

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

**DATE:** MONDAY, APRIL 20, 2026  
**TIME:** 6:30 PM  
**PLACE:** Palmer Creek Lodge Community Center – 606 4<sup>th</sup> Street, Dayton, OR 97114  
**VIRTUAL:** ZOOM MEETING – ORS 192.670/HB 2560

You may join the Council Meeting online via YouTube: <https://youtube.com/live/HArKHbRiKaM?feature=share>

*Dayton – Rich in History . . . Envisioning Our Future*

---

<u>ITEM</u>	<u>DESCRIPTION</u>	<u>PAGE #</u>
A.	CALL TO ORDER & PLEDGE OF ALLEGIANCE	
B.	ROLL CALL	
C.	APPEARANCE OF INTERESTED CITIZENS	
D.	ACTION ITEMS	
	1. Approval of Fisher Farms Well Rehabilitation Agreement	
	2. Discuss potential special meeting during the week of April 27 to approve contract with Hacker Architects	
E.	CITY COUNCIL COMMENTS AND CONCERNS	
F.	ADJOURN	

Posted: April 16, 2026  
By: Rocio Vargas, City Recorder

**NEXT MEETING**

**May 4, 2026, Joint Work Session with Yamhill County Board of Commissioners  
May 5, 2026, Budget Committee Meeting & URA Budget Committee Meeting  
May 18, 2026, Budget Committee Meeting & URA Budget Committee Meeting**

*Virtually via Zoom and in Person, Palmer Creek Lodge Community Center, 606 4<sup>th</sup> Street, Dayton, OR 97114*

The public is encouraged to relay concerns and/or comments to the City Council in one of the following methods:

- **Email – any time up to 5:00 p.m.** the day of the meeting to [rvargas@daytonoregon.gov](mailto:rvargas@daytonoregon.gov). The Mayor will read the comments emailed to the City Recorder.
- **Appear in person** – if you would like to speak during public comment, please sign up on the sign-in sheet located on the table when you enter the Council Chambers.
- **Appear by Telephone only** – please sign up prior to the meeting by emailing the City Recorder at [rvargas@daytonoregon.gov](mailto:rvargas@daytonoregon.gov). (The chat function is not available when calling by phone into Zoom.)
- **Appear virtually via Zoom** – send an email directly to the City Recorder, Rocio Vargas, prior to 5:00pm to request to speak during public comment. **The City Recorder will need your first and last name, address, and contact information** (email, phone number), **and topic name** you will receive the Zoom Meeting link or information. When it is your turn, the Mayor will announce your name, and your microphone will be unmuted.

**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](mailto:rvargas@daytonoregon.gov).

**To:** Honorable Mayor and City Councilors  
**From:** Don Cutler, PW Supervisor & Rocio Vargas, City Recorder  
**Through:** Jeremy Caudle, City Manager  
**Issue:** Fisher Farms Well Rehabilitation Agreement  
**Date:** April 20, 2026

**Background and Information:** The City is in the process of developing groundwater supply at the Fisher Farms site by converting Wells 1 through 4 to municipal supply wells. As part of this effort, down-well video inspections identified that Wells 3 and 4 are clogged, reducing their yield and limiting the accuracy of aquifer testing. Wells 1 and 2 had the pump testing completed we are waiting for the results.

Rehabilitation is necessary prior to completing the remaining feasibility work, including pump installation, aquifer testing, and chlorination. This work is in addition to the feasibility study and requires an amendment to the contract or a new contract.

GSI solicited bids for the rehabilitation of the wells and received responses from Cascade Water Works and Schneider Water Services. GSI recommends Schneider Water Services, its subcontractor, and has provided a detailed scope of work that includes coordination and oversight by GSI. The total estimated project cost is \$74,544.

Schneider Water Services has availability in May due to a recent project cancellation, allowing for expedited scheduling.

**City Manager Recommendation:** Approve Schneider Water Services and direct GSI to subcontract.

**Potential Motion:** "I move to approve a 'Scope of Work and Fee Estimate' with GSI Water Solutions, Inc. in the amount of \$74,544 for Fisher Farms wells rehabilitation, and to authorize the City Manager to sign."

**Council Options:**

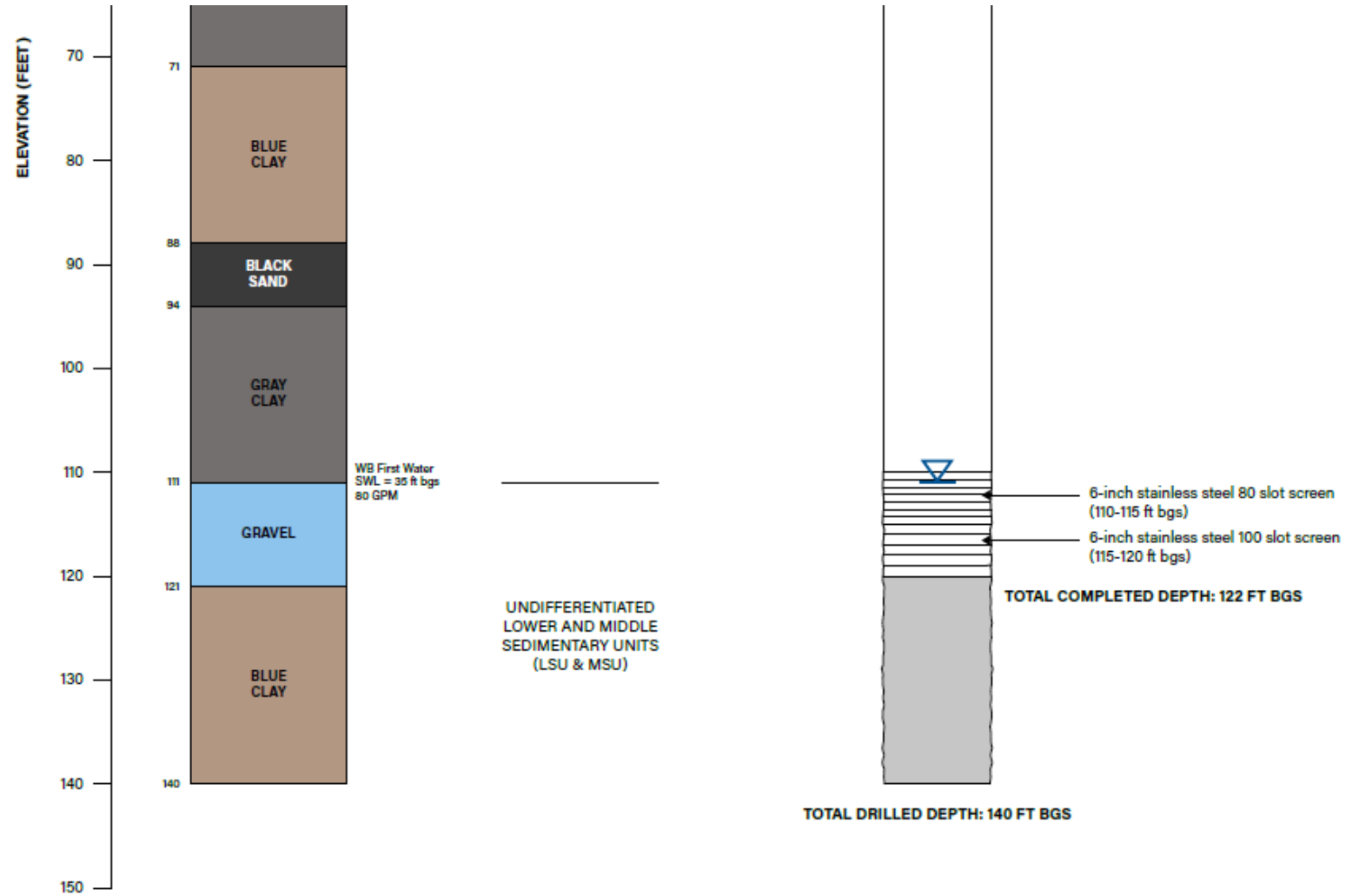
- 1 - Approve as recommended.
- 2 - Approve with amendments.
- 3 - Take no action and direct staff to do further research or provide additional options.

# Fisher Farms Wells 1 - 4 Video Highlights

April 2026



# Well 1



01-02-2020 12:11:10

0099 .95ft



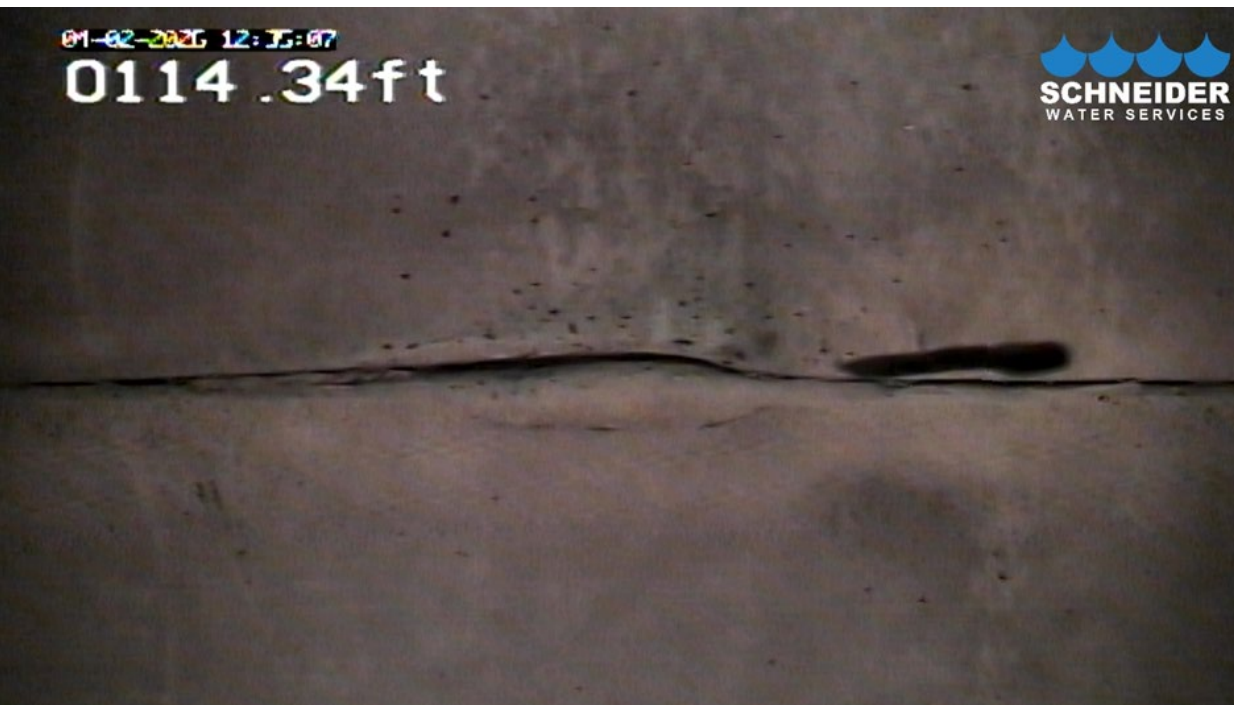
01-02-2020 12:43:17

0105 .19ft



01-02-2020 12:35:07

0114 .34ft

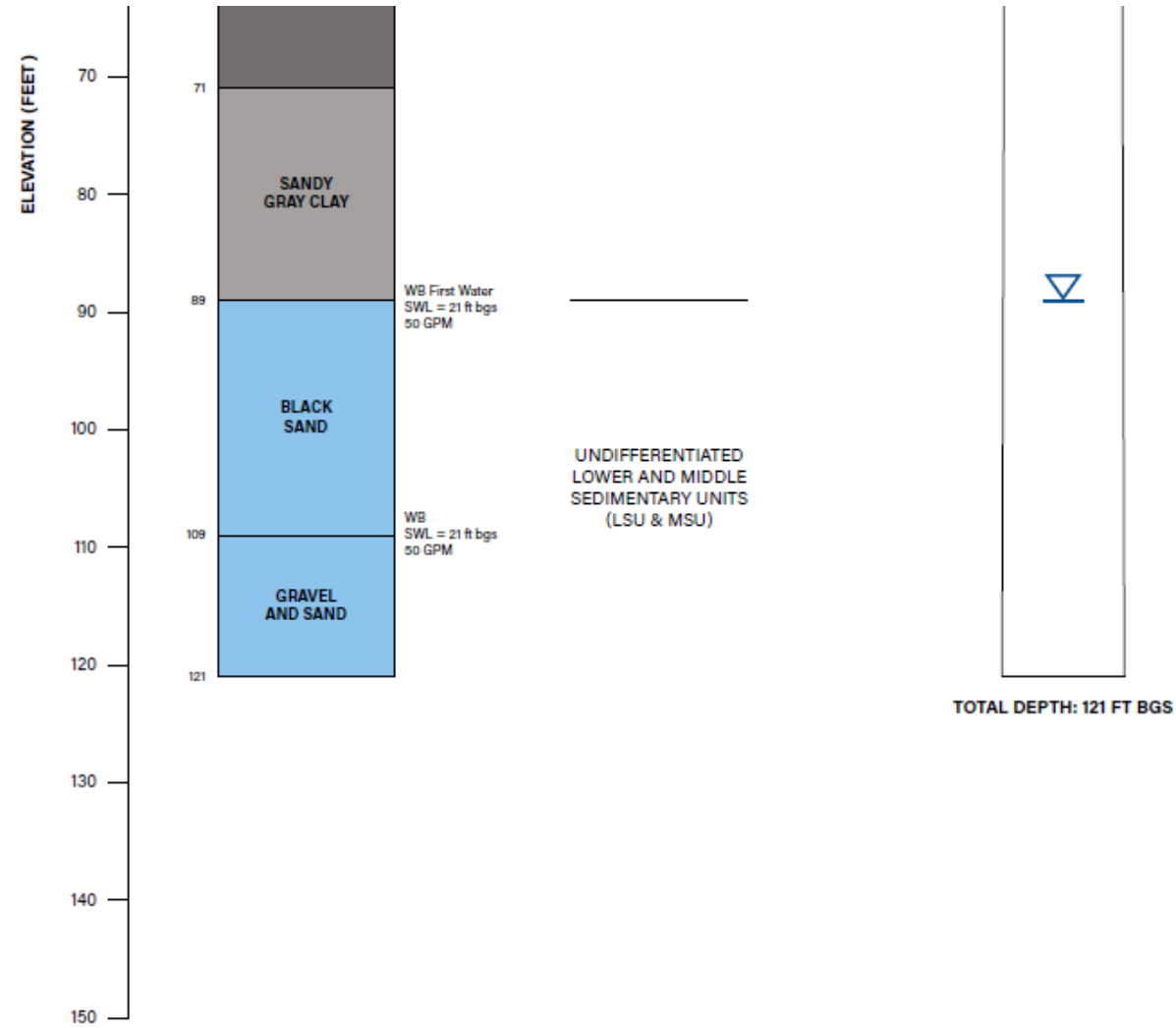


01-02-2020 12:34:04

0120 .94ft



# Well 2



04-03-2025 10:13:53

0050 .38 ft



04-03-2025 10:15:21

0041 .54 ft



04-03-2025 10:22:12

0067 .17 ft

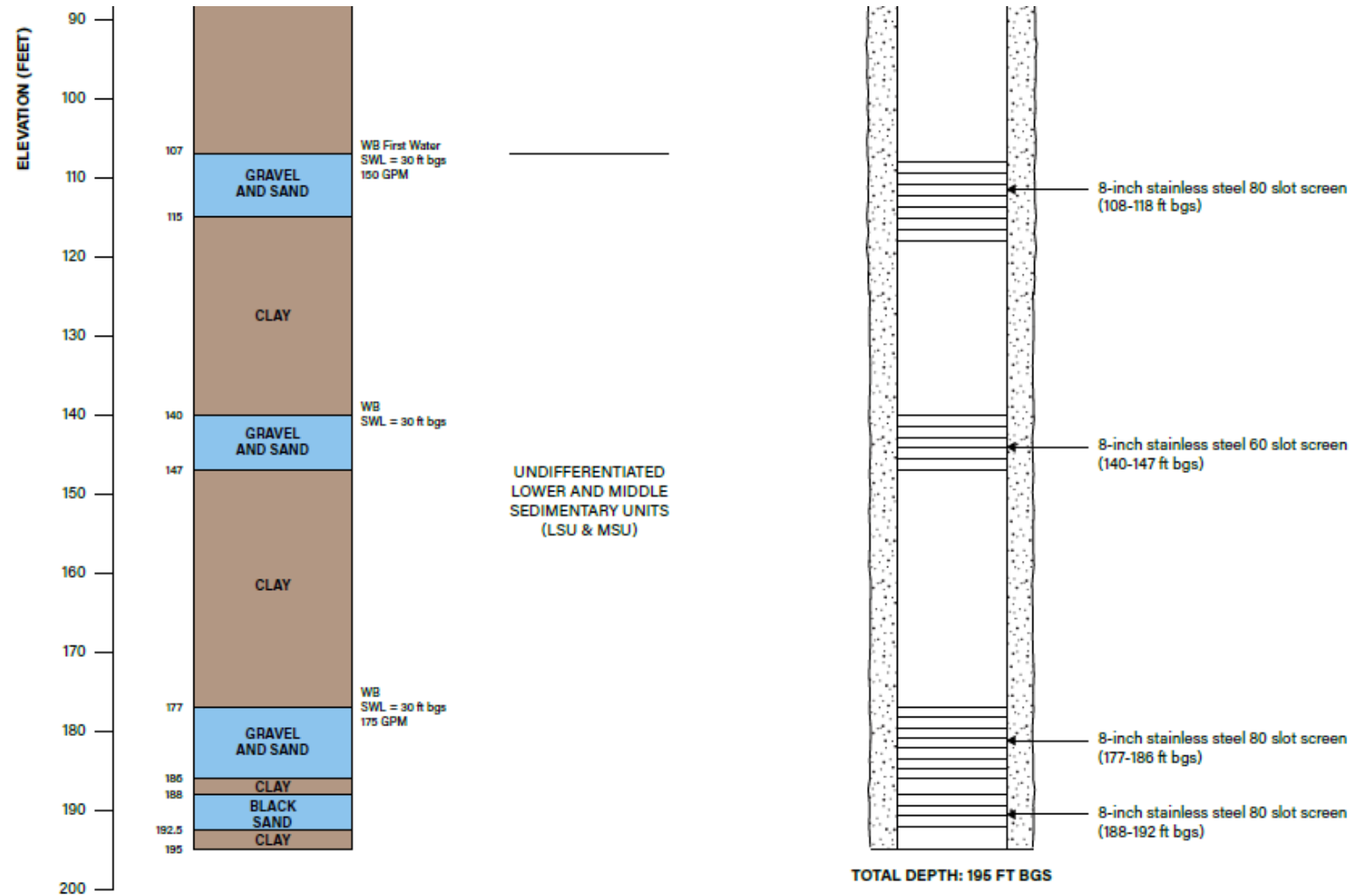


04-03-2025 10:09:34

0120 .35 ft



# Well 3



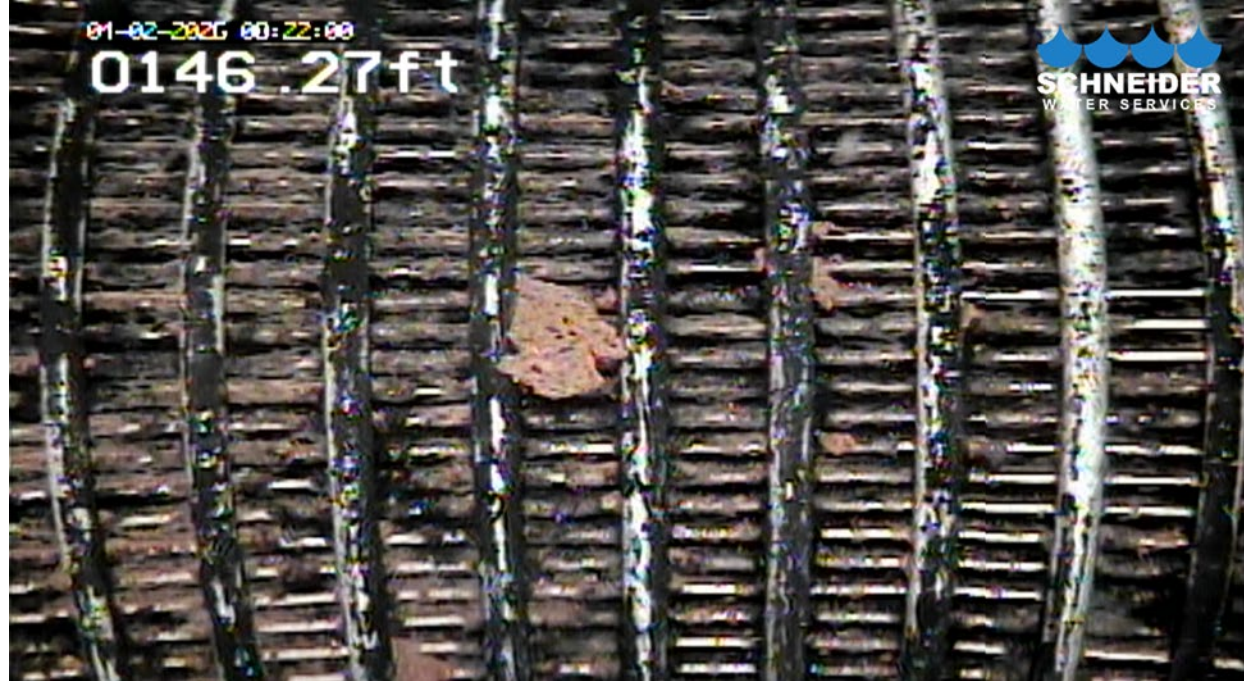
01-02-2025 00:22:00

0115.74ft



01-02-2025 00:22:00

0146.27ft



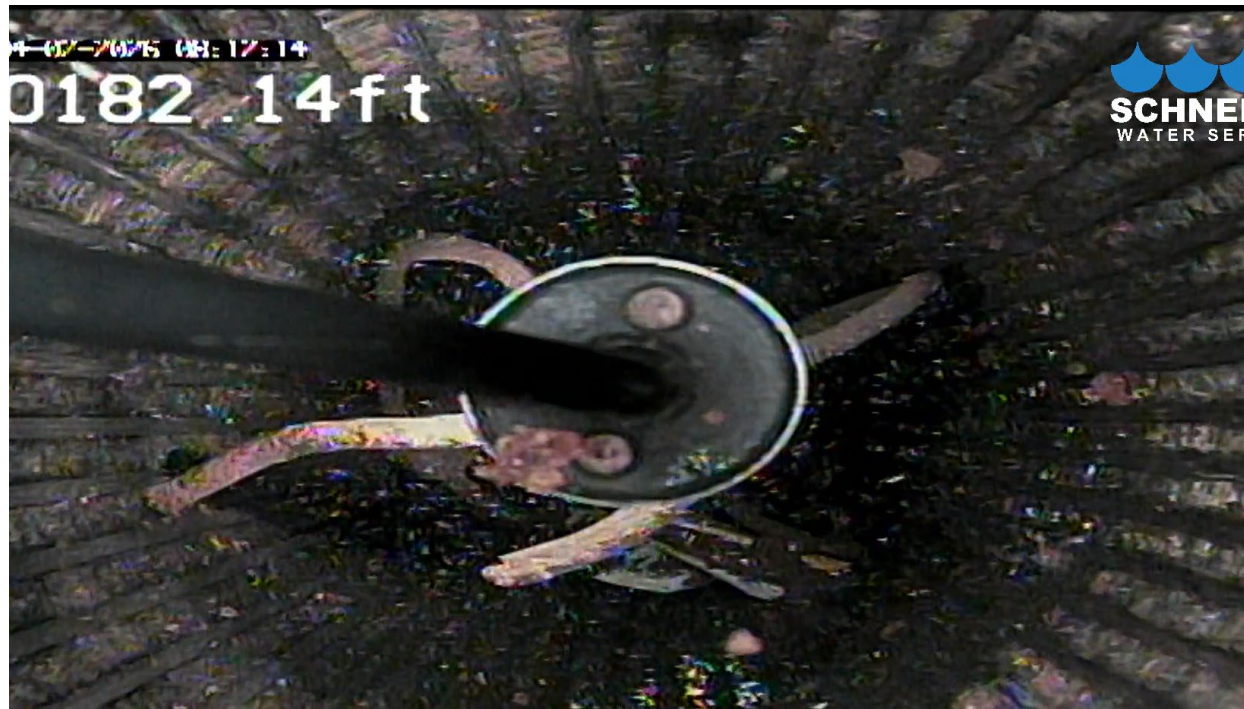
01-02-2025 00:15:17

0174.63ft

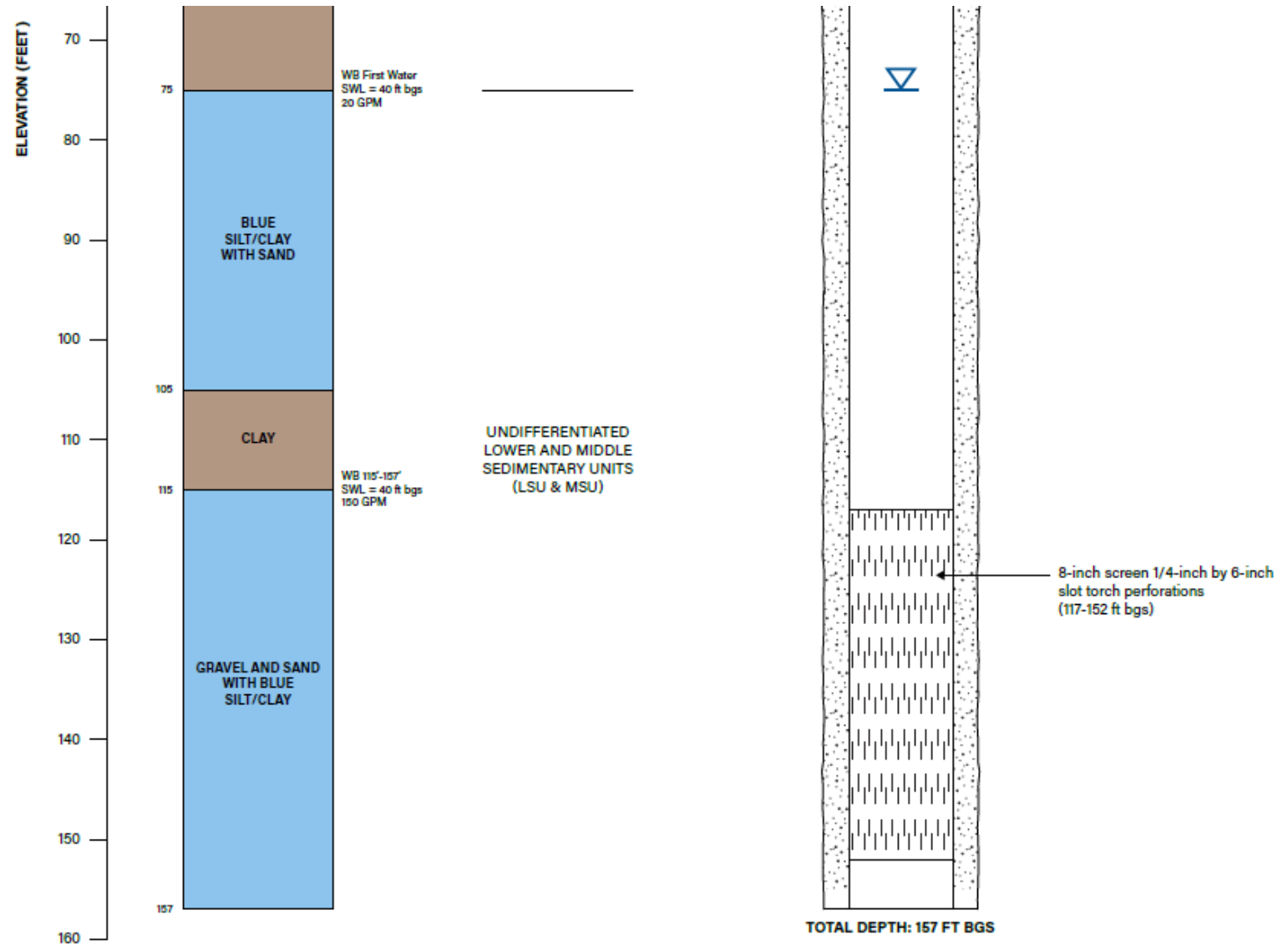


01-02-2025 00:17:14

0182.14ft

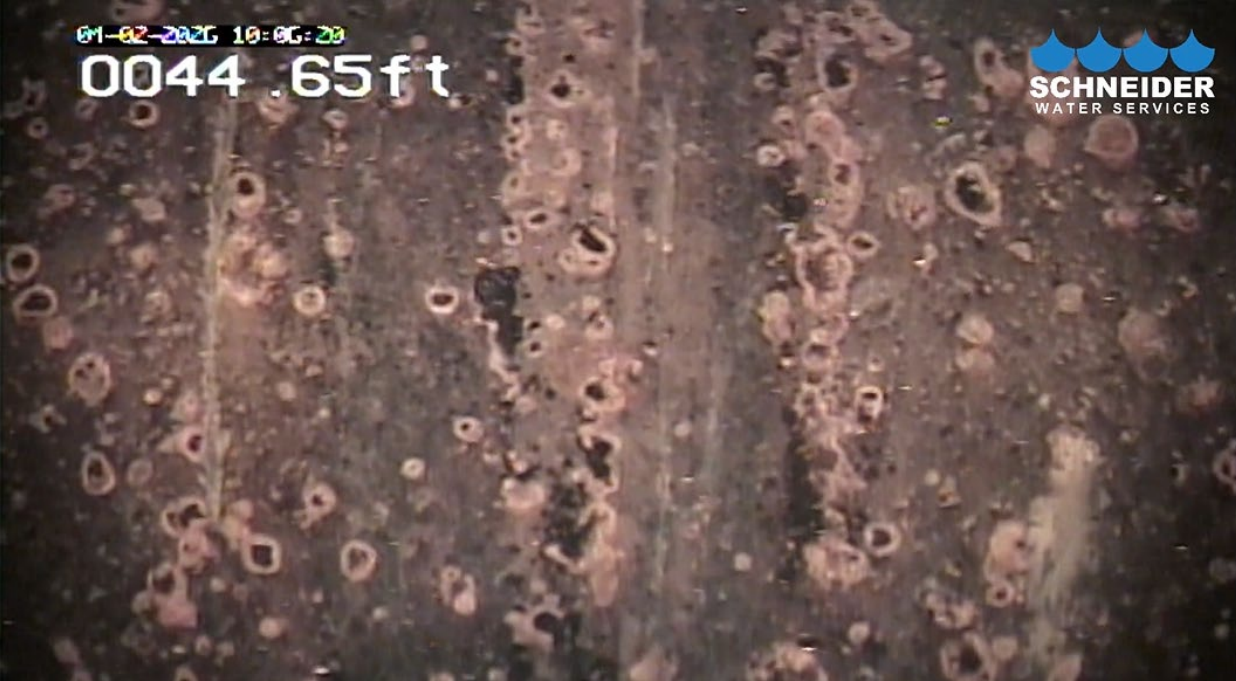


# Well 4



01-02-2026 10:06:20

0044 .65ft



01-02-2026 09:54:57

0121 .54ft



01-02-2026 09:11:29

0151 .75ft



01-02-2026 09:49:18

0154 .17ft





## Scope of Work and Fee Estimate

**To:** Jeremy Caudle, City of Dayton

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

**Date:** April 15, 2026

**RE:** City of Dayton Fisher Farms Well Rehabilitation

---

### Introduction

GSI Water Solutions, Inc. (GSI), is pleased to present this scope of work and fee estimate to support the City of Dayton (City) with a well rehabilitation that will assist in developing a groundwater source under the Fisher Farms groundwater rights. Specifically, the City is planning to convert Well Nos. 1 through 4 to municipal supply wells, which involves certain well testing activities. A down-well video of Well 3 and Well 4 indicated that the wells are clogged, which reduces well yield. The wells need to be rehabilitated so well testing activities produce accurate results.

### Scope of Work

This scope is for GSI and subcontractor Schneider Water Services (SWS) to rehabilitate two existing wells (Well 3 and Well 4) on the Fisher Farms property for the City of Dayton. GSI will perform the following activities under this scope of work:

- Subcontractor coordination, communication, and contracting
- Oversight of rehabilitation activities that are conducted by SWS, which will include removal of well-clogging material by:
  - Brushing of the well screen with simultaneous pumping of the well by airlifting,
  - Generating pressure waves that travel into the filter pack and formation (i.e., air-shocking) with simultaneous pumping of the well by airlifting, and
  - Bailing material from the well that was removed from the well screen
- Oversight of a down-well video at each well to confirm that brushing and impulse generation activities were successful
- Documentation of the rehabilitation activities as a part of GSI's Fisher Farms well testing report
- Collection of a coliform sample from Well 2 to confirm adequate disinfection (including lab fees)
- Invoicing and contracting

### Assumptions

- The remainder of the feasibility scope of work for Well 3 and Well 4 (installation of a temporary pump, a 24-hour aquifer test, chlorination, and re-installation of the permanent pump) will occur under GSI's existing contract with the City (dated October 2, 2025).
- The rehabilitation activities will not be documented in a separate report (i.e., activities will be documented in the Fisher Farms Well Testing Report that is planned to be prepared as a part of the October 2, 2025 GSI scope of work.

### Fee Estimate

Our team's proposed fee to complete the tasks on a time-and-materials basis is \$74,544. This cost includes a 10% markup on subcontractors. We have assumed prevailing wage for the well rehabilitation subcontractor. All work will be conducted in accordance with GSI's standard billing rates (attached).

Tasks	Labor Hours	Labor Cost	Outside Services	Direct Expenses	Total
Rehabilitation of Wells 3 and 4	118	\$16,120	\$57,706	\$718	\$74,544
Project Totals	118	\$16,120	\$57,706	\$718	\$74,544

### Schedule

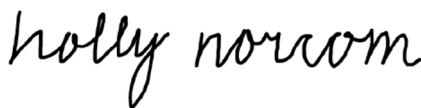
Schneider Water Services is available to conduct the rehabilitation work in May 2026.

We thank you for your consideration of this proposal and look forward to working with you in the future. This scope of work and fee estimate is valid for 60 days.

Sincerely,  
GSI Water Solutions, Inc.



Matt Kohlbecker  
President and Principal Hydrogeologist



Holly Norcom  
Project Hydrogeologist



## 2026 GSI Fee Schedule

Labor Category	Hourly Rate
<b>Technical Professionals</b>	
Principal II	\$230 - \$290
Principal I	\$215 - \$290
Senior Managing II	\$205 - \$250
Senior Managing I	\$195 - \$225
Managing II	\$185 - \$215
Managing I	\$175 - \$205
Senior Project II	\$165 - \$195
Senior Project I	\$155 - \$185
Project II	\$145 - \$180
Project I	\$135 - \$170
Staff II	\$125 - \$160
Staff I	\$115 - \$145
<b>Other Services</b>	
GIS/Graphics/Database	\$125 - \$175
Editor/Documents	\$125 - \$155
Administration	\$90 - \$125

The hourly rate for trial preparation and expert witness testimony is 1.5 times the standard billing rate shown above.

### Expenses

- **Mileage:** IRS authorized rate/mile plus 10 percent markup
- **Direct expenses and outside services:** Cost plus 10 percent markup
- **Enterprise GIS:** \$100 per month for the duration of use

*\*Hourly rates are subject to annual increases on the contract anniversary date.*