FILTER PACKED WITH 6X9 SILICA SAND.
WELL THEN REDEVELOPED FOR OVER 5 HOURS
WITH COMPRESSED AIR.
EXISTING CASING AND SEAL UNDISTURBED.

DAVE PAYSINGER, BLUE WATER DRILLING CO.
(503) 868-7878

Date started 10/18/00 Completed 10/19/00

(unbonded) Water Well Constructor Certification: I certify that the work I performed on the construction, alteration, or abandonment of this well is in compliance with Oregon water supply well construction standards. Materials used and information reported above are true to my best knowledge and belief.

Signed _____ WWC Number _____
Date _____

(bonded) Water Well Constructor Certification: I accept responsibility for the construction, alteration, or abandonment work performed on this well during the construction dates reported above. All work performed during this time is in compliance with Oregon water supply well construction standards. This report is true to the best of my knowledge and belief.

Signed *David L. Paysinger* WWC Number 1438
Date 10/18/00

Attachment D

Pump Condition Reports

WELL DRILLING
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ST. PAUL, OR
(503) 633-2666



SINCE 1945
OR CCB: 39265
WA UBI: 600202757

RICHLAND, WA
(509) 943-0331

RE: City of Dayton – Fisher Nursery Well 1 (YAMH 5369)
May 4, 2026

WELL PUMP REPORT:

The existing Berkeley 4CLM23-5 with impeller MFD 12-85 was set on ~108ft of 2" column. Static water level was 27ft and well depth 123ft measure from top of casing on 3/31/26.

Items not inspected

- Single phase pump controls
- Flow meter

Items to Reuse

- 2" column pipe reusable.

Items to Replace

- We do not know if the pump was functional at time of removal. The age of pump is >30 years. There is possibly increase in design point due to well performance. Recommend replacement.
- The motor insulation to ground test was less than 3.4 meg-ohms, manufacturer recommends replacement of used motor when less than 10 meg-ohms. There is no ground lead on motor which is required by NEC. Recommend replacement.
- The submersible wire is 3-wire twist with no ground, recommend replacement with flat jacket sub cable 3-wire with ground.
- Add check valve above pump.
- Replace well seal due to corrosion and no gasket seal.
- Recommend adding ¾" probe tube with access at air vent for manual readings.
- Flex Conduit found damaged. Recommend replacing.

Recommendation

Replace the items listed above and reuse item listed above.

Additional Information

Need input on what to estimate specifically design point for the pump.
Pictures of the equipment are below.

Photos



Regards,
Patrick Schneider
Vice President
Schneider Water Services

WELL DRILLING
PUMP · CONTROLS
SALES & SERVICE

ST. PAUL, OR
(503) 633-2666



21881 River Road NE, St. Paul, Oregon 97137
schneiderwater.com

SINCE 1945
OR CCB: 39265
WA UBI: 600202757

RICHLAND, WA
(509) 943-0331

RE: City of Dayton – Fisher Nursery Well 2 (YAMH 5369)

April 8, 2026

WELL PUMP REPORT:

The existing Grundfos SP4-19S was set on ~84ft of 1-1/2" column. Well covered with wood frame box.

Items to Reuse

- 1-1/2" column pipe reusable.
- Control Box appears reusable.
- Pressure switch reusable.
- Pressure tanks reusable.
- Did not inspect water filtration as would require water sampling to determine if functioning properly.

Items to Replace

- The pump end was functional, but due to age >30 years, providing price for replacement.
- The motor insulation to ground test was less than 3 meg-ohms, manufacturer recommends replacement of used motor when less than 10 meg-ohms. There is no ground lead on motor which is required by NEC. Recommend replacement.
- The submersible wire is 3-wire twist with no ground, recommend replacement with flat jacket sub cable 3-wire with ground.
- Add check valve above pump.
- Replace well seal as there is not a gasket seal.
- Recommend adding 3/4" probe tube with access at air vent for manual readings.
- Leak at flow meter fitting. Replace threaded bushing & van-stone flange.
- Conduit found broken at concrete slab. Need to breakout part of conduit to repair conduit and replace flex conduit to well.

Recommendation

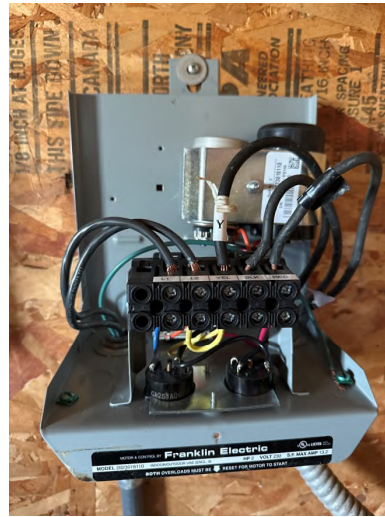
Replace the items listed above and reuse item listed above. Chlorinate well as a decomposed animal was found at pump suction. Follow up with a bacteriological water sample after disinfection purged.

Additional Information

See the attached estimate for the recommended repairs.
Pictures of the equipment are below.

Photos

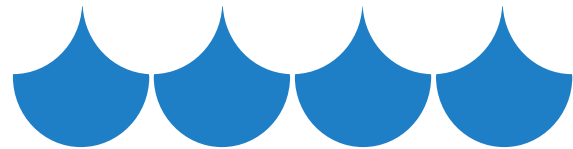




Regards,
Patrick Schneider
Vice President
Schneider Water Services

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(503) 633-2666



SCHNEIDER
WATER SERVICES

21881 River Road NE, St. Paul, Oregon 97137
schneiderwater.com

SINCE 1945
OR CCB: 39265
WA UBI: 600202757

RICHLAND, WA
(509) 943-0331

RE: City of Dayton – Fisher Nursery Well 3 (YAMH 52469)
June 11, 2026

WELL PUMP REPORT:

The existing Berkeley 7T25-350, serial number M17545 was set on ~170ft of 3" column. Static water level was 17ft and well depth 185ft measure from top of casing on 3/31/26.

Items not inspected

- Three phase pump controls
- Flow meter

Items to Reuse

- 4 of 8 pieces 3" column pipe reusable.
- 25HP 230V 3phase submersible motor

Items to Replace

- We do not know if the pump was functional at time of removal. The pump has significant corrosion on exterior. Attempted disassembly and the suction case cracked. The existing pump is rated for 350gpm @ ~225ft TDH, but the well testing data shows less gpm for actual well yield. Recommend replacement and sizing pump design point closer to well yield.
- The 25HP 230V 3phase motor insulation to ground test was about 33 meg-ohms, manufacturer recommends replacement of used motor when less than 10 meg-ohms. Motor could be reused, but do not know if it ran prior or has an unobservable issue. If pump down-sized enough then a new motor rated at less HP could replace this motor.
- 4 of 8 pieces 3" column pipe recommended to be replaced.
- The #6 submersible wire is 3-wire without outer jacket, recommend replacement with #4 flat jacket sub cable 3-wire with ground as the #6 has greater than 5% voltage drop.
- Replace well seal due to corrosion.
- Recommend adding ¾" probe tube with access at air vent for manual readings.
- Conduit at well found damaged. Recommend replacing.

Recommendation

Replace the items listed above and reuse item listed above.

Additional Information

Need input on design point for the pump to provide estimate.
Pictures of the equipment are below.

Photos



Regards,
Patrick Schneider
Vice President
Schneider Water Services

Attachment E

Groundwater Levels

FIGURE 1E
Groundwater Levels
During the Well 1 Aquifer Test
City Of Dayton
Fisher Farms Well Development

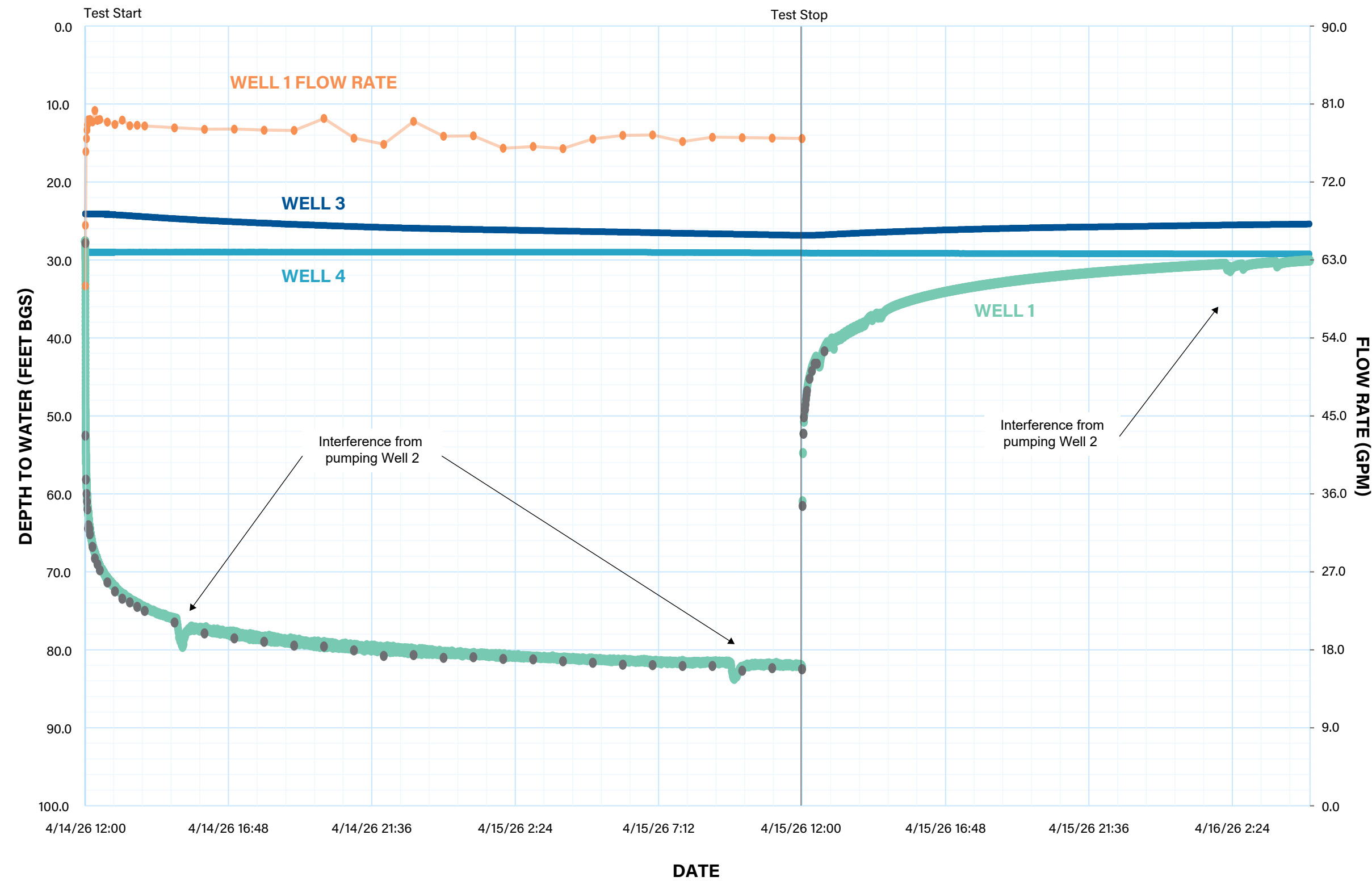
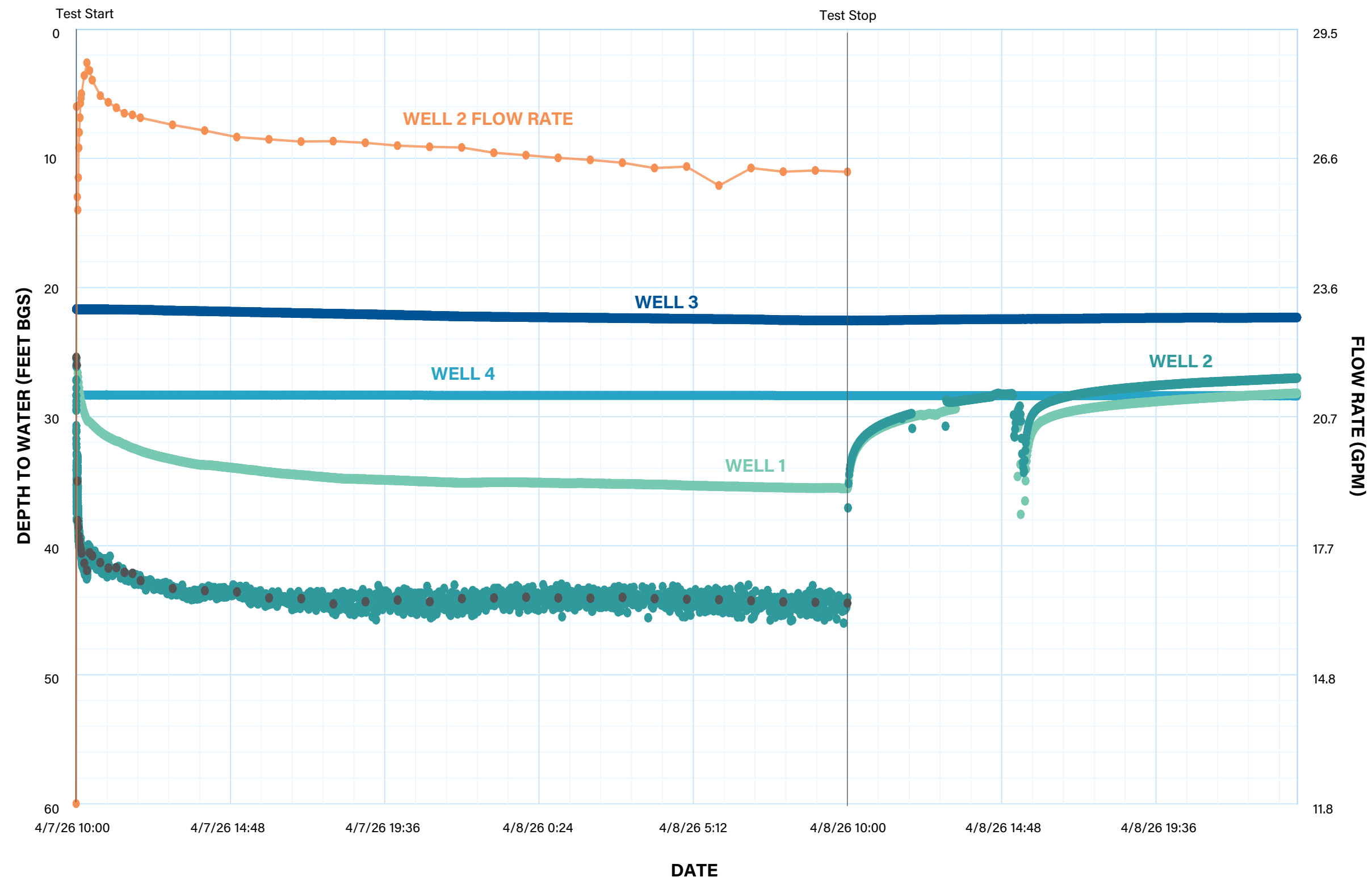


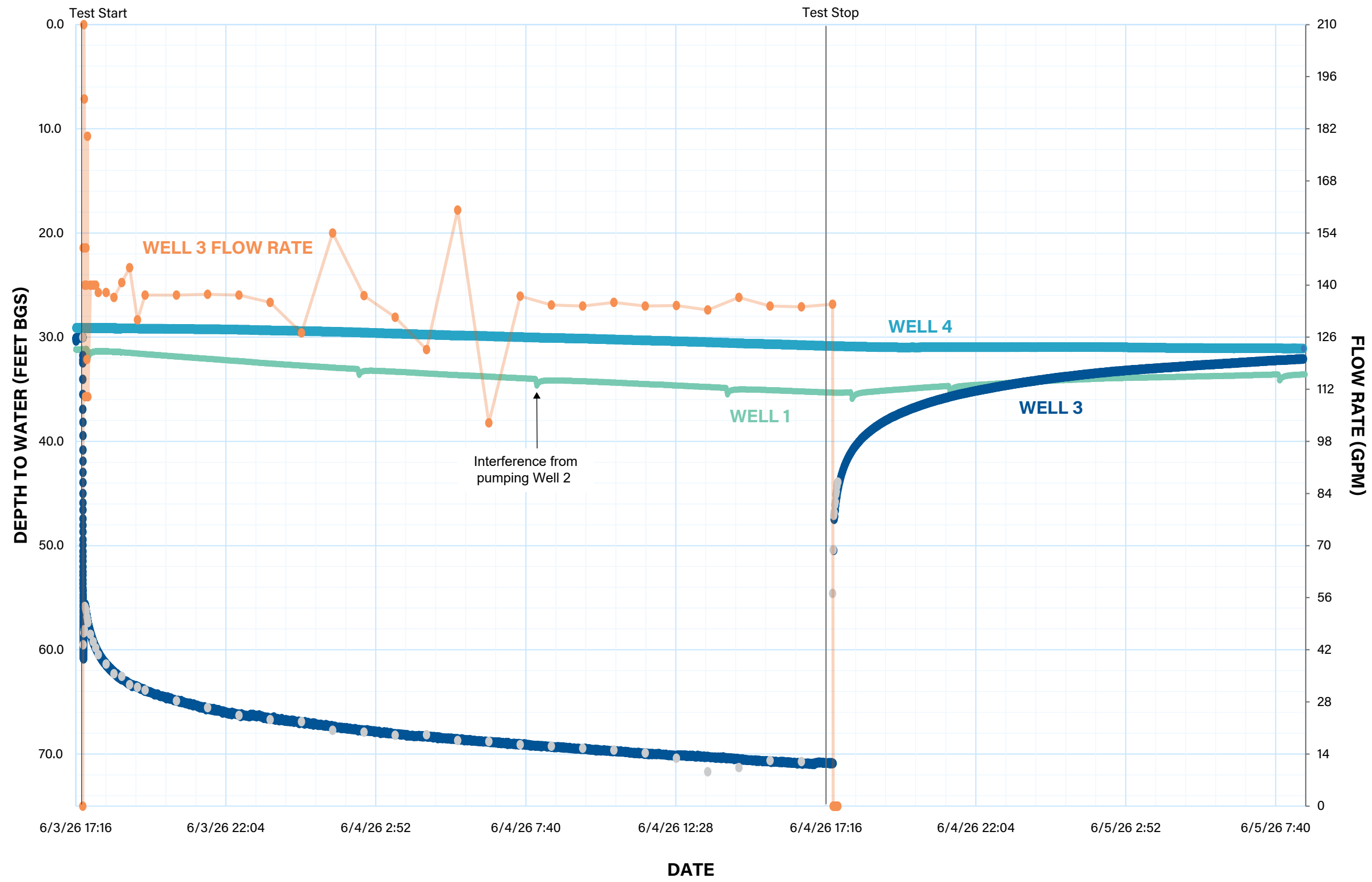
FIGURE 2E
Groundwater Levels
During the Well 2 Aquifer Test
City Of Dayton
Fisher Farms Well Development



- LEGEND**
- Well 3 Observation
 - Well 4 Observation
 - Well 1 Observation
 - Well 2 Pumping
 - Well 2 Manuals
 - Well 2 Flow Rate



FIGURE 3E
Groundwater Levels
During the Well 3 Aquifer Test
City Of Dayton
Fisher Farms Well Development



LEGEND

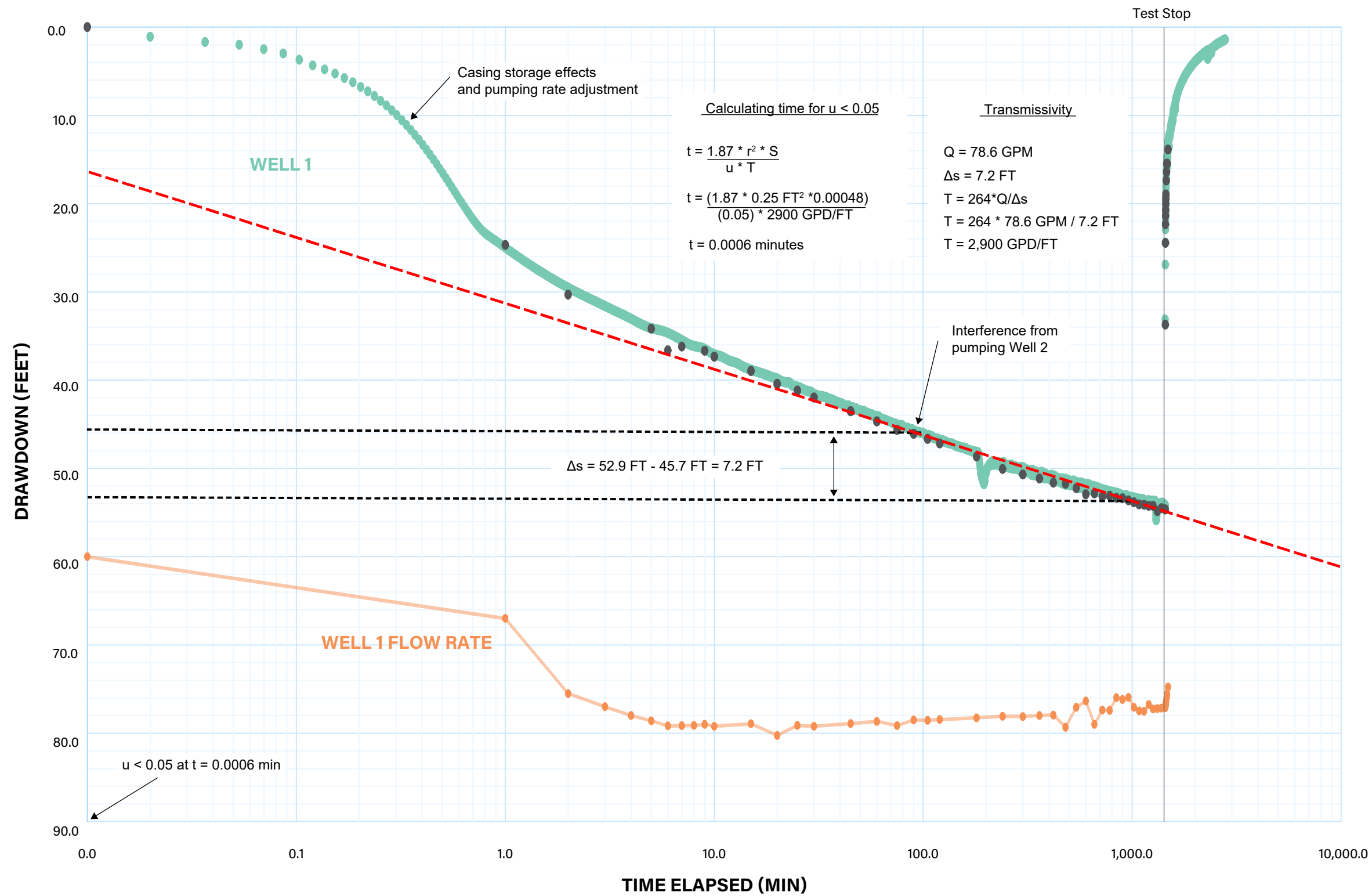
- Well 1 Observation
- Well 3 Pumping
- Well 4 Observation
- Well 3 Manuals
- Well 3 Manuals
- Well 3 Flow Rate

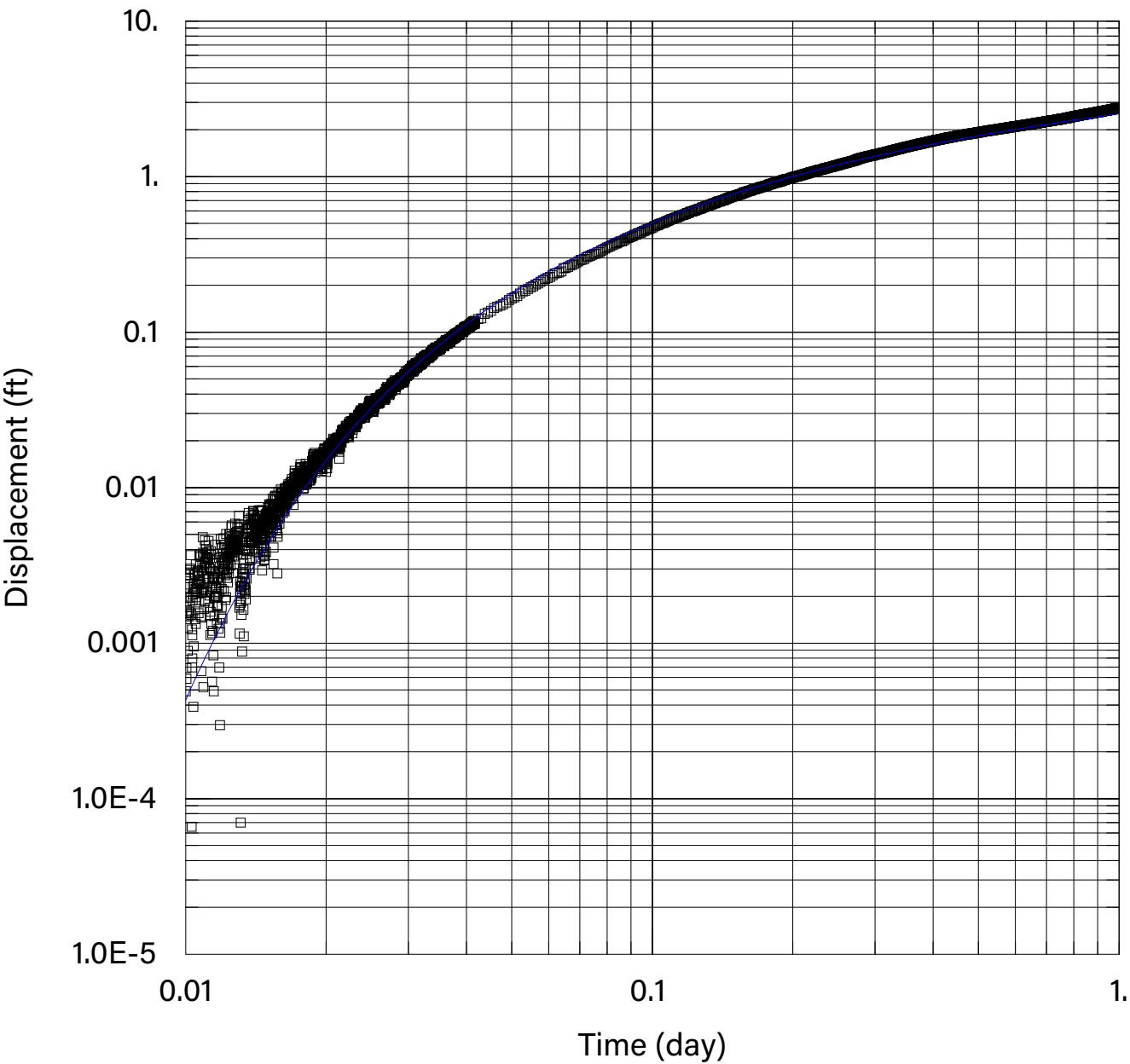


Attachment F

Drawdown Analyses

FIGURE 1F
Drawdown Versus Time at Well 1,
Well 1 Aquifer Test
 City Of Dayton
 Fisher Farms Well Development





WELL 1 AQUIFER TEST

Data Set: \...\Well1pumpWell3obs2.aqt
Date: 07/16/26
Time: 16:45:01

PROJECT INFORMATION

Company: GSI
Client: Dayton
Project: 107.031
Location: Dayton Oregon
Test Well: Well 1
Test Date: 4/14/26

WELL DATA

Pumping Wells			Observation Wells		
Well Name	X (ft)	Y (ft)	Well Name	X (ft)	Y (ft)
Well 1	0	0	Well 3	660	0

SOLUTION

Aquifer Model: Confined
Solution Method: Theis
T = 1096.8 ft²/day
Kz/Kr = 1.
S = 0.0005969
b = 32. ft

LEGEND

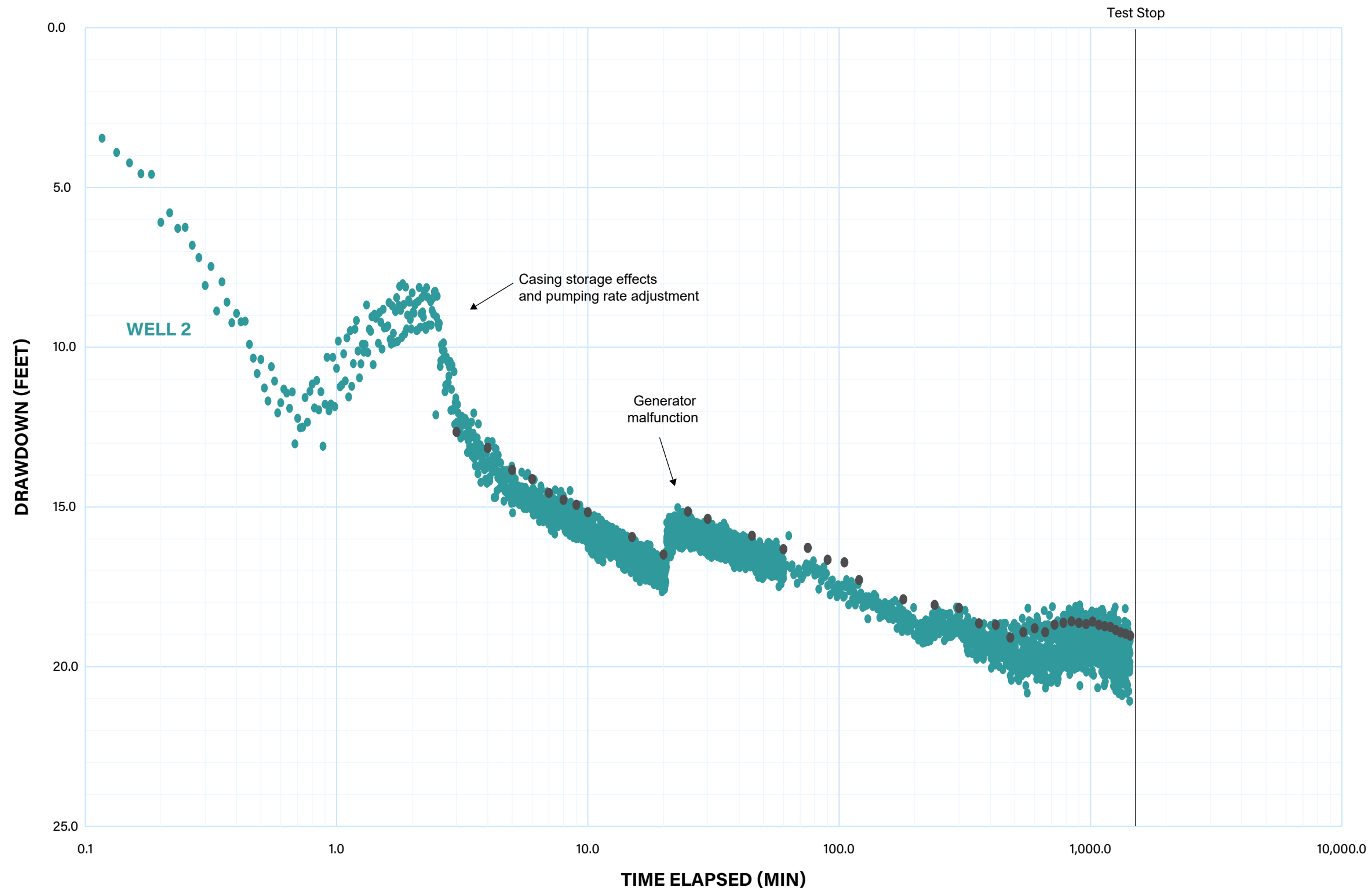
- Well 3 Observation
- Trendline

FIGURE 1.1F

Drawdown Versus Time at Observation Well 3, Well 1 Aquifer Test
City of Dayton Fisher Farms Well Development



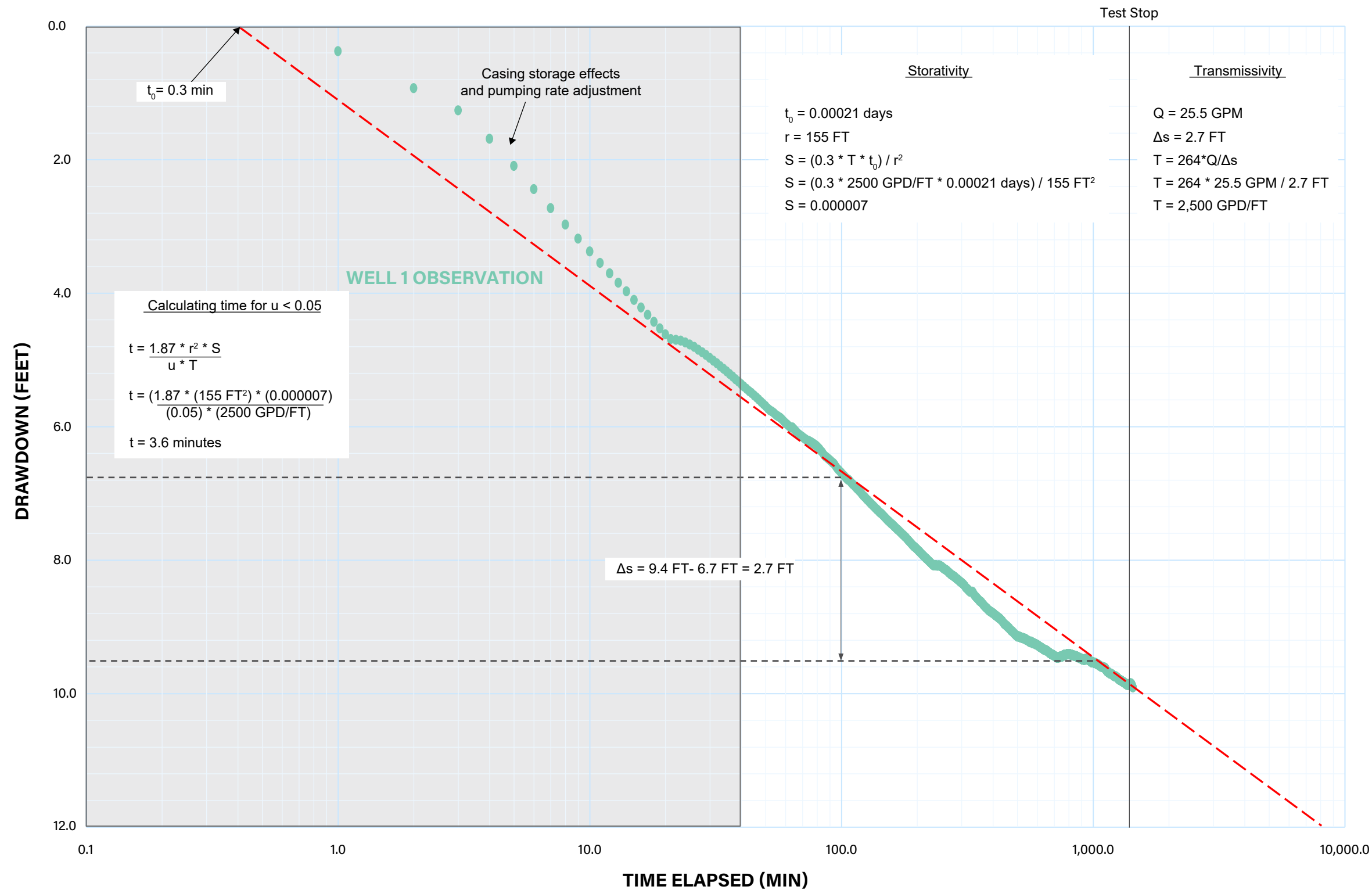
FIGURE 2F
Drawdown Versus Time at Well 2,
Well 2 Aquifer Test
 City Of Dayton
 Fisher Farms Well Development



LEGEND

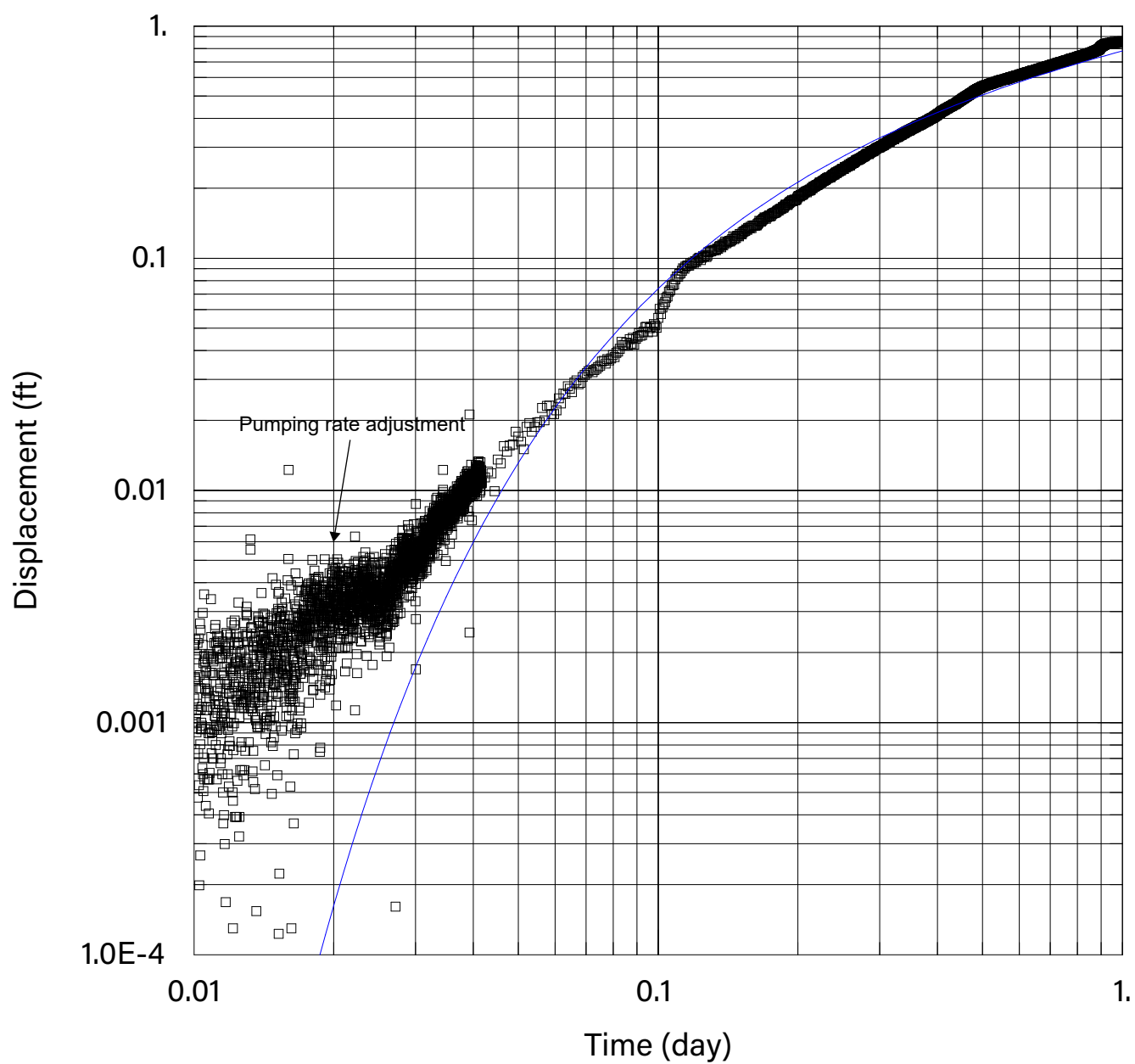
- Well 2 Pumping
- Well 2 Manuals

FIGURE 2.1F
Drawdown Versus Time
at Observation Well 1,
Well 2 Aquifer Test
 City Of Dayton
 Fisher Farms Well Development



- LEGEND**
- Well 1 Pumping
 - - - Trendline
 - - - Slope Intercepting Boundary
 - $u > 0.05$





WELL 2 AQUIFER TEST

Data Set: \...\Well2pumpWell3obs1.aqt
Date: 07/16/26
Time: 16:45:52

PROJECT INFORMATION

Company: GSI
Client: Dayton
Project: 107.031
Location: Dayton Oregon
Test Well: Well 2
Test Date: 4/7/26

WELL DATA

Pumping Wells			Observation Wells		
Well Name	X (ft)	Y (ft)	Well Name	X (ft)	Y (ft)
Well 2	0	0	Well 3	650	0

SOLUTION

Aquifer Model: Confined
Solution Method: Theis
 $T = 826.8 \text{ ft}^2/\text{day}$
 $Kz/Kr = 1.$
 $S = 0.0009452$
 $b = 32. \text{ ft}$

LEGEND

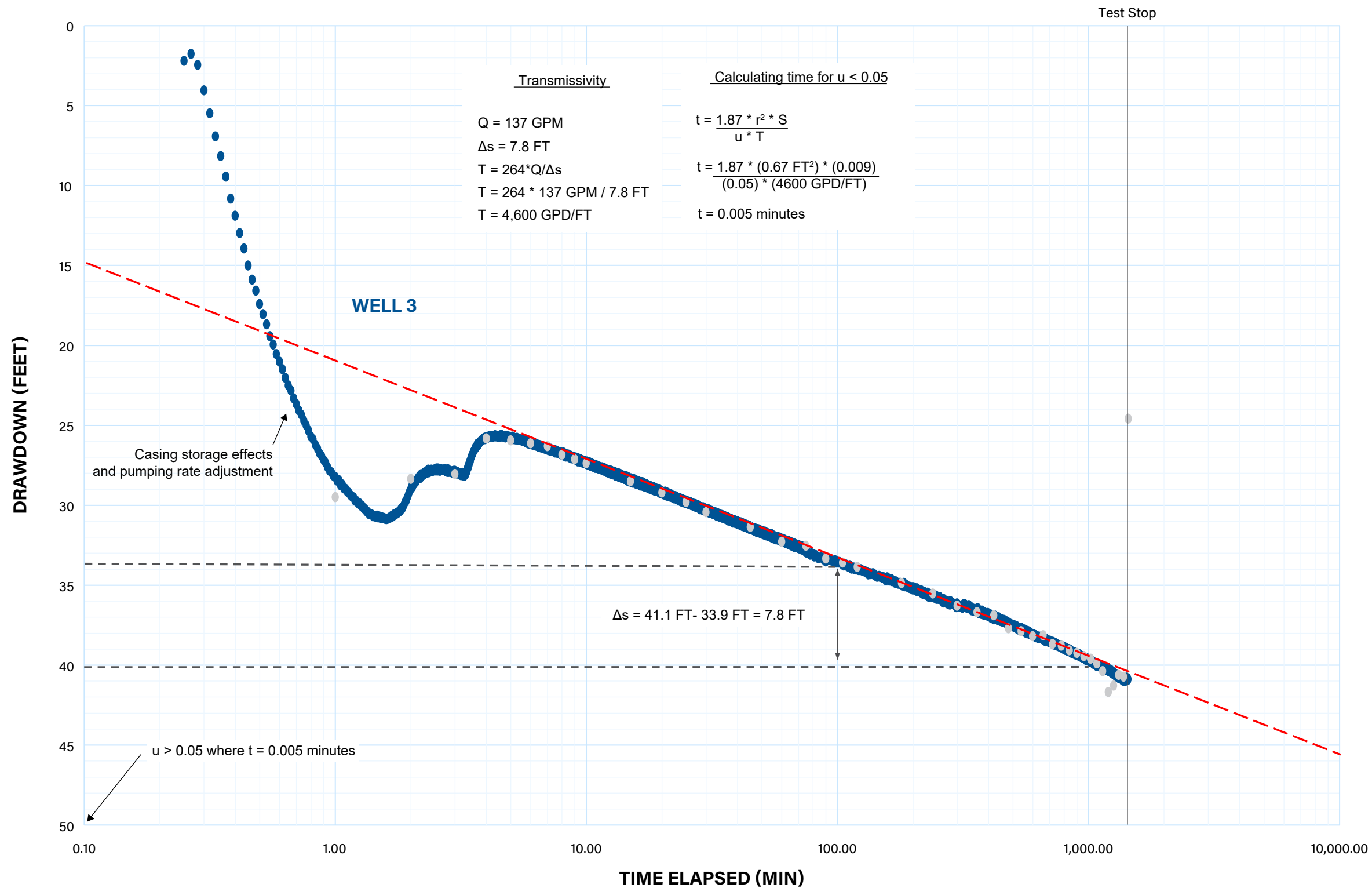
- Well 3 Observation
- Trendline

FIGURE 2.2F

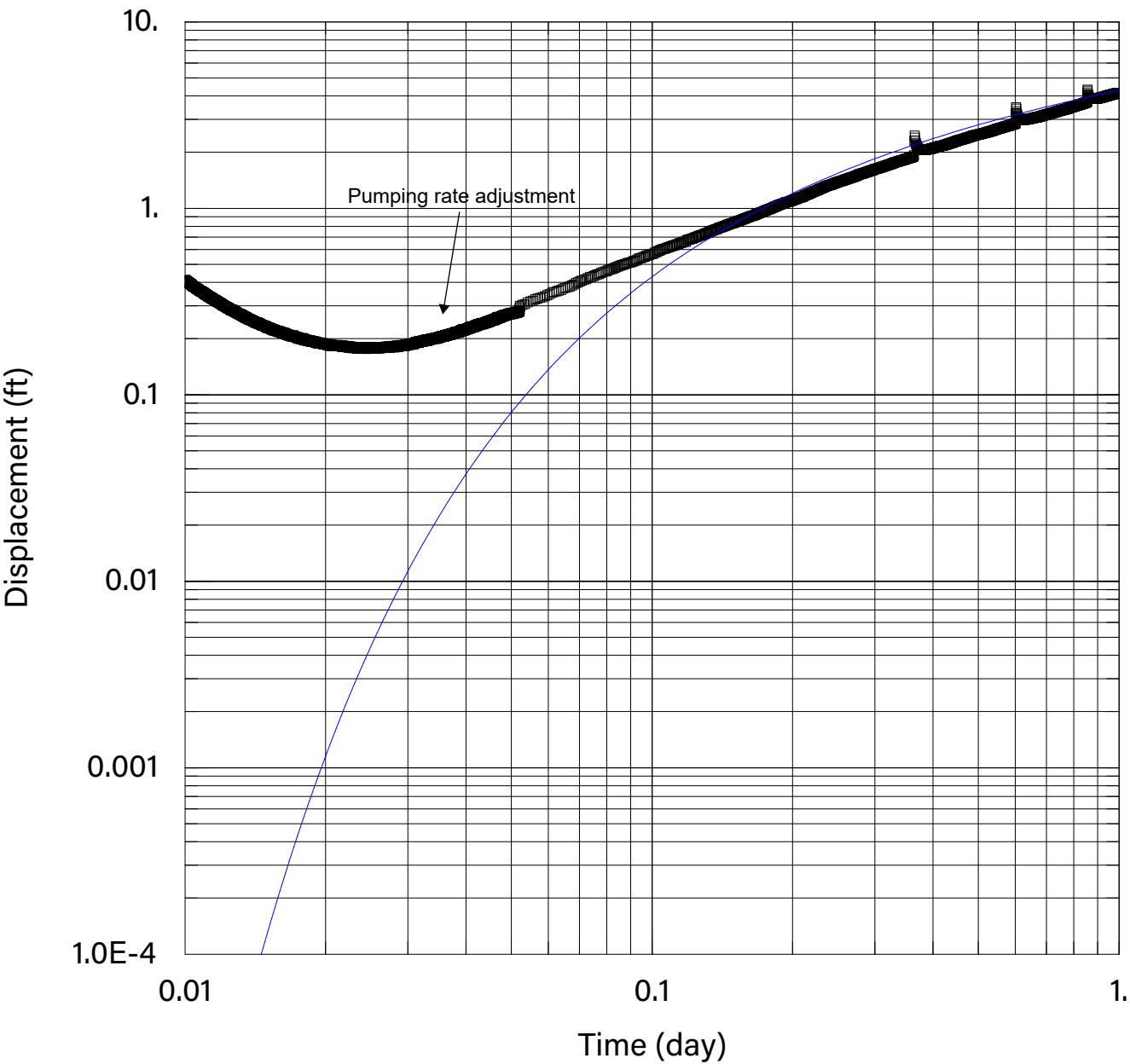
Drawdown Versus Time at Observation Well 3, Well 2 Aquifer Test
City of Dayton Fisher Farms Well Development



FIGURE 3F
Drawdown Versus Time at Well 3,
Well 3 Aquifer Test
 City Of Dayton
 Fisher Farms Well Development



- LEGEND**
- Well 3 Pumping
 - Well 3 Manuals
 - Trendline
 - Slope Intercepting Boundary



WELL 3 AQUIFER TEST

Data Set: \...\Well3pumpWell1obs1.aqt
Date: 08/11/26
Time: 14:24:41

PROJECT INFORMATION

Company: GSI
Client: Dayton
Project: 107.031
Location: Dayton Oregon
Test Well: Well 3
Test Date: 6/3/26

WELL DATA

Pumping Wells			Observation Wells		
Well Name	X (ft)	Y (ft)	Well Name	X (ft)	Y (ft)
Well 3	0	0	Well 1	660	0

SOLUTION

Aquifer Model: Confined
Solution Method: Theis
T = 826.5 ft²/day
Kz/Kr = 1.
S = 0.0008801
b = 32. ft

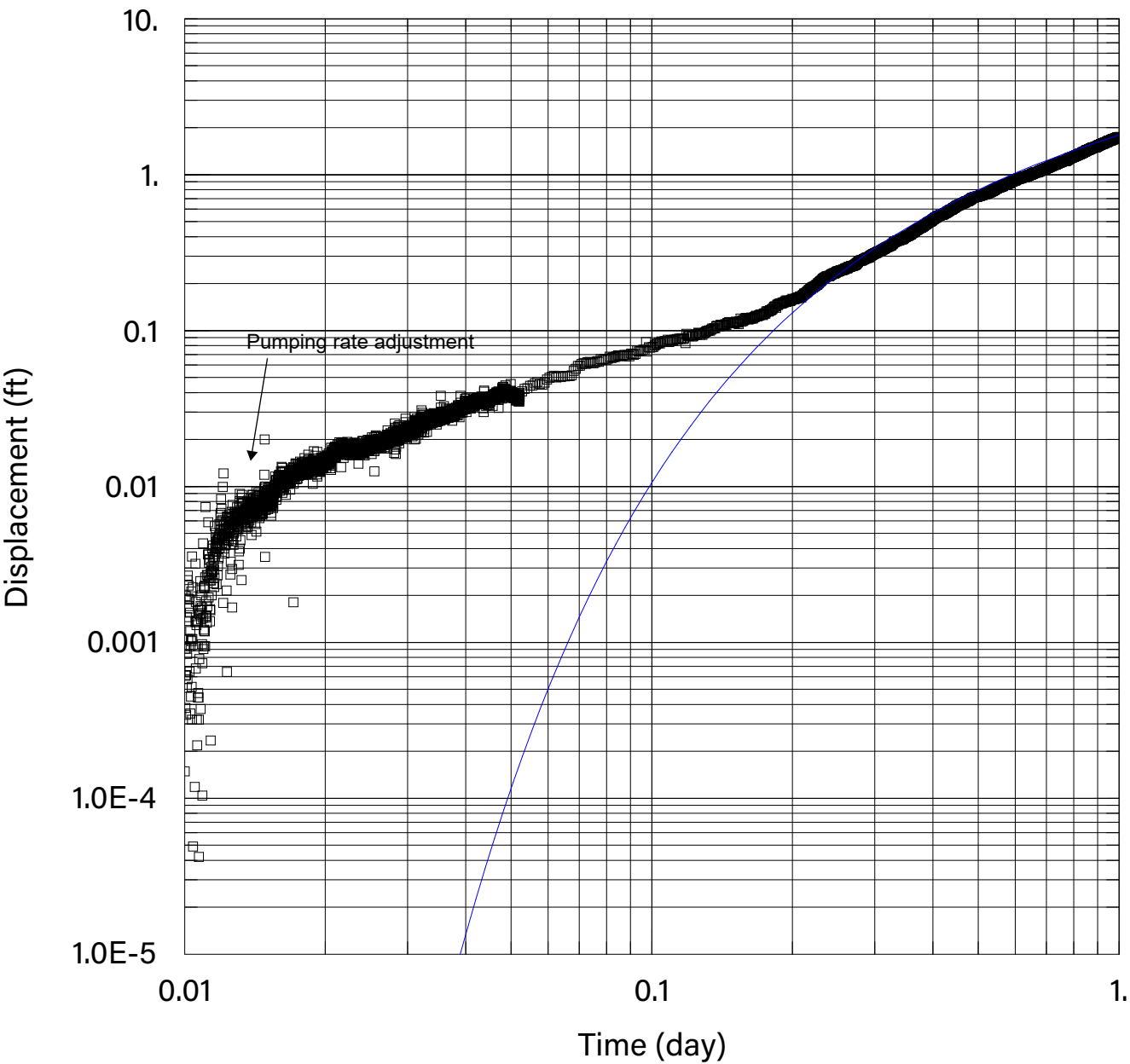
LEGEND

- Well 1 Observation
- Trendline

FIGURE 3.1F

Drawdown Versus Time at Observation Well 1, Well 3 Aquifer Test
City of Dayton Fisher Farms Well Development





WELL 3 AQUIFER TEST

Data Set: \...\Well3pumpWell4obs1.aqt
Date: 08/11/26
Time: 14:23:47

PROJECT INFORMATION

Company: GSI
Client: Dayton
Project: 107.031
Location: Dayton Oregon
Test Well: Well 1
Test Date: 6/3/26

WELL DATA

Pumping Wells			Observation Wells		
Well Name	X (ft)	Y (ft)	Well Name	X (ft)	Y (ft)
Well 3	0	0	Well 4	1200	0

SOLUTION

Aquifer Model: Confined
Solution Method: Theis
T = 844.6 ft²/day
Kz/Kr = 1.
S = 0.0009156
b = 32. ft

LEGEND

- Well 4 Observation
- Trendline

FIGURE 3.2F

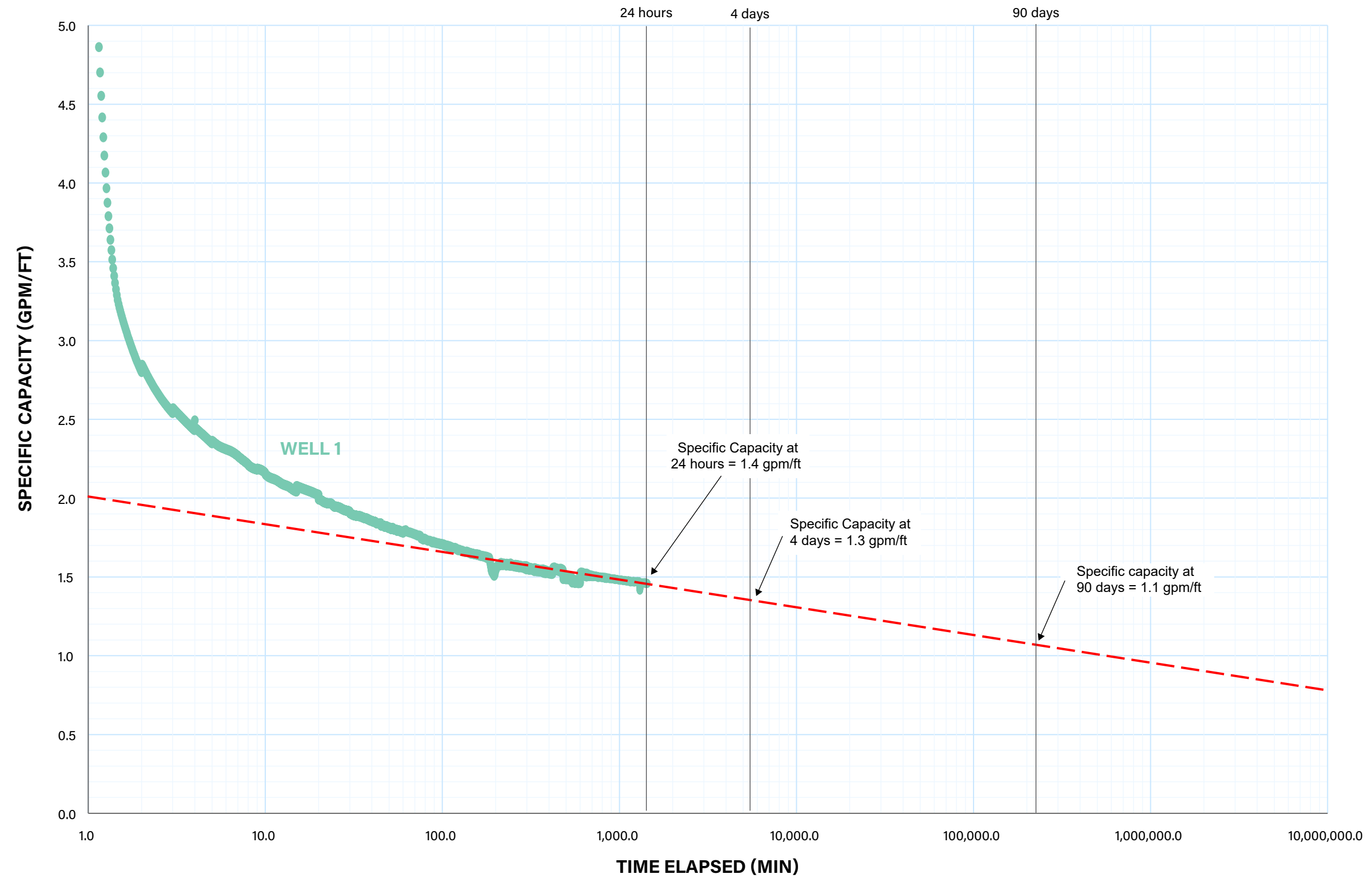
Drawdown Versus Time at Observation Well 4, Well 3 Aquifer Test
City of Dayton Fisher Farms Well Development



Attachment G

Specific Capacity Estimates

FIGURE 1G
Specific Capacity Versus
Time, Well 1 Aquifer Test
City Of Dayton
Fisher Farms Well Development



LEGEND
● Well 1 Pumping
-- Trendline



FIGURE 2G
Specific Capacity Versus Time,
Well 2 Aquifer Test
 City Of Dayton
 Fisher Farms Well Development

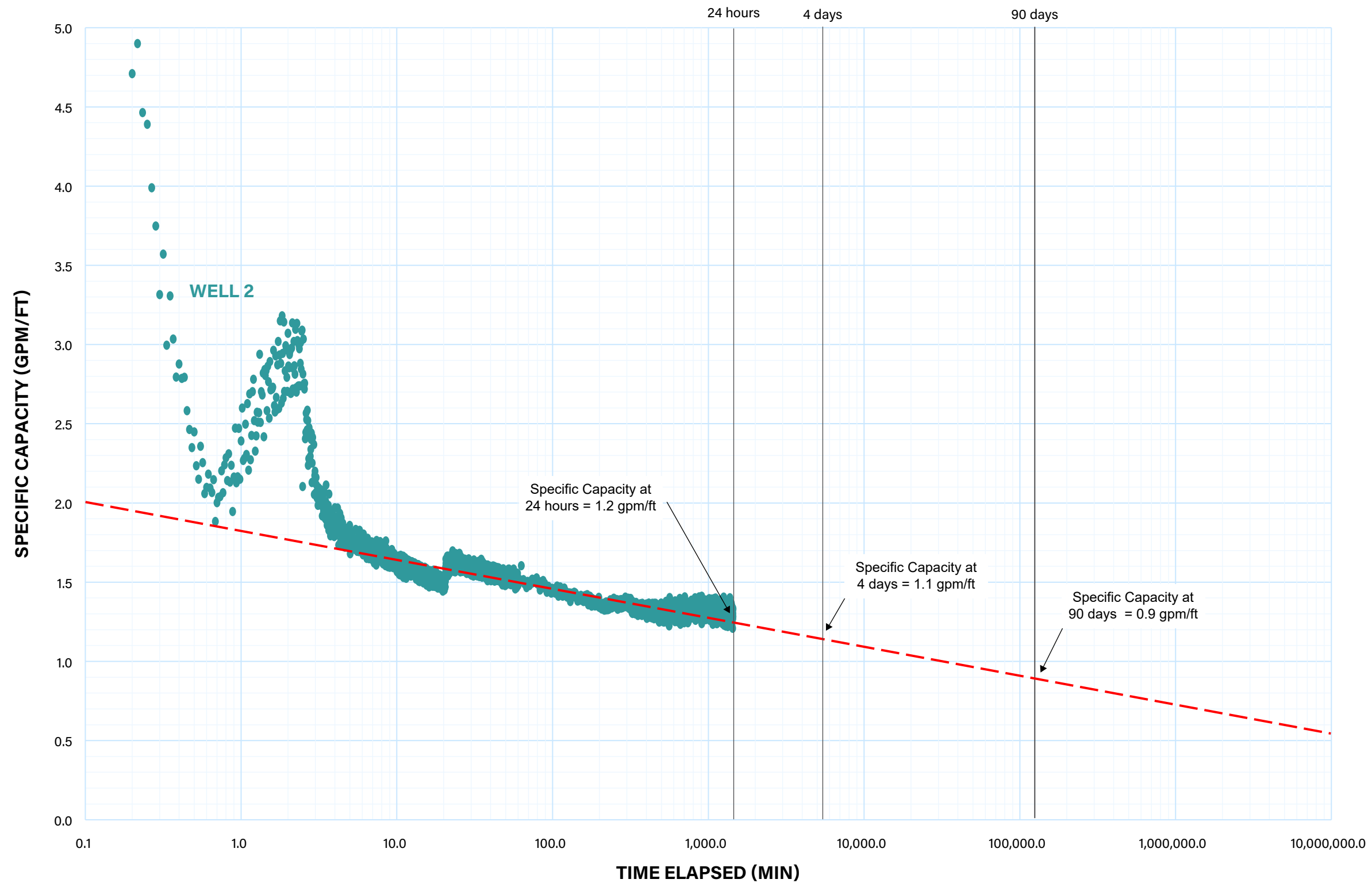


FIGURE 3G
Specific Capacity Versus Time,
Well 3 Aquifer Test
 City Of Dayton
 Fisher Farms Well Development

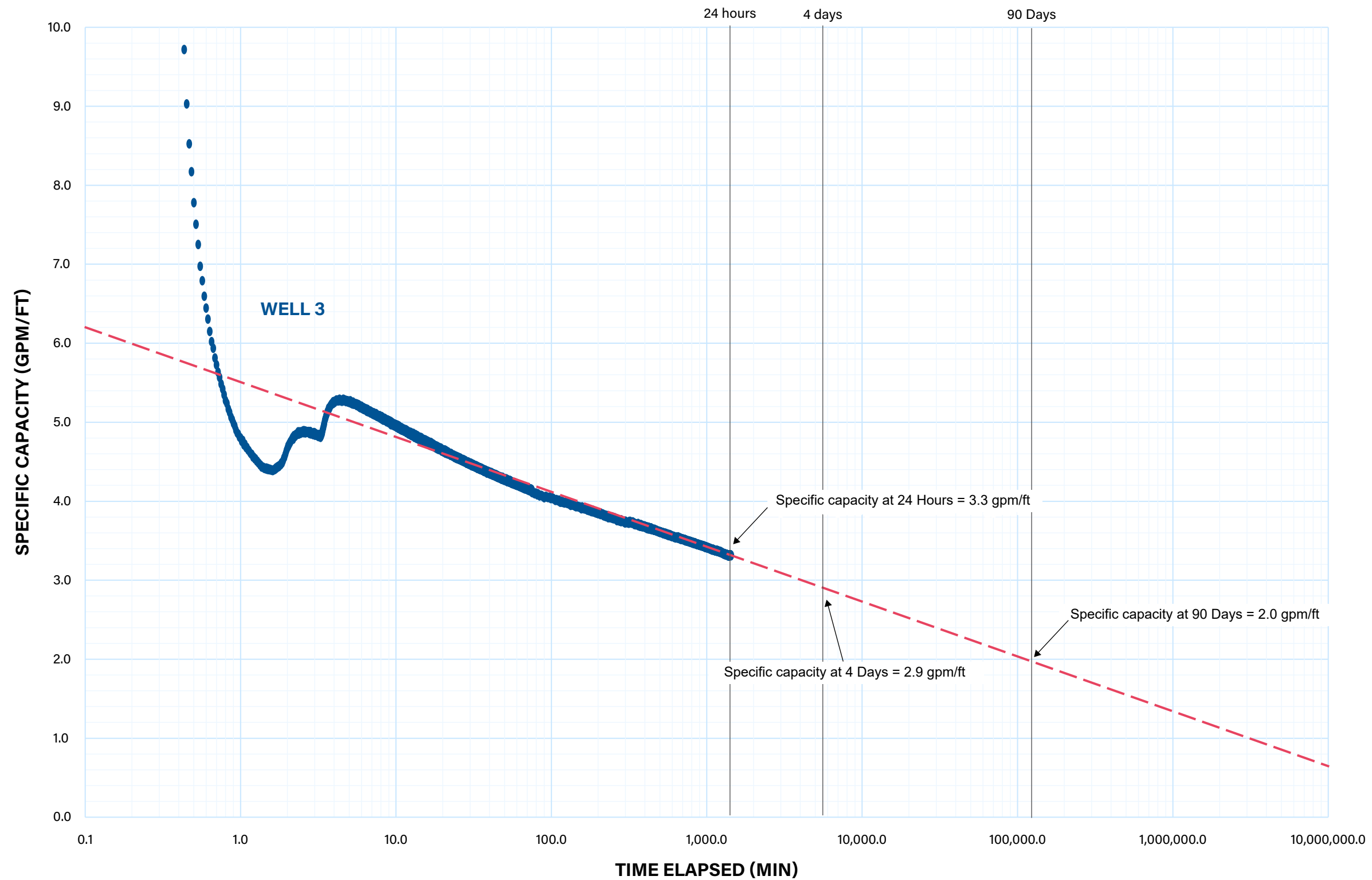
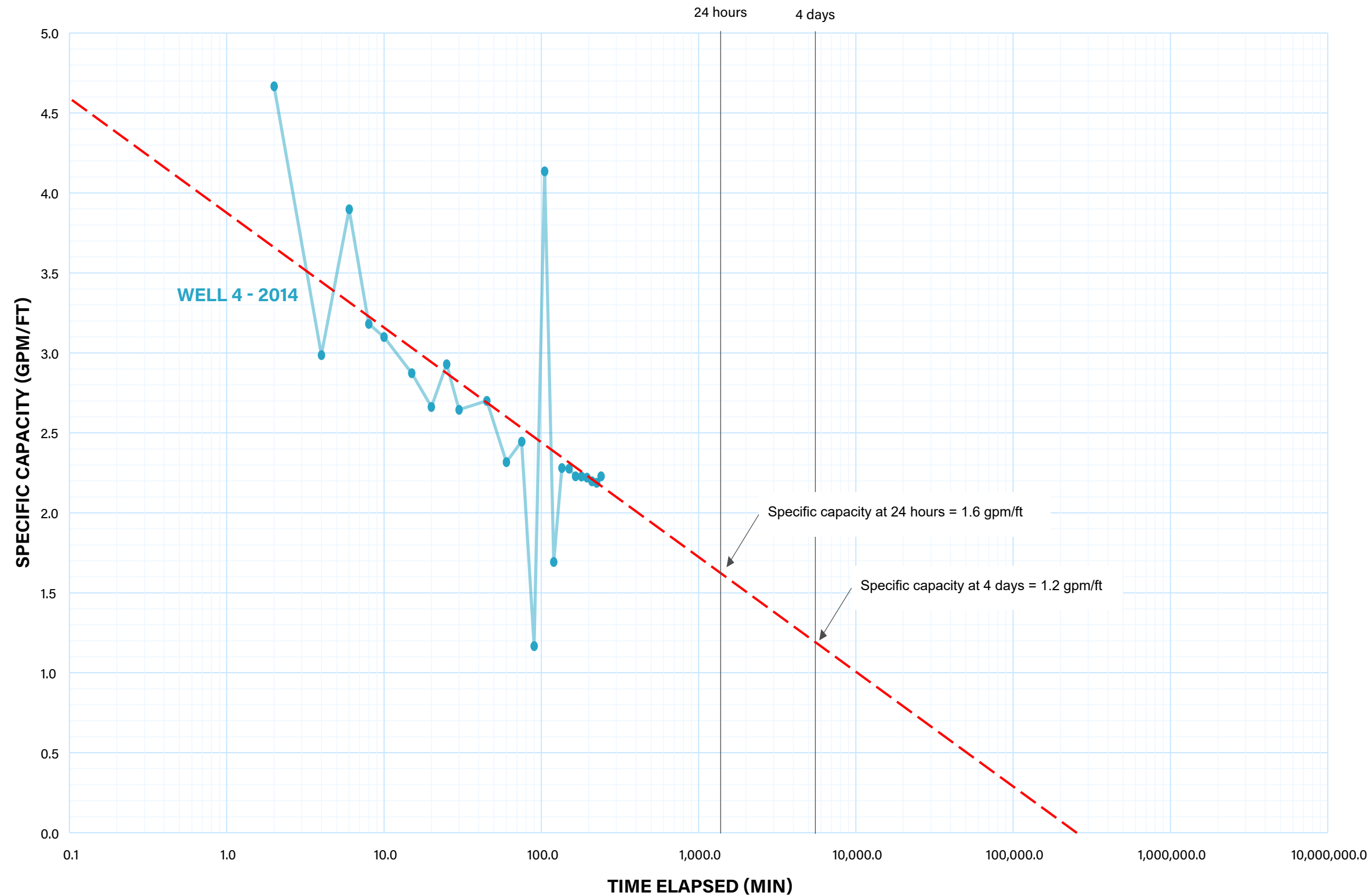


FIGURE 4G
Specific Capacity Versus Time 2014,
Well 4 Aquifer Test
 City Of Dayton
 Fisher Farms Well Development



LEGEND
 ● Well 4 Manual
 - - Trendline

Attachment H

Water Quality Tables

Table 1H. Water Quality Summary - 2026 Data

Fisher Farms Well Improvement Project

Analyte	Units	MCL/SMCL		MDL	Well 1	Well 2	Well 3
					4/15/2026	4/8/2026	6/4/2026
Field Parameters							
Temperature	°C	-	-	NA	12.7	13.8	14.6
Conductivity	µS/cm	-	-	NA	252	251	323
Dissolved Oxygen	mg/L	-	-	NA	10.9	18	0.08
pH	units	SMCL	6.5-8.5	NA	7.6	7.5	7.6
Turbidity	NTU	-	-	NA	4.1	6.5	3.1
ORP	mV	-	-	NA	-148.5	-171.7	-5.6
General Chemistry							
Calcium	mg/L	-	-	0.031	30	32	42
Chloride	mg/L	SMCL	250	0.015	2.8	3.5	5.9
Methane	mg/L	-	-	0.003	0.62	0.33	0.49
Sulfate	mg/L	SMCL	250	0.027	ND	ND	0.33
Total Hardness as CaCO3	mg/L	-	-	2.9	110	120	160
Total Alkalinity as CaCO3	mg/L	-	-	0.49	130	130	180
Total Dissolved Solids	mg/L	SMCL	500	8.4	180	200	250
Metals							
Iron	mg/L	SMCL	0.3	0.002	0.81	0.91	1.4
Magnesium	mg/L	-	-	0.009	8.4	9.1	14
Manganese	mg/L	SMCL	0.05	0.002	0.4	0.44	0.55
Radiological							
Radon 222	pCi/L	-	300	11.80	406	324	366

Notes

NA = not applicable

ND = not detected

Dash (-) = not regulated by EPA

Bold = exceeds regulatory criteria

MCL = maximum contaminant level

SMCL = secondary maximum contaminant level

MDL = method detection limit

mg/L = milligrams per liter

Table 2H. Historical Water Quality Summary

Fisher Farms Well Improvement Project

Analyte	Units	MCL/SMCL	MDL	Well 1				Well 2			Well 3				Well 4		
				3/19/2014	7/11/2018	12/16/2025	4/15/2026	3/19/2014	12/16/2025	4/8/2026	3/19/2014	7/11/2018	12/16/2025	6/4/2026	3/19/2014	7/11/2018	
Field Parameters																	
Temperature	°C	-	-	NA	-	14.7	12.1	12.7	-	-	13.8	-	15.2	12.7	14.6	-	15
Conductivity	µS/cm	-	-	NA	-	-	510	252	-	-	251	-	-	635	323	-	-
Dissolved Oxygen	mg/L	-	-	NA	-	-	0.76	10.9	-	-	18	-	-	13.3	0.08	-	-
pH	units	-	-	NA	-	7.87	7.55	7.6	-	-	7.5	-	7.92	7.52	7.6	-	7.85
Turbidity	NTU	-	-	0.1	4.45	-	3.2	4.1	-	-	6.5	-	-	3.57	3.1	-	-
ORP	mV	-	-	NA	-	-	-183.2	-148.5	-	-	-171.7	-	-	-75.8	-5.6	-	-
General Chemistry																	
Calcium	mg/L	-	-	0.031	-	-	-	30	-	-	32	-	-	-	42	-	-
Chloride	mg/L	SMCL	250	0.015	-	-	-	2.8	-	-	3.5	-	-	-	5.9	-	-
Methane	mg/L	-	-	0.001	0.41	-	1.3	0.62	0.51	0.58	0.33	0.36	-	-	0.49	2.4	-
Total Hardness as CaCO3	mg/L	-	-	2.9	-	124.7	-	110	-	-	120	-	164.3	-	160	-	209.5
Total Alkalinity as CaCO3	mg/L	-	-	0.49	-	129.1	-	130	-	-	130	-	157.2	-	180	-	210.5
Total Dissolved Solids	mg/L	SMCL	500	8.4	-	-	-	180	-	-	200	-	-	-	250	-	-
Cyanide, Free	mg/L	MCL	0.2	0.04	ND	-	-	-	ND	-	-	ND	-	-	-	ND	-
Fluoride	mg/L	MCL	4	0.1	0.2	-	-	-	0.27	-	-	0.2	-	-	-	0.43	-
Nitrate-N	mg/L	MCL	10	0.005	ND	-	-	-	ND	-	-	ND	-	-	-	ND	-
Nitrite-N	mg/L	MCL	1	0.005	ND	-	-	-	ND	-	-	ND	-	-	-	0.0028 IJ	-
Sulfate	mg/L	SMCL	250	0.027	-	-	-	ND	-	-	ND	-	-	-	0.33	-	-
Total Nitrate/Nitrite	mg/L	MCL	10	0.005	ND	-	-	-	ND	-	-	ND	-	-	-	ND	-
Metals																	
Iron	mg/L	SMCL	0.3	0.01	-	1.4	0.97	0.81	-	0.11	0.91	-	2.16	0.15	1.4	-	8.57
Magnesium	mg/L	-	-	0.009	-	-	-	8.4	-	-	9.1	-	-	-	14	-	-
Manganese	mg/L	SMCL	0.05	0.002	-	-	0.44	0.40	-	0.46	0.44	-	-	0.6	0.55	-	-
Antimony	mg/L	MCL	0.006	0.001	ND	-	-	-	ND	-	-	ND	-	-	-	ND	-
Beryllium	mg/L	MCL	0.004	0.001	ND	-	-	-	ND	-	-	ND	-	-	-	ND	-
Cadmium	mg/L	MCL	0.005	0.001	ND	-	-	-	ND	-	-	ND	-	-	-	ND	-
Chromium	mg/L	MCL	0.1	0.01	ND	-	-	-	ND	-	-	ND	-	-	-	0.004	-
Lead	mg/L	Action Level	0.015	0.001	ND	-	-	-	ND	-	-	ND	-	-	-	0.001	-
Mercury	mg/L	MCL	0.002	0.0002	ND	-	-	-	ND	-	-	ND	-	-	-	ND	-
Nickel	mg/L	-	-	0.005	ND	-	-	-	ND	-	-	ND	-	-	-	0.005	-
Selenium	mg/L	MCL	0.05	0.005	ND	-	-	-	ND	-	-	ND	-	-	-	ND	-
Thallium	mg/L	MCL	0.002	0.001	ND	-	-	-	ND	-	-	ND	-	-	-	ND	-
Uranium	mg/L	MCL	0.03	NA	ND	-	-	-	ND	-	-	ND	-	-	-	ND	-
Radiological																	
Radon 222	pCi/L	-	300	18.7	-	-	-	406	-	-	324	-	-	-	366	-	-
Gross Alpha	pCi/L	MCL	15	3	ND	-	-	-	ND	-	-	ND	-	-	-	2.95	-
Gross Beta	pCi/L	MCL	50	4	ND	-	-	-	ND	-	-	ND	-	-	-	1.59	-
Radium-226	pCi/L	-	-	NA	ND	-	-	-	ND	-	-	ND	-	-	-	ND	-
Radium-228	pCi/L	-	-	5	ND	-	-	-	ND	-	-	ND	-	-	-	ND	-
Radium-226/228 (Combined)	pCi/L	MCL	5	5	ND	-	-	-	ND	-	-	ND	-	-	-	ND	-

Table 2H. Historical Water Quality Summary

Fisher Farms Well Improvement Project

Analyte	Units	MCL/SMCL	MDL	Well 1				Well 2			Well 3				Well 4		
				3/19/2014	7/11/2018	12/16/2025	4/15/2026	3/19/2014	12/16/2025	4/8/2026	3/19/2014	7/11/2018	12/16/2025	6/4/2026	3/19/2014	7/11/2018	
VOCs																	
1,1,1-Trichloroethane	mg/L	MCL	0.2	0.0005	ND	-	-	-	ND	-	-	ND	-	-	-	ND	-
1,1,2-Trichloroethane	mg/L	MCL	0.005	0.0005	ND	-	-	-	ND	-	-	ND	-	-	-	ND	-
1,1-Dichloroethylene	mg/L	MCL	0.007	0.0005	ND	-	-	-	ND	-	-	ND	-	-	-	ND	-
1,2,4-Trichlorobenzene	mg/L	MCL	0.07	0.0005	ND	-	-	-	ND	-	-	ND	-	-	-	ND	-
1,2-Dichloroethane	mg/L	MCL	0.005	0.0005	ND	-	-	-	ND	-	-	ND	-	-	-	ND	-
1,2-Dichloropropane	mg/L	MCL	0.005	0.0005	ND	-	-	-	ND	-	-	ND	-	-	-	ND	-
Benzene	mg/L	MCL	0.005	0.0005	ND	-	-	-	ND	-	-	ND	-	-	-	ND	-
Carbon Tetrachloride	mg/L	MCL	0.005	0.0005	ND	-	-	-	ND	-	-	ND	-	-	-	ND	-
Chlorobenzene	mg/L	MCL	0.1	0.0005	ND	-	-	-	ND	-	-	ND	-	-	-	ND	-
cis-1,2-Dichloroethylene	mg/L	MCL	0.07	0.0005	ND	-	-	-	ND	-	-	ND	-	-	-	ND	-
Ethylbenzene	mg/L	MCL	0.7	0.0005	ND	-	-	-	ND	-	-	ND	-	-	-	ND	-
Methylene Chloride	mg/L	MCL	0.005	0.0005	ND	-	-	-	ND	-	-	ND	-	-	-	ND	-
o-Dichlorobenzene	mg/L	MCL	0.6	0.0005	ND	-	-	-	ND	-	-	ND	-	-	-	ND	-
p-Dichlorobenzene	mg/L	MCL	0.075	0.0005	ND	-	-	-	ND	-	-	ND	-	-	-	ND	-
Styrene	mg/L	MCL	0.1	0.0005	ND	-	-	-	ND	-	-	ND	-	-	-	ND	-
Tetrachloroethylene	mg/L	MCL	0.005	0.0005	ND	-	-	-	ND	-	-	ND	-	-	-	ND	-
Toluene	mg/L	MCL	1	0.0005	ND	-	-	-	ND	-	-	ND	-	-	-	ND	-
Total Xylenes	mg/L	MCL	10	0.0005	ND	-	-	-	ND	-	-	ND	-	-	-	ND	-
trans-1,2-Dichloroethylene	mg/L	MCL	0.1	0.0005	ND	-	-	-	ND	-	-	ND	-	-	-	ND	-
Trichloroethylene	mg/L	MCL	0.005	0.0005	ND	-	-	-	ND	-	-	ND	-	-	-	ND	-
Vinyl Chloride	mg/L	MCL	0.002	0.0005	ND	-	-	-	ND	-	-	ND	-	-	-	ND	-
SOCs																	
1,2-Dibromo-3-chloropropane (DBCP)	mg/L	MCL	0.0002	0.000003	ND	-	-	-	ND	-	-	ND	-	-	-	ND	-
1,2-Dibromoethane (EDB)	mg/L	MCL	0.00005	0.000011	ND	-	-	-	ND	-	-	ND	-	-	-	ND	-
2,4,5-TP (Silvex)	mg/L	MCL	0.05	0.00014	ND	-	-	-	ND	-	-	ND	-	-	-	ND	-
2,4-D	mg/L	MCL	0.07	0.00012	ND	-	-	-	ND	-	-	ND	-	-	-	ND	-
Alachlor	mg/L	MCL	0.002	0.00005	ND	-	-	-	ND	-	-	ND	-	-	-	ND	-
Atrazine	mg/L	MCL	0.003	0.00004	ND	-	-	-	ND	-	-	ND	-	-	-	ND	-
Benzo(a)pyrene	mg/L	MCL	0.0002	0.00003	ND	-	-	-	ND	-	-	ND	-	-	-	ND	-
Carbofuran	mg/L	MCL	0.04	0.0009	ND	-	-	-	ND	-	-	ND	-	-	-	ND	-
Chlordane	mg/L	MCL	0.002	0.00007	ND	-	-	-	ND	-	-	ND	-	-	-	ND	-
Dalapon	mg/L	MCL	0.2	0.00021	ND	-	-	-	ND	-	-	ND	-	-	-	ND	-
Di(2-ethylhexyl)-Adipate	mg/L	MCL	0.4	0.00005	ND	-	-	-	ND	-	-	ND	-	-	-	ND	-
Di(2-ethylhexyl)-Phthalate	mg/L	MCL	0.006	0.00037	ND	-	-	-	ND	-	-	ND	-	-	-	ND	-
Dinoseb	mg/L	MCL	0.007	0.00012	ND	-	-	-	ND	-	-	ND	-	-	-	ND	-
Diquat	mg/L	MCL	0.02	0.00024	ND	-	-	-	ND	-	-	ND	-	-	-	ND	-
Endothall	mg/L	MCL	0.1	0.003	ND	-	-	-	ND	-	-	ND	-	-	-	ND	-
Endrin	mg/L	MCL	0.0002	0.00002	ND	-	-	-	ND	-	-	ND	-	-	-	ND	-
Glyphosate	mg/L	MCL	0.7	0.002	ND	-	-	-	ND	-	-	ND	-	-	-	ND	-
Heptachlor	mg/L	MCL	0.0004	0.00004	ND	-	-	-	ND	-	-	ND	-	-	-	ND	-
Heptachlor Epoxide	mg/L	MCL	0.0002	0.00003	ND	-	-	-	ND	-	-	ND	-	-	-	ND	-
Hexachlorobenzene	mg/L	MCL	0.001	0.00002	ND	-	-	-	ND	-	-	ND	-	-	-	ND	-
Hexachlorocyclopentadiene	mg/L	MCL	0.05	0.00005	ND	-	-	-	ND	-	-	ND	-	-	-	ND	-
Lindane (BHC-Gamma)	mg/L	MCL	0.0002	0.00004	ND	-	-	-	ND	-	-	ND	-	-	-	ND	-
Methoxychlor	mg/L	MCL	0.04	0.00007	ND	-	-	-	ND	-	-	ND	-	-	-	ND	-
Oxamyl (Vydate)	mg/L	MCL	0.2	0.0009	ND	-	-	-	ND	-	-	ND	-	-	-	ND	-
PCBs (Total Aroclors)	mg/L	MCL	0.0005	0.0005	ND	-	-	-	ND	-	-	ND	-	-	-	ND	-
Pentachlorophenol	mg/L	MCL	0.001	0.00008	ND	-	-	-	ND	-	-	ND	-	-	-	ND	-
Picloram	mg/L	MCL	0.5	0.00004	ND	-	-	-	ND	-	-	ND	-	-	-	ND	-

Table 2H. Historical Water Quality Summary

Fisher Farms Well Improvement Project

Analyte	Units	MCL/SMCL		MDL	Well 1				Well 2			Well 3				Well 4	
					3/19/2014	7/11/2018	12/16/2025	4/15/2026	3/19/2014	12/16/2025	4/8/2026	3/19/2014	7/11/2018	12/16/2025	6/4/2026	3/19/2014	7/11/2018
Simazine	mg/L	MCL	0.004	0.00003	ND	-	-	-	ND	-	-	ND	-	-	-	ND	-
Toxaphene	mg/L	MCL	0.003	0.0005	ND	-	-	-	ND	-	-	ND	-	-	-	ND	-

\\GSICLOUD\Projects\107 - Dayton\031 - Fisher Nursery GW Development\12-Reporting\03-Water Quality Tables\01-Data

Notes
* previously proposed MCL limit by the EPA but not officially set
NA = not applicable
ND = not detected
Dash (-) = not regulated by EPA or collected
Bold = exceeds regulatory criteria
MCL = maximum contaminant level
SMCL = secondary maximum contaminant level
MDL = method detection limit
mg/L = milligrams per liter

Table 3H. Bacteriological Water Quality Summary

Fisher Farms Well Improvement Project

Analyte	Units	MCL/TT	Well 1		Well 2		
			3/19/2014	5/22/2026	4/16/2026	5/22/2026	5/27/2026
Plate Count	CFU/mL	-	-	1400	-	1256	-
ATP Initial	cells/mL	-	-	1.4 million	-	49000	-
ATP 24 Hour	cells/mL	-	-	1.3 million	-	78000	-
Anaerobic Growth	%	-	-	10	-	10	-
Sulfate Reducing Bacteria	Positive/Negative	-	-	Negative	-	Negative	-
Iron/Manganese Oxidizing Bacteria	Positive/Negative	-	-	Negative	-	Negative	-
Total Coliform	Positive/Negative	TT	Positive	Negative	Positive (73.8 MPN/100 mL)	Negative	Negative
E. coli	Positive/Negative	MCL	Negative	Negative	-	Negative	-
Dominant Bacterial Population #1	Organism Identified	-	-	Pseudomonas marginalis	-	Pseudomonas putida	-
Dominant Bacterial Population #2	Organism Identified	-	-	Acinetobacter lwoffii	-	Acidovorax delafieldii	-

\\GSICLOUD\Projects\107 - Dayton\031 - Fisher Nursery GW Development\12-Reporting\03-Water Quality Tables\01-Data

Notes

* previously proposed MCL limit by the EPA but not officially set

NA = not applicable

ND = not detected

Dash (-) = not sampled/not regulated by EPA

Bold = exceeds regulatory criteria

MCL = maximum contaminant level

SMCL = secondary maximum contaminant level

MDL = method detection limit

mg/L = milligrams per liter

Location: Dayton, Oregon

Project: Dayton Fisher Farm Wells

Current Project ~ Well No 1 & 3 Improvements,

Future Project ~ Well No 4 Improvements (tentative, confirm after new well is drilled)

Job Number: 2609.4102.0

Date: Aug 2026

Preliminary Estimate of Probable Cost (predesign budget only)

Item No.	Description	Estimated Quantity	Unit	Unit Price	Total Price
Well No. 1 & 3 Development (Current Project)					
1.	Mobilization, Bonds, Permits and Insurance, etc.	ALL	L.S.	Lump Sum	\$35,000.00
2.	Site Work & Drainage (Well 3 & Methane Stripper Site) (Well 1 & 3)				
a.	General Excavation, Grading & Backfill, complete	ALL	L.S.	Lump Sum	\$7,500.00
b.	Overexcavation & Backfill, complete (stipulated price)	60	C.Y.	\$50.00	\$3,000.00
c.	Baserock & Finish Grading, complete	ALL	L.S.	Lump Sum	\$4,450.00
3.	Well 3 Wellhead Improvements (Well 3)				
a.	Well Pump, Riser Pipe & Check Valves, Drop Tubes & Appurtenances, complete	ALL	L.S.	Lump Sum	\$34,000.00
b.	Wellhead Pitless Adapter, complete	ALL	L.S.	Lump Sum	\$16,500.00
c.	Piping & Valves to stripper building, Complete	ALL	L.S.	Lump Sum	\$6,500.00
d.	Flow Meter system, complete	ALL	L.S.	Lump Sum	\$7,600.00
4.	Well 1 Wellhead Improvements (Well 1)				
a.	Well Pump, Riser Pipe & Check Valves, Drop Tubes & Appurtenances, complete	ALL	L.S.	Lump Sum	\$25,000.00
b.	Wellhead Pitless Adapter, complete	ALL	L.S.	Lump Sum	\$16,500.00
c.	Piping & Valves to Well 3 site, Complete	ALL	L.S.	Lump Sum	\$6,500.00
	1) 4-inch C900 PVC Waterline	700	L.F.	\$75.00	\$52,500
	2) 4-inch Gate Valve	1	Each	\$2,200.00	\$2,200
d.	Flow Meter system, complete	ALL	L.S.	Lump Sum	\$6,500.00
5.	Methane Stripper/Control Building (Well 3)				
a.	Foundation & Slabs, complete	ALL	L.S.	Lump Sum	\$12,500.00
b.	Methane Stripper/Control Building, excluding doors	ALL	L.S.	Lump Sum	\$31,000.00
c.	Building mandoor & rollup door, complete	ALL	L.S.	Lump Sum	\$12,500.00
6.	Methane Stripper/Control Building Mechanical (Well 3 site)				
a.	Piping system inside building, complete, excl. valves	ALL	L.S.	Lump Sum	\$12,220.00
b.	Check Valves, Isolation Valves, ARV, complete	ALL	L.S.	Lump Sum	\$7,300.00
c.	Methane Stripper System, complete	ALL	L.S.	Lump Sum	\$150,000.00
d.	Booster Pump System, complete	ALL	L.S.	Lump Sum	\$25,000.00

Location: Dayton, Oregon

Project: Dayton Fisher Farm Wells

Current Project ~ Well No 1 & 3 Improvements,

Future Project ~ Well No 4 Improvements (tentative, confirm after new well is drilled)

Job Number: 2609.4102.0

Date: Aug 2026

Preliminary Estimate of Probable Cost (predesign budget only)

Item No.	Description	Estimated Quantity	Unit	Unit Price	Total Price
7.	Well 3/Methane Stripper Site Piping <i>(Well 3 site)</i>				
a.	New Water Mains & Connections, complete	ALL	L.S.	Lump Sum	\$12,500.00
b.	2 port Fire Hydrant Assembly, complete	ALL	L.S.	Lump Sum	\$7,300.00
c.	Trench Foundation Stabilization (stipulated price)	35	C.Y.	\$50.00	\$2,080.00
8.	Well 3 Electrical & Controls <i>(Well 3)</i>				
a.	Power Service, complete	ALL	L.S.	Lump Sum	\$35,000.00
b.	Electrical & Controls (including Well 3 VFD & Booster Pump VFD), complete	ALL	L.S.	Lump Sum	\$79,050.00
9.	Well 1 Electrical & Controls <i>(Well 1)</i>				
a.	Power Service, complete	ALL	L.S.	Lump Sum	\$25,000.00
b.	Electrical & Controls (including Well 1 VFD), complete	ALL	L.S.	Lump Sum	\$43,000.00
8.	Materials Testing				
a.	Methane Stripper/Control Building & Concrete	ALL	L.S.	Lump Sum	\$2,300.00
b.	Compaction Testing (Site Work, Grading, Trenches)	ALL	L.S.	Lump Sum	\$1,630.00
9.	As-built Drawings, O&M Manuals, Training <i>(Well 1 & 3)</i>				
a.	As-built Drawings, Complete (stipulated price)	ALL	L.S.	Lump Sum	\$2,800.00
b.	O&M Manuals (stipulated price)	ALL	L.S.	Lump Sum	\$4,500.00
c.	Training Public Works personnel, complete	ALL	L.S.	Lump Sum	\$2,500.00

(Well 1 & 3 Project) Total Preliminary Predesign Estimate of Construction Costs: \$691,930.00

Contingency & Soft Costs

Contingency as a % of Total Construction Costs (round up)	%	15%	\$104,000
Design Engineering (round up)	%	11%	\$77,000
Bidding Services, Construction Engineering (round up)	%	9%	\$63,000
Easement Acquisitions	L.S.	Lump Sum	\$0

Total Contingency & Soft Costs Costs: \$244,000

(Well 1 & 3 Project) PRELIMINARY TOTAL PREDESIGN ESTIMATED PROJECT COST: \$935,930

Location: Dayton, Oregon

Project: Dayton Fisher Farm Wells

Current Project ~ Well No 1 & 3 Improvements,

Future Project ~ Well No 4 Improvements (tentative, confirm after new well is drilled)

Job Number: 2609.4102.0

Date: Aug 2026

Preliminary Estimate of Probable Cost (predesign budget only)

Item No.	Description	Estimated Quantity	Unit	Unit Price	Total Price
Well No. 4 Development (verify after well drilled/tested, & projected production rates determined by GSI)					
1.	Mobilization, Bonds, Permits and Insurance, etc.	ALL	L.S.	Lump Sum	\$35,000.00
2.	Site Work & Drainage (Pump Station Site) (Well 4)				
a.	General Excavation, Grading & Backfill, complete	ALL	L.S.	Lump Sum	\$5,500.00
b.	Overexcavation & Backfill, complete (stipulated price)	30	C.Y.	\$50.00	\$2,490.00
c.	Baserock & Finish Grading, complete	ALL	L.S.	Lump Sum	\$4,450.00
3	Well 4 Wellhead Improvements (Well 4)				
a.	Well Pump, Riser Pipe & Check Valves, Drop Tubes & Appurtenances, complete	ALL	L.S.	Lump Sum	\$34,000.00
b.	Wellhead Pitless Adapter, complete	ALL	L.S.	Lump Sum	\$16,500.00
c.	Piping & Valves to stripper building, Complete	ALL	L.S.	Lump Sum	\$6,500.00
d.	Flow Meter system, complete	ALL	L.S.	Lump Sum	\$7,600.00
4.	Methane Stripper/Control Building (Well 4)				
a.	Foundation & Slabs, complete	ALL	L.S.	Lump Sum	\$12,500.00
b.	Methane Stripper/Control Building, excluding doors	ALL	L.S.	Lump Sum	\$31,000.00
c.	Methane Stripper/Control Building doors, complete	ALL	L.S.	Lump Sum	\$12,500.00
5.	Methane Stripper/Control Building Mechanical (Well 4)				
a.	Piping system inside building, complete, excl. valves	ALL	L.S.	Lump Sum	\$12,220.00
b.	Check Valves, Isolation Valves, ARV, complete	ALL	L.S.	Lump Sum	\$7,300.00
c.	Methane Stripper System, complete	ALL	L.S.	Lump Sum	\$142,500.00
d.	Booster Pump System, complete	ALL	L.S.	Lump Sum	\$25,000.00
6.	Well 3/Methane Stripper Site Piping				
a.	New Water Mains & Connections, complete	ALL	L.S.	Lump Sum	\$16,500.00
b.	2 port Fire Hydrant Assembly, complete	ALL	L.S.	Lump Sum	\$7,300.00
c.	Trench Foundation Stabilization (stipulated price)	25	C.Y.	\$50.00	\$1,250.00

Location: Dayton, Oregon

Project: Dayton Fisher Farm Wells

Current Project ~ Well No 1 & 3 Improvements,

Future Project ~ Well No 4 Improvements (tentative, confirm after new well is drilled)

Job Number: 2609.4102.0

Date: Aug 2026

Preliminary Estimate of Probable Cost (predesign budget only)

Item No.	Description	Estimated Quantity	Unit	Unit Price	Total Price
7.	Electrical & Controls (Well 4)				
a.	Power Service, complete	ALL	L.S.	Lump Sum	\$35,000.00
b.	Electrical & Controls, complete	ALL	L.S.	Lump Sum	\$79,050.00
8.	Materials Testing (Well 4)				
a.	Methane Stripper/Control Building Concrete	ALL	L.S.	Lump Sum	\$2,300.00
b.	Compaction Testing (Site Work, Grading, Trenches)	ALL	L.S.	Lump Sum	\$1,630.00
9.	As-built Drawings, O&M Manuals, Training (Well 4)				
a.	As-built Drawings, Complete (stipulated price)	ALL	L.S.	Lump Sum	\$2,800.00
b.	O&M Manuals (stipulated price)	ALL	L.S.	Lump Sum	\$4,500.00
c.	Training Public Works personnel, complete	ALL	L.S.	Lump Sum	\$2,500.00
SCHEDULE B TOTAL:					\$507,890.00

Contingency & Soft Costs

Contingency as a % of Total Construction Costs (round up)	%	15%	\$77,000
Design Engineering (round up)	%	11%	\$56,000
Bidding Services, Construction Engineering (round up)	%	9%	\$46,000
Easement Acquisitions	L.S.	Lump Sum	\$0

Total Contingency & Soft Costs Costs: \$179,000

(Future Well 4 Project) PRELIMINARY TOTAL PREDESIGN ESTIMATED PROJECT COST: \$686,890



To: Honorable Mayor and City Councilors
From: Gretchen Cassini, Interim City Manager
Issue: Water Main and Meter Conflict with ODOT Project on OR99W/Utility
Date: Relocation August 13, 2026

STAFF REPORT

Purpose: To facilitate the City of Dayton's (City) August 17, 2026, Council Work Session, this report and background materials were prepared. This discussion item furthers City Council's Goals, specifically, **Goal A: Infrastructure Resilience** and its attendant strategy to *"Maintain systematic maintenance and necessary replacement of key Dayton public facilities and infrastructure to assure. . . compliance with regulatory requirements."*

Background and Information: City representatives were first made aware of Oregon Department of Transportation (ODOT) project KN23457 *OR99W: Corridor Safety & Intersection Improvements (McDougal Junction)* in late 2024. At that time, ODOT informed City representatives that the corridor safety and intersection improvement project was moving into the early design phase, allowing ODOT to acquire the additional right-of-way required for the future project. City representatives were later notified that a major component of the project—a roundabout or traffic circle— did not have construction funding identified. However, the intersection improvements (when funded and constructed) were expected to have significant financial impact on the City, because of the existing watershed transmission waterline that would conflict with ODOT work occurring in the McDougal Junction intersection area.

On March 20, 2026, the City received a Conflict Letter from ODOT (**Exhibit A**). The letter outlined the City's requirement, under the provisions of Oregon Administrative Rule (OAR) 734-055-0045, to relocate its water line so as not to delay the project's construction schedule. After receipt, the City was again advised by ODOT that construction funding for the project's full scope, inclusive of the highway roundabout, had not yet been identified, and full construction of the roundabout was likely several years in the future.

On July 7, 2026, City staff was invited to participate in a utilities coordination meeting with ODOT regarding this project. At this meeting, ODOT informed the City that they had recently acquired additional funding from various sources, and were now planning to bid the entire project (including the highway roundabout) during October 2026. ODOT further informed the City that various intersection traffic safety improvements along Hwy 99W would start in January 2027, and that construction of the highway roundabout itself was scheduled to begin starting in January 2028. Also in July, ODOT requested a status update from the City regarding its timeframe to relocate the conflicting utility. City Manager Caudle provided an email to ODOT with a series of questions, to which ODOT replied (**Exhibit B**). A follow-up meeting between the ODOT staff members with responsibility for KN23457 *OR99W: Corridor Safety & Intersection Improvements (McDougal Junction)*, City staff, and the City's Engineer took place at Dayton's City Hall on July 23, 2026.

ODOT revealed the State recently received federal funding to make the overall project whole, accelerating the roundabout/traffic circle element of the project. To address the City's expressed concerns over cost and timing, ODOT suggested trying to keep Dayton's water line on the existing side of OR99W; however, unknowns regarding exact alignment make assessing feasibility of doing so difficult (i.e., potholing of the existing Dayton pipeline by the City to verify its exact alignment and depth will be necessary). The City was required to provide a date by which it believed it could have the watershed transmission relocated. ODOT suggested October 2027. The City countered with November 22, 2027, based on ODOT's verbal commitment that the date provided would not be "hard-and-fast" but rather flexible based on conditions and variables. The *Time Requirement Letter* (TRL) received July 29, 2026 (**Exhibit C**), did not include flexibility for moving the water line.

In fact, the TRL stated that the City would be liable for delay claims (as outlined in Oregon Administrative Rule 734-055-0045, Subsection 6) associated with not relocating its water line and meters by November 22, 2027, to the extent that this failure impacts the work progress by the ODOT contractor for the highway roundabout project. The TRL invited the City to contact ODOT within thirty (30) days if the relocation completion deadline needed to be revised. On August 8, 2026, I emailed ODOT (**Exhibit D**) requesting that the relocation completion deadline be changed to December 31, 2027 (the latest date ODOT indicated was acceptable during the July 23 meeting). As of the date of crafting this Staff Report, I have not received a response from ODOT.

Cost estimates associated with complete relocation are preliminary and based on the best information currently available. The City's Engineer, Westech, believes that design engineering, bid package preparation, and potential right-of-way acquisition will require roughly \$300,000 and 4 months. The pre-design construction cost estimate is \$715,000 with relocation construction requiring 5 months (**Exhibit E**).

The State of Oregon recently released the 2026 Regional Infrastructure Fund (RIF) Request for Grant Applications. The RIF program invites local and tribal governments with populations under 25,000 to apply for support of projects in planning, research, design, or construction phases. For construction projects, applicants may seek between \$100,000 and \$1,000,000 (with the Oregon Legislature allocating a total of \$10M for this cycle). To be competitive, applicants must demonstrate the capacity to complete projects within 24 months. No match is required.

Conclusion: Staff seeks Council consensus with respect to creating a specialized line in the City's FY 2026/2027 adopted budget (via a budget supplemental item that would come before the Council for formal action) to appropriate additional funding for Westech to support engineering design, bid specification documents, and technical coordination with ODOT through the remainder of the fiscal year. The estimated amount necessary for Westech to appropriately support the City's utility relocation project in FY 2026/2027 is \$115,000. Further, staff seeks Council consensus for developing a grant application to Business Oregon's RIF by September 16, 2026, in an amount up to \$1M, or the total relocation project cost estimate, if available before the application deadline. Eligible items that may be included in a Construction-phase *Project Budget* are: Engineering; Construction; Construction Contingency; Land Acquisition; Legal; Construction Management. Grant award notifications are expected by November 2026. If the City is not successful in receiving a grant to move the water line, staff recommends pursuing: (1) low-interest, long-term loans through the State of Oregon; (2) other grants or appropriations that will not delay the project; and/or (3) conventional loans with the most favorable terms available.



Oregon

Tina Kotek, Governor

Department of Transportation

Region 2 Tech Center

Right-of-Way & Utilities Unit

455 Airport Road SE Building B

Salem, Oregon 97301-5397

Telephone (503) 986-2690

March 19, 2026

City of Dayton
416 Ferry St
Dayton, OR 97114

Subject: Conflict Letter with Non-Reimbursable Work
OR99W: Corridor Safety & Intersection Improvements
Pacific Highway West
Yamhill County
Key Number: 23457

Attention: Don Cutler

Bids will be received for the above project on September 24, 2026. Facilities owned by your company conflict with the construction of this project and should be relocated. Please refer to the enclosed Advance Plans plan sheets that note and highlight the conflicting facilities.

Facilities noted as “potential conflict” are assumed to be in conflict and are required to be relocated within the schedule listed below until further investigation by your company can positively rule out the conflict. We ask your cooperation to further investigate any potential conflicts by having your company pothole the sites to determine the exact depth and horizontal location as soon as possible.

The conflicting facilities are located on state highway right of way and are assumed to be located by permission of ODOT under the provisions of OAR 734-055. It is further assumed your facilities are located by permission of a standard permit and therefore are not eligible for reimbursement under the provisions of OAR 734-055-0045.

If you believe the relocation of your facilities are compensable because of some prior right, you must provide evidence of the prior right, such as an easement, “x” permit, or information described under ORS 366.321, and receive written authorization before doing any design or relocation work.

You are hereby directed to provide your estimated time requirements to relocate your facilities by April 20, 2026. This letter serves as the written notice in accordance with OAR 734-055-045(2), which requires your company to respond within the time frame contained in this notice.

The enclosed plans represent the complete mapping of your facilities, both locatable and un-locatable underground facilities, as provided by your company in accordance with OAR 952-01-80. You must review the mapping of your facilities on the enclosed plans for completeness and accuracy, and contact me immediately for corrections to errors or omissions. If errors or omissions are discovered during construction, your company may be held responsible for delay claims that are caused by your company's failure to notify ODOT of said errors or omissions.

The conflicting facilities must be completely relocated by November 20, 2026, so as not to delay the construction of the project.

If your company cannot comply with the above completion date, you must contact me immediately to obtain written agreement on a revised relocation schedule. No changes can be made to the relocation schedule after June 1, 2026. The relocation schedule will be specified in the project contract documents and your company will be responsible to meet the schedule. Your company may be held responsible for any delay claims that are caused by your company's failure to meet the specified relocation schedule(s).

For questions regarding this notification and its requirements, please call me at (503) 689-2660.

Sincerely,

Felix C Martinez

Felix C Martinez, Region Utility Specialist

Attachment: Plans Sheets 111

CC: Nicole Frankl, State Utility and Railroad Liaison (UtilityandRailProgra@odot.oregon.gov)
Scott Nelson, Project Manager / Resident Engineer
Paul Welch, ODOT Transportation Project Manager
Steve Barner, Permit Specialist

From: [HENSON Anna](#)
To: [Gretchen Cassini](#)
Cc: [Don Cutler](#); [Denny Muchmore](#); [HENSON Anna](#); [WELCH Paul](#); [NELSON Scott](#); [HENSON Anna](#)
Subject: FW: Request for meeting re OR99W intersection improvements
Date: Thursday, July 16, 2026 10:42:48 AM
Attachments: [image001.png](#)
[FW City of Dayton - Ash Road Subdivision Preapp \(Annexation Zone Change PUDSubdivision\).msg](#)
[03M29375.pdf](#)
[12-8-30 OAR 734-055 The Oregon Administrative Rules contain OARs filed through June 15 OAR 734-055.doc](#)
[U_K23457_ConLet_Dayton PW.pdf](#)

Good morning!

Please see ODOT's responses below to the questions submitted by the former city manager, Jeremy Caudle. This project is designed to improve safety for all users that travel this area of Yamhill County and we look forward to coordinating with the city on a path forward to help keep project on schedule.

Let me know if you have any additional questions.

Thank you.

Anna Henson
 Mid-Willamette Valley Area Manager
 ODOT, Region 2
 455 Airport Road SE
 Salem, OR 97301
 971.707.2020 (cell)

From: Jeremy Caudle
Sent: Wednesday, July 8, 2026 4:37 PM
To: [WELCH Paul](#); [MARTINEZ Felix C](#)
[<F; CRAWFORD Savannah](#)
Cc: Gretchen Cassini ; Don Cutler; Denny Muchmore
Subject: Request for meeting re OR99W intersection improvements

This message was sent from outside the organization. Treat attachments, links and requests with caution. Be conscious of the information you share if you respond.

Good afternoon ODOT team:

I'm writing to express my serious concerns about your planned timeframe for the pending construction of the intersection roundabout project that will impact City of Dayton water supply infrastructure. I was not able to attend Tuesday morning's meeting,

but my team have briefed me on the situation.

I would first like to ask if you could point us to the **regulations or statutes that require the City to pay for relocation of our infrastructure in relation to this project**. If I'm going to tell my City Council that they are going to pay half a million dollars to move around some water lines, I need something more than "this is what ODOT engineers told us."

ODOT Response: As any individual or company wanting to be in ODOT right of way, the City of Dayton had to complete a permit application with our District office. That application was submitted in 1989 requesting to have your pipe cross OR 99. See attached file. Above the signature box on this permit, there is language with the conditions of the permit as per OAR 734-055 (also attached). OAR 734-055-0045 specifically states "The permit is issued pursuant to the law of the State of Oregon with authorizes the Commission (*Oregon Transportation Commission*) to subsequently require the applicant to remove, relocate or repair the facility covered by the permit at the sole cost of the applicant at the sole cost of the applicant."

Furthermore, the official conflict notice issued to Dayton public works in March of 2026, specifically makes reference to the non-reimbursable status citing OAR 794-055-0045.

See 3rd paragraph on attached document. Paragraph 4 gives utilities the possibility of requesting to be reimbursed if they meet the outlined criteria. The conflict letter contains standard language for the conflicts with a given utility, it provides the most current project information including the let date. All dates in the letter are negotiable and will more than likely change as the project develops. Paragraph 5, of this letter requests that Dayton public works give us a timeline by April 30, 2026, on how long you would need to design and construct the relocation of your water line. Paragraph 7 requests that the city be relocated by November 20, 202. The conflict letter was sent to Don Culter on March 20, 2026 along with a copy of the projects Advanced plans.

Our City Engineer and Public Works Supervisor have been aware that this ODOT project has been in the planning and preliminary design stages. But this is the first time we're hearing that it has been fully funded and is actually moving forward to bidding this fall and start of construction next year. Our Engineer has been watching this and would surely have flagged it for the City's attention had he even an inkling that the project was this close to bidding and construction.

Both our City Engineer and Public Works Supervisor were told during the meetings with ODOT last spring that the roundabout portion of this project was only in preliminary design for ROW acquisition, but that the funding had not been identified yet, and that construction of the roundabout was likely several years away (the City was specifically

told during the spring 2026 meetings that the upcoming construction project would be limited to intersection safety improvements at the McDougal Road & Stoller Road intersections, but would not include the roundabout portion of the project).

In addition, ODOT personnel who participated in pre-application meetings (in late 2024) for a proposed development located near the Lafayette Highway/Hwy 18 intersection told City staff (and followed up with emails) that that the Lafayette Highway/Hwy 18 intersection roundabout was the project that would be moving forward to construction first, and that the McDougal Corner (Hwy 99W/Hwy 18) project would follow after that project, and that the McDougal corner roundabout was still undetermined number of years in the future.

ODOT Response: I spoke with our Development Review engineer, Brion Scott, who was involved in those pre-application meetings in July of 2024, and we believe what was said at the meeting was misinterpreted based on the email that was sent by Brion as a follow up. See attached.

In fact, I've been with the City of Dayton for 18 months, and this is the first time, so far as I know, that anyone from ODOT has reached out to the City during my tenure to inform us that the roundabout portion of the Hwy 99W/Hwy 18 project is moving forward to construction.

Also, help us understand how we were supposed to know this when one of your managers stated (during the meeting yesterday morning) that ODOT only found out within the past month that the roundabout portion of this project was going to be fully funded for construction?

ODOT Response: The design team has been developing the project with the intention of the roundabout being included as part of the project for the past couple of years. The only delay has been waiting on savings realized from other projects that are experiencing low bids to commit those funds to the full build of this safety project. I am the one that made that comment in the meeting last week. Specifically, I stated we had received **final** approval from the Oregon Transportation Commission (OTC) for the additional funding to this project. Completing construction on all 4 intersections with these safety improvements is the most efficient, cost effective solution to make this area safer for the traveling public.

My team informed me that they discussed the possibility of coordinating underground construction work on our waterline relocation utilities in concert with your crews while the highway in this area is already being excavated and reconstructed. My team said that your response was that, if we wanted to go this route, we should have submitted permits

to you 18 months ago. Again, in the 18 months that I've been here, not one person from ODOT has informed me that this roundabout project was imminently coming down the pike. Had we known, we could have been doing outreach all this time to our legislative delegation to secure the likely half a million dollars or more that we're going to need (and that we don't have) to reconstruct our watershed transmission main along an alternate alignment through this area relocate our facilities.

We do not have half a million dollars to reconstruct relocate our primary water transmission treatment line from the City's water source in our watershed area located on the west side of Hwy 99W. Our Water Fund budget doesn't have that kind of cash stashed away. We just finished our annual budgeting process, and the design/construction of the watershed transmission main project was not included, since we were not aware that the roundabout project was moving forward at this time. We're going to need time to figure out how even to pay for the design and construction of this transmission main relocation. Are you seriously going to bulldoze through our infrastructure and cut off water to an entire city? Because at this rate, that's exactly the path you're heading down.

ODOT's Response: We have no intention of bulldozing through the city's waterline and cutting off water to your users. We would like to work with you to get a plan in place as soon as possible. The construction of the roundabout is not be built until 2028, so we do feel like there is time for coordinating and developing a relocation plan. There is a meeting scheduled at the City of Dayton on July 23, 2026 at 10 am to coordinate and develop a path forward.

We support and recognize the need for traffic safety improvements. But it can't end up bankrupting the City or running our primary water supply dry.

This is my last week on the job. I expect you to slow things down and consider think about the implications of this project on the City of Dayton.

Please work in concert with Interim City Manager, Gretchen Cassini, who I've cc'd here.

I believe a good next step would be a meeting at your offices in Salem with the regional management team about this. This is a complex project that has major impacts for our community of 2,800 residents. We need to be sitting down and working together on this. We are happy to meet here in the Salem office to continue to discuss coordination if needed, but let's see how the meeting goes next week. If we need a follow up meeting here in Salem I can make sure that happens.

Please let my team know how soon we can meet with you and regional management.

Thank you,

Jeremy Caudle



Jeremy Caudle, SPHR
City Manager
416 Ferry St
Dayton, OR 97114
Phone: 503-864-2221

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.



Oregon

Tina Kotek, Governor

Department of Transportation

Region 2 Tech Center

Right-of-Way & Utilities Unit

455 Airport Road SE Building B

Salem, Oregon 97301-5397

Telephone (503) 986-2690

July 29, 2026

Dayton PW
416 Ferry St
Dayton, OR 97114

Subject: Relocation Time Requirements
OR99W: Corridor Safety & Intersection Improvements
Pacific Highway West
Polk County
Key Number: 23457

Attention: Don Cutler

Pursuant to the provisions of paragraph 734-055-0045 (4) of the Oregon Administrative Rules, Chapter 734, Division 55, you have advised ODOT IN WRITING that the relocation or adjustment work will be completed as listed below:

Relocation Work: Dayton PW will relocate their underground water line prior to construction: Dayton PW will follow a relocation plan which can be seen at the PM's Office.

Relocation Completion: All work performed by Dayton PW crews shall be completed no later than November 22, 2027.

Dayton PW may begin the above work once all agreements, permits (City, County, State) and other required documentation are in place. An ODOT permit may be necessary depending on the relocation plan.

Once the relocation plan has been approved, contact Steve Warner district permit specialist in Salem.

Dayton PW IS DIRECTED TO CONTACT Scott Nelson, project manager, or Doug Keys, assistant project manager at (503) 986-2900, prior to entering on any newly acquired right of way to

commence the utility relocation. The PM or APM can advise you as to any property on which the state does not yet have a legal right of entry.

Contact Doug Keys to schedule an on-site meeting to review and approve field staking. This step shall ensure that the relocated facility will accommodate the proposed project construction. With this same call, you may request that ODOT provide reference staking or marks to assist the field staking activity.

If Dayton PW fails to meet the time requirement specified above, Dayton PW will be subject to the provisions of OAR 734-055-0045 (6). A complete copy of this OAR subsection is enclosed for your information. The complete OAR, along with federal and state laws, rules regulations and policies pertaining to utility relocations and reimbursements, are located on ODOT's Utility Relocation Program website available at: www.oregon.gov/ODOT/ROW/pages/Utilities.aspx.

If the time requirements stated above are incorrect, please call me at (503) 986-2660 within 30 calendar days so that I may address your concern and make a revision if possible. This notice fulfills the requirements of OAR 734-055-0045 (4).

Thank you for your cooperation.

Sincerely,

Felix C Martinez

Felix C Martinez, Region Utility Specialist

CC: Nicole Frankl, State Utility and Railroad Liaison (UtilityandRailProgra@odot.oregon.gov)
Scott Nelson, Project Manager / Resident Engineer
Paul Welch, ODOT Transportation Project Manager
Steve Barner, Permit Specialist

Oregon Administrative Rule 734-055-0045

- Division 55 – Pole Lines, Buried Cables, Pipe Lines, Signs, Miscellaneous Facilities and Miscellaneous Operations
- Section 45 – Removal, Relocation or Repair

(1) The permit is issued pursuant to the law of the State of Oregon which authorizes the Commission to subsequently require applicant to remove, relocate or repair the facility covered by the permit at the sole cost of applicant.

(2) Upon receiving written notice from the Engineer to remove, relocate or repair the said facility, applicant shall within 30 days or within the time frame contained in the notice, provide to the Engineer its time estimated requirements for accomplishing the directed action.

(3) The Engineer, after applicant has provided its estimated time requirement for removal, relocation or repair of said facility, may schedule a preconstruction meeting with all applicants and affected contractors to coordinate the requested activity.

(4) The Engineer in a second notice shall direct applicant, within a specified time frame and consistent with a coordination plan, to complete the removal, relocation or repair of said facility. The time frame outlined in the notice shall take into consideration the applicant's estimated time requirements to accomplish the directed action. Such removal, relocation, or repair shall be at applicant's sole cost in accordance with said second notice and instructions received from the Engineer. Before commencing said removal, relocation or repair, applicant shall furnish such insurance and post such bond as the Engineer may consider necessary at that time in the manner provided for in OAR 734-055-0035(1) and (2).

(5) Should applicant fail to remove, relocate or repair the facility as provided in section (4) of this rule, the DM may remove, relocate or repair same and submit a statement of total costs for this work to applicant. Applicant upon receiving said statement will immediately, or within a period of time agreed upon between applicant and Engineer, pay to the Department the full amount of said removal, relocation or repair costs.

(6) If the section of highway in which applicant is required by the Engineer to remove, relocate or repair a facility is or will be under construction or reconstruction or improvement under a contract entered into between the Department and an independent contractor and applicant's failure to remove, relocate or repair said pole line, buried cable, pipe line, sign or miscellaneous facility within the time specified in section (4) of this rule, or such other time as may be specified by the Engineer, results in payment by Department to its contractor of any claim for extra compensation for any work under said contract, applicant shall be liable to the Department for payment of the amount paid to Department's contractor as a direct result of applicants failure to comply with the time requirements of the Engineer.

Available online at <https://secure.sos.state.or.us/oard/view.action?ruleNumber=734-055-0045>

From: [Gretchen Cassini](#)
To: [MARTINEZ Felix C](#)
Cc: [Don Cutler](#); [Denny Muchmore \(dmuchmore@westech-eng.com\)](mailto:dmuchmore@westech-eng.com); ["UtilityandRailProgra@odot.oregon.gov"](mailto:UtilityandRailProgra@odot.oregon.gov)
Subject: FW: Time Requirement Letter, KN23457 - OR99W: Corridor Safety & Intersection Improvements TRL Dayton PW
Date: Thursday, August 6, 2026 3:31:00 PM
Attachments: [U_K23457_TRL_Dayton PW.pdf](#)
[image001.png](#)
Importance: High

Good afternoon, Felix,

Based on the language in the letter attached, the City seeks to have the utility relocation completion date moved to December 31, 2027.

Best regards,



Gretchen Cassini
 Interim City Manager
 503-864-2221 Office
 503-864-7444 Cell

Connect with us! @cityofdaytonor

City Council Meetings are generally the
 first Monday of each month at 6:30PM.
 We welcome public input!

From: MARTINEZ Felix C
Sent: Wednesday, July 29, 2026 5:39 PM
To: [Don Cutler](#); Denny Muchmore
Cc: MARTINEZ Felix C ; [Utility and Rail Program](#)

Subject: Time Requirement Letter, KN23457 - OR99W: Corridor Safety & Intersection Improvements
 TRL Dayton PW

Hi Don,

Attached please find the Time Requirement Letter for the project in the subject line. Please let me know if you have any questions.

Felix C. Martinez

ODOT Region 2 Utility Specialist

455 Airport Road SE,

Building B

Salem OR 97301-5397

Phone: (503) 986-2660

Cell: (503) 507-7500

Fax: (503) 986-2622

Email: felix.c.martinez@odot.state.or.us

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Project: Watershed Transmission Main, McDougal Corner Replacement

Aug 2026

Description: Replacement Waterline due to ODOT Hwy 99W/Hwy 18 Roundabout Conflicts

Assumes replacement from north of RR to McDougal Rd, plus 2" WL replacement along McDougal Rd past Hwy 99W connection

Preliminary Estimate of Probable Cost (predesign budget only)

Item No.	Description	Estimated Quantity	Unit	Unit Price	Total Price
Mobilization, Bonds, Permits and Insurance		ALL	%	11%	\$70,790.50
Temporary Traffic Control		ALL	L.S.	Lump Sum	\$12,500.00
Survey Work During Construction, Disturbed Monument Replacement, etc., complete		ALL	L.S.	Lump Sum	\$5,500.00
Mainline Connections, Complete, including Additional Excavation, Backfill, & Surface Restoration					
<i>(NOTE: valves at connections counted separately unless noted otherwise)</i>					
	Connection to Existing Mainline by Railroad (Valves below)	1	Each	\$14,500.00	\$12,500
	Connection to Existing Mainline by McDougal Rd (Valves below)	1	Each	\$14,500.00	\$12,500
	Extg 6" WL Connection (Valves below)	1	Each	\$6,500.00	\$550
Mainline Pipe, Valves and Appurtenances, Including Trench Excavation & Backfill, surface restoration not included					
	12-inch C900 PVC Waterline	1,000	L.F.	\$160.00	\$160,000
	12-inch CL 52 DI Waterline in 24" steel bore casing	200	L.F.	\$180.00	\$36,000
	24" steel bore casing under Hwy 99W (incl excav, shoring, etc)	200	L.F.	\$1,500.00	\$300,000
	2-inch HDPE Waterline (along McDougal Rd past ODOT work)	300	L.F.	\$60.00	\$18,000
	12-inch Butterfly Valve	4	Each	\$3,800.00	\$15,200
	8-inch Gate Valve	2	Each	\$3,300.00	\$6,600
	6-inch Gate Valve	1	Each	\$3,200.00	\$3,200
Foundation Stabilization					
	Trench Foundation Stabilization (Stipulated Price)	60	C.Y.	\$50.00	\$3,000.00
Mainline Trench Surface Restoration					
	Class A Pavement (Detail 302A)	50	L.F.	\$70.00	\$3,500
	Class D Granular (Detail 303)	1,000	L.F.	\$10.00	\$10,000
	Landscaping, Misc Restoration	ALL	L.S.	Lump Sum	\$5,000
Service Lines & Reconnections, Complete, including Trench Ex, Backfill, & Surface Restoration					
	1" Water Service & Meter Box	5	Each	\$3,500.00	\$17,500
	2" Waterline, Valve & Meter Box (Dtl 416/417), McDougal Rd WL	1	Each	\$10,000.00	\$10,000
Existing Connection Abandonment, Complete, including Trench Ex, Backfill, & Surface Restoration					
	Plug & abandon extg mainline connection, remove valve boxes on abandoned valves, repave, etc., complete	2	Each	\$2,500.00	\$5,000
Materials Testing and Record Drawings					
	Materials Testing, Complete	ALL	L.S.	Lump Sum	\$4,500.00
	Record Drawings, Complete (Stipulated Price)	ALL	L.S.	Lump Sum	\$2,500.00
Total Preliminary Predesign Estimate of Construction Costs:					\$715,000
Contingency & Soft Costs					
	Contingency as a % of Total Construction Costs (round up)		%	20%	\$143,000
	Design Engineering (round up)		%	10%	\$72,000
	Bidding Services, Construction Engineering (round up)		%	6%	\$43,000
	Easement Acquisitions		L.S.	Lump Sum	\$40,000
Total Contingency & Soft Costs Costs:					\$298,000
PRELIMINARY TOTAL PREDESIGN ESTIMATED PROJECT COST:					\$1,013,000



To: Honorable Mayor and City Councilors
From: Gretchen Cassini, Interim City Manager
Issue: Potential Acquisition of Properties
Date: August 13, 2026

STAFF REPORT

Purpose: To facilitate the City of Dayton's (City) August 17, 2026, Council Work Session, a staff report and background materials have been prepared. A Council Work Session and staff report is in furtherance of City Council's Strategic Goals, specifically, **Goal D: Community Engagement, Communications, and Activities** and its attendant strategy to *"Continue to support and promote access to a variety of recreational resources and opportunities and outlined in the Parks and Recreation Master Plan."*

Background and Information: The City has recently researched the availability of property for acquisition adjacent to existing recreational areas. We have learned of two parcels that Yamhill County has listed as being in tax foreclosure that appear to be potential candidates for acquisition.

Parcel 1



Parcel 2



Both parcels may be going up for auction this month, with opening bid for Parcel 1 of \$100 and Parcel 2 of \$1000.

Conclusion: Staff seeks consensus from Council regarding continuing due diligence on both parcels. Tax lien sales are governed by Chapter 312, ORS and county procedures but are typically sold as-is, with no warranties; meaning the City must investigate title, liens, and conditions before bidding. If due diligence reveals it is prudent to do so, and time is of the essence, Staff seeks Council consensus that placing bids on the properties is in the best interest of the City. Acquisition of the properties is intended solely for recreational purposes. Purchases would be accomplished using General Fund Contingency in an amount not-to-exceed \$5,000 for both parcels. If time permits, it is my intention to bring back information to the City Council in a Regular Meeting as part of an Action Item.