CITY COUNCIL

Work Session Meeting Minutes
July 27, 2026

Mayor Primmer called the City Council work session meeting to order at 6:00pm. Present were Councilors Hayward, Roberts, Myers, McCarthy, Duron, Linton, Kelso, and Barron. City Staff in attendance included: City Manager Byron Smith, Assistant City Manager Mark Morgan, City Attorney Richard Tovey, Finance Director Ignacio Palacios, Police Chief Jason Edmiston, City Planner Clint Spencer, Parks and Recreation Director Brandon Artz, and City Recorder Lilly Alarcon-Strong.

PFAS Update (Per- and Polyfluoroalkyl Substances)

Assistant City Manager Morgan introduced Engineers from Anderson Perry- Lucas Strangel, Joshua Lott, and Daniel LaBeau who presented information (PowerPoint Presentation attached) regarding what PFAS is and where it comes from, why PFAS is worrisome, PFAS regulations and proposed rule changes, required sampling and Hermiston's PFAS results, non-compliance issues and how the City plans to address PFAS.

Assistant City Manager Morgan presented information (PowerPoint Presentation attached) regarding PFAS in the existing water systems, capital and operational costs associated with PFAS treatment, 2019 Water System Master Plan including source and storage capacity, water history and projection demand to include system capacity limits, reviewing the overall existing water system, recommendations to decommission specific wells, install filtering equipment and new treatment well, how data centers impact water demand, and more. Assistant City Manager Morgan stated he plans to bring additional items related to this topic at the next City Council meeting.

Adjournment

Mayor Primmer ended the work session at 6:48pm and stated the City Council would convene for their regular council meeting after a short recess.

An Overview of PFAS in Water Systems

Presented by Lucas Stangel, P.E., and Joshua Lott, P.E.

July 27, 2026

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Agenda

- What is PFAS and where does it come from?
- Why are we worried about PFAS?
- PFAS Regulations
- Proposed Rule Changes
- Sampling Requirements
- PFAS Prevalence
- Hermiston PFAS Results
- Impacts of Non-compliance
- City Efforts to Address PFAS

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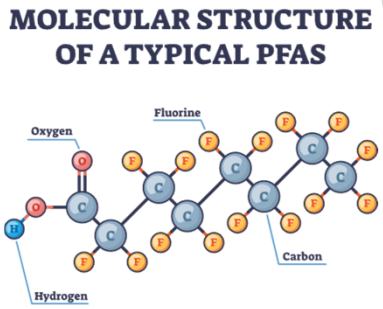
What is PFAS and Where Does It Come From?

- Per- and polyfluoroalkyl substances (PFAS)
  - Synthetic chemicals using a carbon-fluorine bond (one of the strongest bonds in organic chemistry). These chemicals repel water, oil, and heat while remaining virtually indestructible, which has given them the name "forever chemicals."
- What are the sources of PFAS?



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Why Are We Worried about PFAS?

- Studies have linked PFAS to severe health risks, and they persist indefinitely in the environment and accumulate in human blood.
- The most common negative health effects linked to PFAS exposure include:
  - Cancer risk
  - Reproductive and developmental issues
  - Immune system suppression
  - Hormone disruption
  - Metabolic changes

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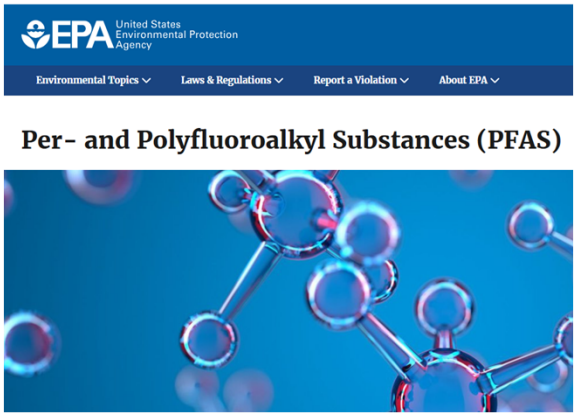
Regulations Related to PFAS



Environmental Protection Agency (EPA)

- The EPA established the first national PFAS drinking water regulations in 2024
- The regulation establishes:
  - Six maximum contaminant levels (MCL) for PFAS
  - Initial and ongoing compliance monitoring
  - Compliance schedule

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What are the Regulated PFAS?

Regulated PFAS Compound	Regulatory Limit (MCL)
Perfluorooctanoic Acid (PFOA)	4 parts per trillion (ppt)
Perfluorooctane Sulfonic Acid (PFOS)	4 ppt
Perfluorohexane Sulfonic Acid (PFHxS)	10 ppt
Perfluorononanoic Acid (PFNA)	10 ppt
Hexafluoropropylene Oxide Dimer Acid(HFPO-DA) (GenX Chemicals)	10 ppt
Mixtures containing PFHxS, PFNA, HFPO-DA, and PFBS	Hazard Index (HI) ≤ 1.0

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Regulations Related to PFAS, cont'd.

Compliance Timeline and Monitoring

- Complete initial monitoring by 2027
- Conduct routine quarterly (or adjusted frequency) monitoring
- Include PFAS results in Consumer Confidence Reports
- Begin public notifications for sampling or notification violations
- Current compliance deadline of 2029

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Regulations Related to PFAS, cont'd.

Oregon Health Authority - Drinking Water Services

- Oregon has not yet adopted the EPA's rules but is deferring to EPA requirements
- Complete initial PFAS monitoring by **April 2027**
- Compliance monitoring begins in **2027**
- Utilities exceeding PFAS standards will need to implement treatment or corrective actions

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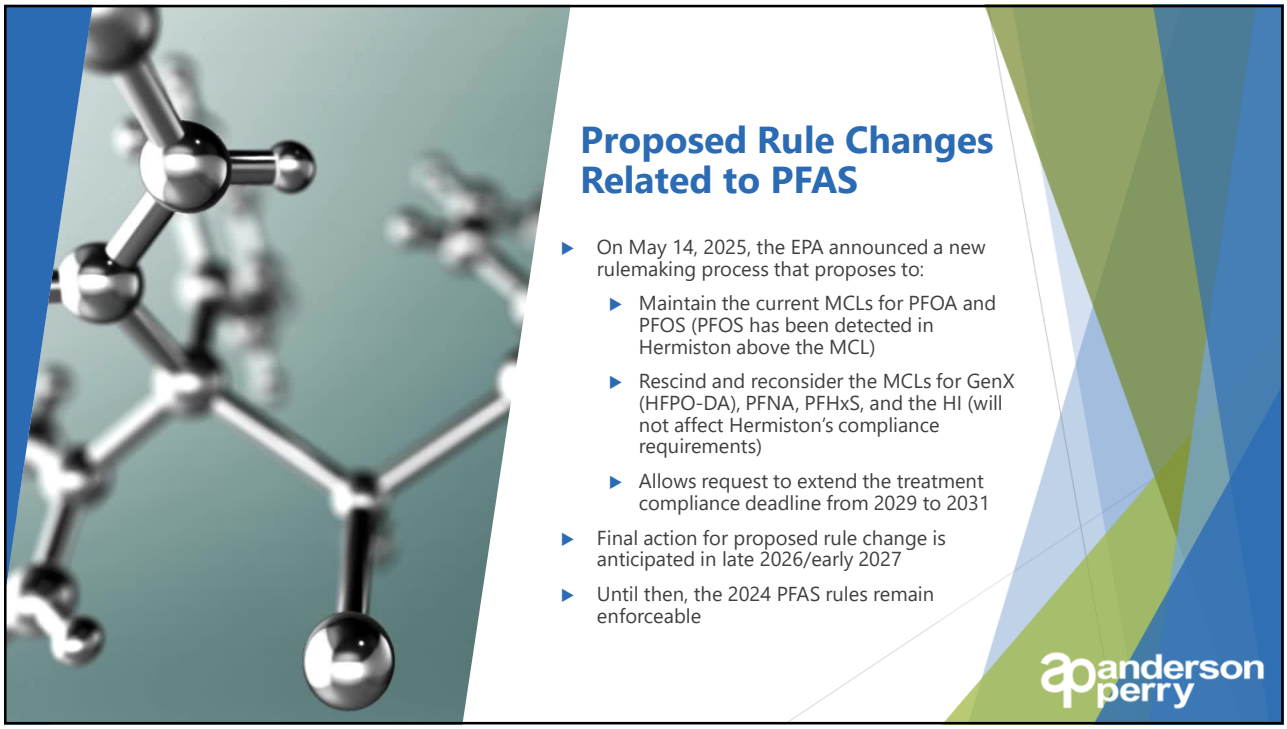
Proposed Rule Changes Related to PFAS
On May 14, 2025, the EPA announced a new rulemaking process that proposes to:
Maintain the current MCLs for PFOA and PFOS (PFOS has been detected in Hermiston above the MCL)
Rescind and reconsider the MCLs for GenX (HFPO-DA), PFNA, PFHxS, and the HI (will not affect Hermiston's compliance requirements)
Allows request to extend the treatment compliance deadline from 2029 to 2031
Final action for proposed rule change is anticipated in late 2026/early 2027
Until then, the 2024 PFAS rules remain enforceable
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Sampling Requirements
Initial Monitoring Schedule
Who Must Comply?
City of Hermiston sampling requirements:
Quarterly samples (i.e., four) over a 12-month period, collected two to four months apart, all supply sources
To be completed by April 26, 2027

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Sampling Requirements, cont'd.
Ongoing Compliance Monitoring
Begins in April 2027
Frequency based on initial monitoring
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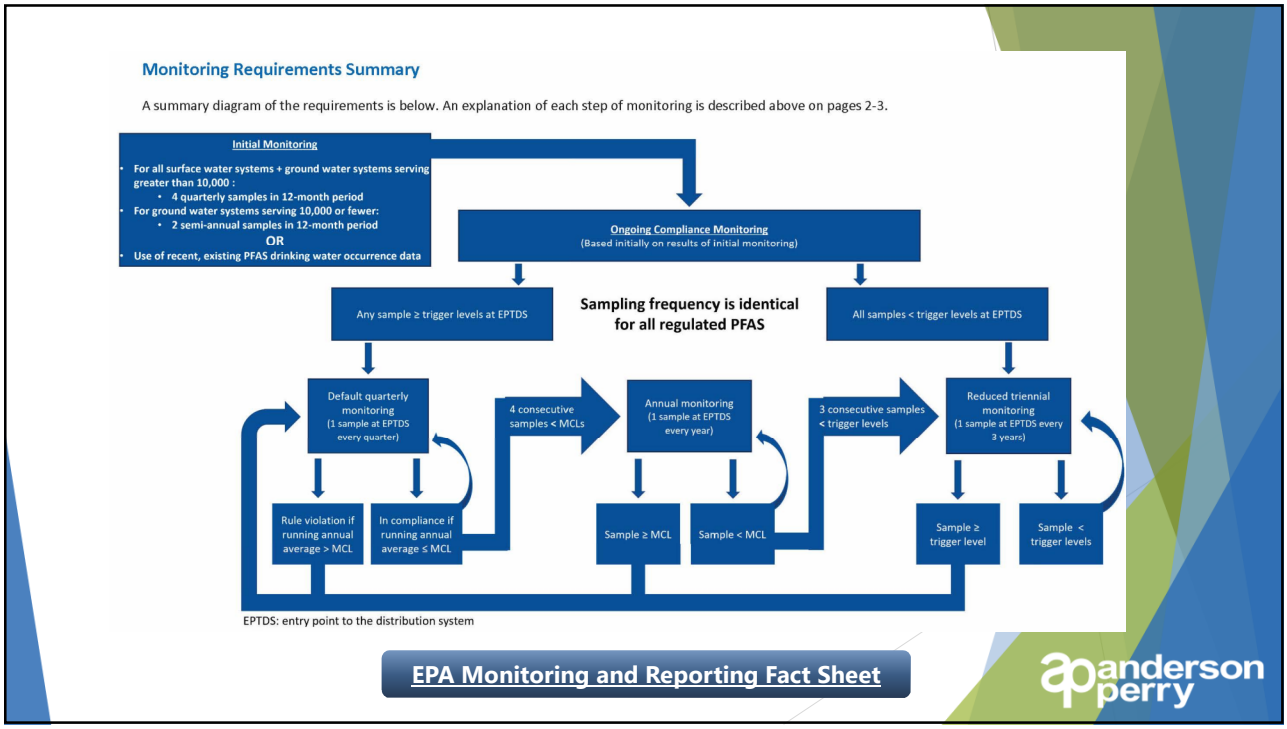
Monitoring Requirements Summary
A summary diagram of the requirements is below. An explanation of each step of monitoring is described above on pages 2-3.
Initial Monitoring
For all surface water systems + ground water systems serving greater than 10,000 :
4 quarterly samples in 12-month period
For ground water systems serving 10,000 or fewer:
2 semi-annual samples in 12-month period
OR
Use of recent, existing PFAS drinking water occurrence data
Ongoing Compliance Monitoring
(Based initially on results of initial monitoring)
Any sample ≥ trigger levels at EPTDS
Sampling frequency is identical for all regulated PFAS
All samples < trigger levels at EPTDS
Default quarterly monitoring (1 sample at EPTDS every quarter)
4 consecutive samples < MCLs
Annual monitoring (1 sample at EPTDS every year)
3 consecutive samples < trigger levels
Reduced triennial monitoring (1 sample at EPTDS every 3 years)
Rule violation if running annual average > MCL
In compliance if running annual average ≤ MCL
Sample ≥ MCL
Sample < MCL
Sample ≥ trigger level
Sample < trigger levels
EPTDS: entry point to the distribution system
EPA Monitoring and Reporting Fact Sheet
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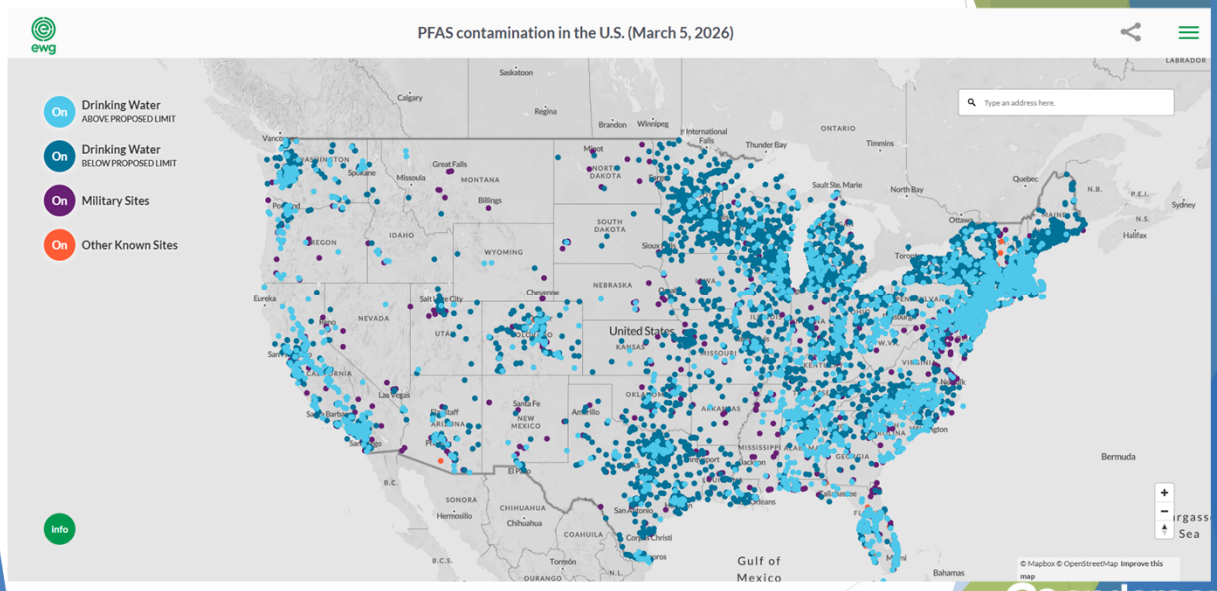
PFAS Prevalence



Nationwide PFAS Contamination Distribution (EWG / EPA Data). Source: EWG

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Hermiston Initial Monitoring Results

Compound	MCL	Well No. 2	Well No. 4	Well No. 5	Well No. 6	RWS
PFOA	4.0 ppt	Not Detected	Not Detected	Not Detected	Not Detected	Not Detected
PFOS	4.0 ppt	5.2 - 11.5 ppt	5.61 - 6 ppt	4.5 - 9.06 ppt	Not Detected	Not Detected
PFHxS	10 ppt	7.3 - 12 ppt	6.98 – 8 ppt	7.5 – 9.32 ppt	Not Detected	Not Detected
PFNA	10 ppt	Not Detected	Not Detected	Not Detected	Not Detected	Not Detected
HFPO-DA (GenX)	10 ppt	Not Detected	Not Detected	Not Detected	Not Detected	Not Detected
HI	1	0.73 - 1.2	0.7 – 0.8	0.75 – 0.94	0	0

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Hermiston PFAS Source?

The source of PFAS in Hermiston is **unknown**

Because PFAS is in the groundwater, it is **difficult to identify a source**

Hermiston has both shallow alluvial wells and two deep basalt wells that have tested for PFAS over the MCLs. This makes it challenging to mitigate PFAS by utilizing additional groundwater sources.

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What If the City Does Nothing?

- Noncompliance with the Safe Drinking Water Act/PFAS regulation. Failure to comply could result in the following:
  - Mandatory public notification
  - Administrative order and compliance schedule
  - Fines and financial penalties

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What Has the City Done to Address PFAS?
June 2023 – Testing of supply sources began, which revealed PFAS exceeding EPA MCLs
June 2023 to Present – City has continued to monitor PFAS in supply sources
February 2026 – Draft PFAS Treatment Feasibility Study completed
June 2026 – Cursory PFAS Mitigation Evaluation Summary completed
July 2026 – Draft PFAS Mitigation Feasibility Study completed
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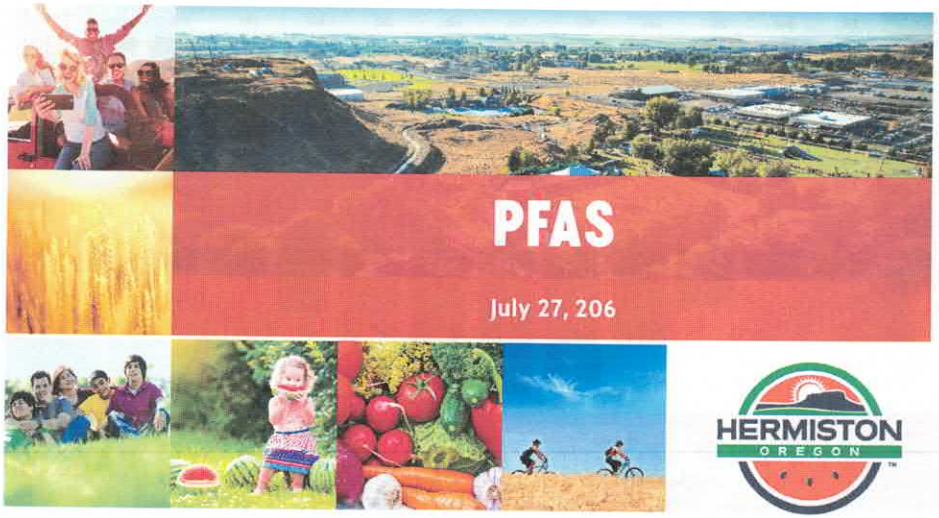
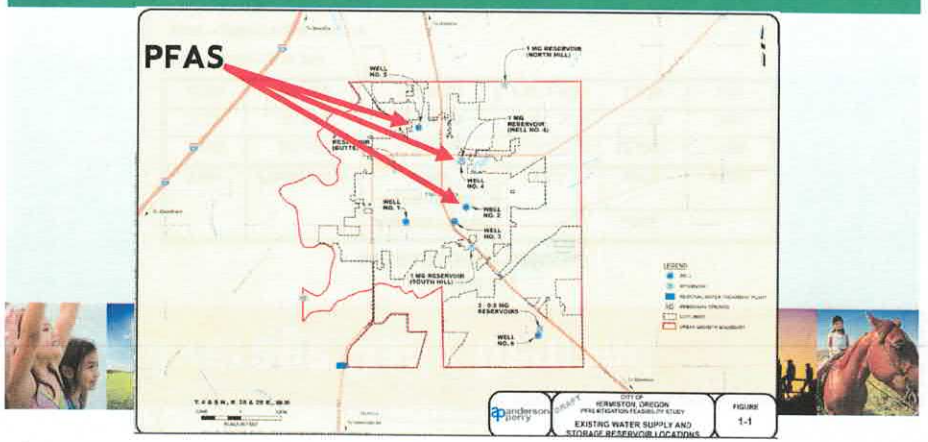
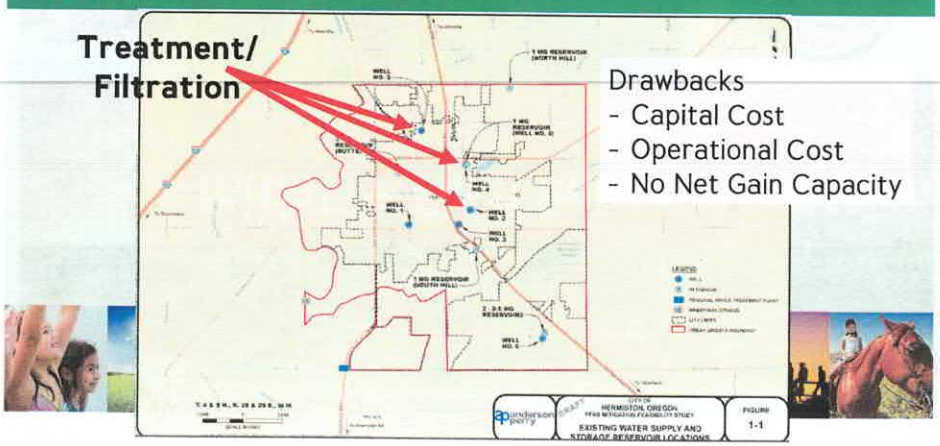


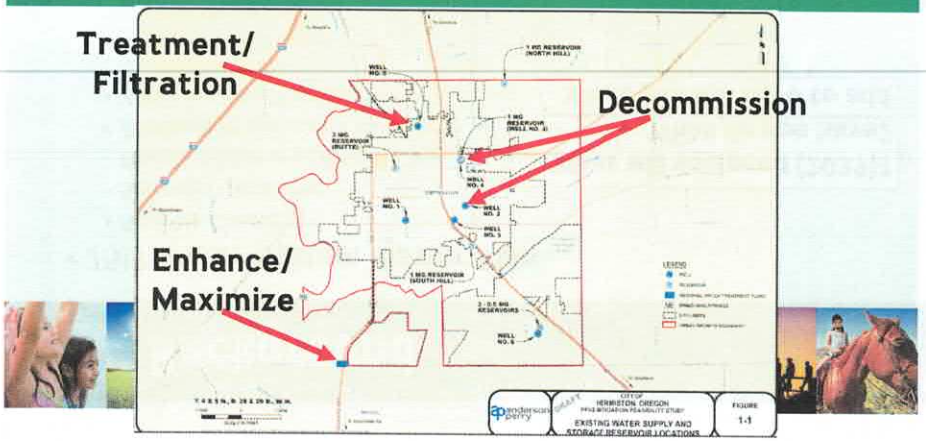
Existing System



Initial Recommendation



Final Recommendation

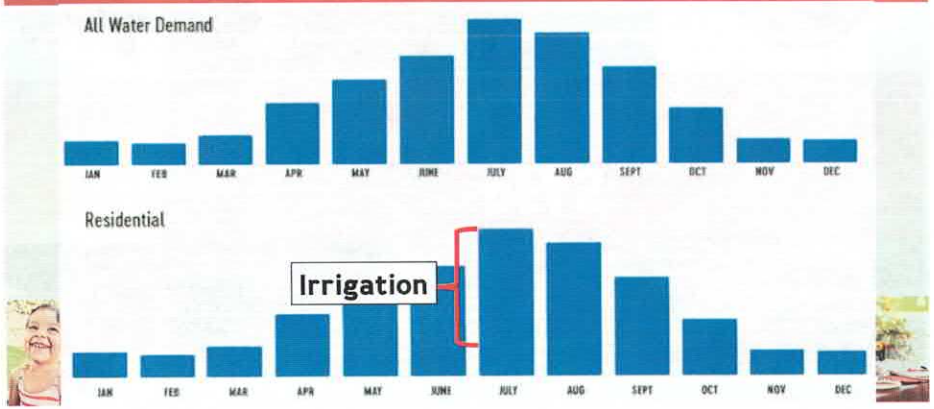


Background

- 2019 Water System Master Plan
  - Source Capacity
  - Storage Capacity
  - Demand History (Avg. & Peak)
  - Demand Projection (20 Years)
  - Alternatives (Various)
    - Capital Costs
    - Operational Costs
    - Risk (Financial)

What will you need (2039)?
– What do you have?
What you will have to add

How is Water used in our Area?



Average Daily Demand

TABLE 2-1
AVERAGE DAILY DEMAND

Year	Population	Annual Water Production (MG)	ADD		
			gpd	gpm	gpcd
2023	20,057	1,450.59	3,974,220	2,760	198
2024	20,182	1,481.10	4,057,809	2,818	201
2025	20,296	1,486.51	4,072,631	2,828	201

gpd = gallon per day
gpm = gallons per minute

Peak Day Demand

TABLE 2-2
PEAK DAILY DEMAND

Year	Population	Day of Peak Flow	PDD		
			MGD	gpm	gpcd
2023	20,057	July 30, 2023	10.05	6,979	501
2024	20,182	July 20, 2024	9.91	6,882	491
2025	20,296	July 15, 2025	10.06	6,986	496

System Capacity (No PFAS)

What we need

Existing System

	Year 2026	Year 2046
Design Population	20,492	24,837
Supply		
ADD (gpcd)	200	200
Average Daily Flow (gpd)	4,098,000	4,966,000
Average Daily Flow (gpm)	2,850	3,450
PDD[1] (gpcd)	501	501
Peak Daily Flow[2] (gpd)	10,267,000	12,443,000
Peak Daily Flow (gpm)	7,130	8,640
PHF[3] (gpm)	17,825	21,600
Estimated Supply Flow Available[4] (gpm)	10,307	10,307
Total Recommended Supply[5] (gpd)	**10,267,000**	**12,443,000**
Total Existing Supply[6] (gpd)	**11,681,000**	**11,681,000**
Potential Supply Need (gpd)	**0**	**762,000**

System Capacity (No PFAS)

What we need
- What we have

Existing System

	Year 2026	Year 2046
Design Population	20,492	24,837
Supply		
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System Capacity (No PFAS)

What we need
- What we have
~14% Surplus

Existing System

	Year 2026	Year 2046
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Supply		
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System Capacity (PFAS)

What we need

	Existing System	
	Year 2026	Year 2046
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Supply		
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Total Existing Supply[5] (gpd)	**4,121,000**	**4,121,000**
Potential Supply Need (gpd)	**6,146,000**	**8,322,000**

System Capacity (PFAS)

What we need
- What we have

	Existing System	
	Year 2026	Year 2046
Design Population	20,492	24,837
Supply		
ADD (gpcd)	200	200
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System Capacity (PFAS)

What we need
- What we have
60% Deficit

	Existing System	
	Year 2026	Year 2046
Design Population	20,492	24,837
Supply		
ADD (gpcd)	200	200
Average Daily Flow (gpd)	4,098,000	4,966,000
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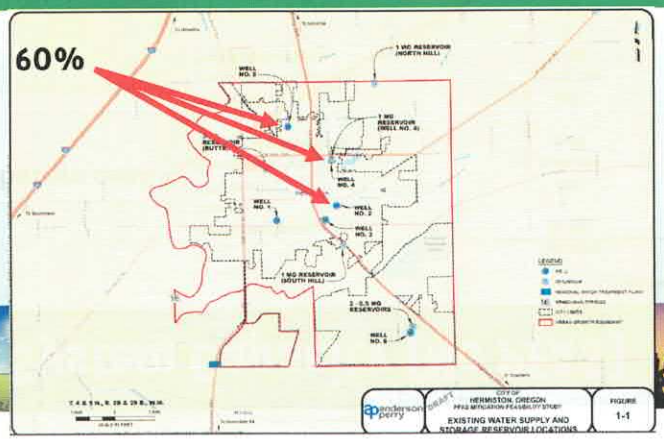
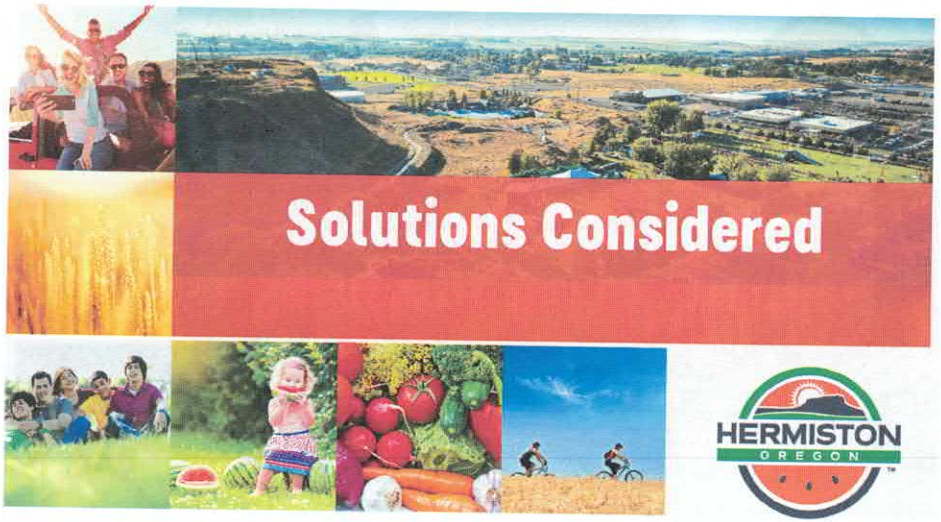
Existing System

60%

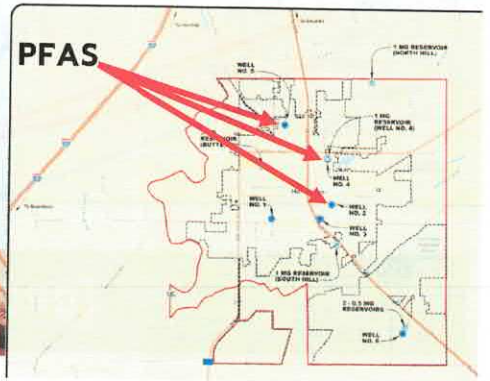




Solutions Considered

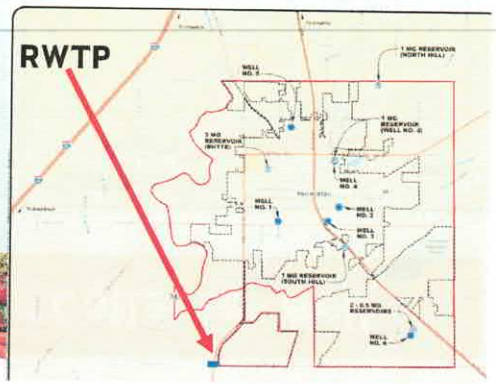
Treatment

- Install Filtering Equipment
- Considerations
  - Upfront Capital
  - Annual Operating Costs
  - Duplicative/Inefficient
  - Effective
  - Maintains Existing Assets



Maximize Regional Treatment Plant

- City Capacity Under-Utilized
- Prior User Capacity Available
- Considerations
  - Immediately Available
  - Effective
  - 30Yr Old Facility
  - Annual Operating Costs

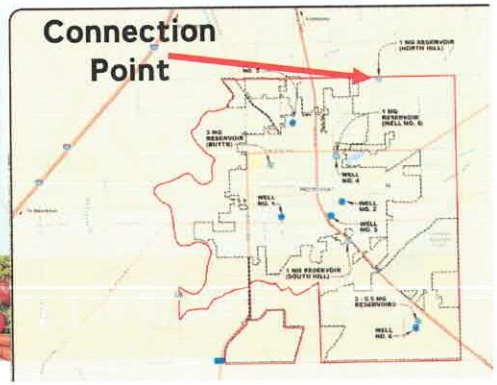


New Regional Treatment Plant

- New, Larger Plant
- Considerations
  - Large Project (time)
  - Operating Costs
  - Future PFAS Limits (mixing)
  - Single-Point Failure Risk (7mi pipe)

Columbia River Collector Well

- 7 Mile Pipe to Columbia
- "Bank Filtration"
- Considerations
  - **Most Upfront Capital ($47M)**
  - **ROW/Easements (Time)**
  - **Low Operating Cost**
  - **Redundancy**
  - **Capacity**



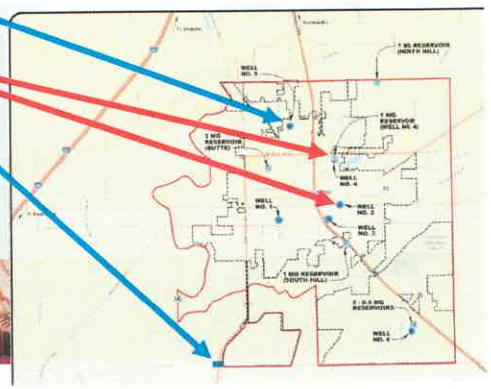
Aquifer Storage & Recovery

- Additional "Recovery" Well
- Considerations
  - **"low" Upfront Capital ($7M)**
  - **Permitting (Time)**
  - **Lowest Direct Operating Cost**
  - **Lower Capacity**

Solutions Recommended

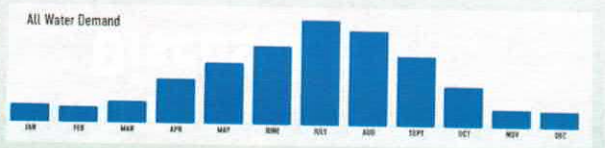
Initial (Base Load)

- Install Treatment Well #5
- Mothball Wells 2 & 4
- Fully Utilize Regional TP
- Meets Projected 2046 Need



Future (Peak Demand)

- Aquifer Storage/Recovery
- Store 250MG/yr in Winter
- Utilize in Summer



Financials

Alternative Cost Analysis

TABLE ES-3
MITIGATION ALTERNATIVE COST SUMMARY

Mitigation Alternative	Total Estimated Improvements Cost[1]	Annual OM&R	Total 20-year Present Worth
Alternative 1 - PFAS Treatment, IX Option[2]	$18,767,000	$1,704,000	$39,960,000
Alternative 1 - PFAS Treatment, FLUORO-SORB® Option[2]	$16,478,000	$1,430,000	$34,308,000
Alternative 2 - Existing RWTP Utilization	TBD[3]	$1,225,000	TBD+ $15,270,000[3]
Alternative 3 - New RWS Potable Water Source, ECMF Treatment Option[4]	$27,360,000	$1,377,000	$44,330,000
Alternative 3 - New RWS Potable Water Source, UF Treatment Option[4]	$29,088,000	$1,424,000	$46,838,000
Alternative 3 - New RWS Potable Water Source, Collector Well Option[4]	$46,800,000	$534,000	$53,460,000
Alternative 4 - ASR	$7,200,000	$268,000	$10,540,000
Alternative 5 - Dedicated Irrigation System	$2,232,000	$160,000	$4,232,000

	Schedule Pro Forma Revenues and Expenditures			Water Department					
	PRO FORMA			Current FY	Projected				
1	Year *(ending June 30th)*			26	27	28	29	30	31
2	Beginning Fund Balance			3,487,733	3,652,554	1,417,318	1,282,619	1,133,068	1,066,243
	Operating Revenues								
3	Primary Revenue Source			2,118,512	6,214,854	6,339,151	6,465,934	6,595,253	6,727,158
4	Other Revenue Source 1			164,000	378,000	378,000	378,000	378,000	378,000
5	Other Revenue Source 2				380,000	380,000	380,000	380,000	380,000
	Total Operating Revenues			2,282,512	6,972,854	7,097,151	7,223,934	7,353,253	7,485,158
	O M & R Expenses								
6	Personal Services	$	1,108,000.00	331,868	1,169,000	1,300,000	1,352,000	1,406,080	1,462,323
7	Materials & Services	$	1,868,000.00	459,491	2,295,000	2,363,850	2,434,766	2,507,808	2,583,043
8	Other Operating Expenses	$	450,000.00	0	450,000	468,000	486,720	506,189	526,436
	Total Operating Expenses	$	3,426,000.00	791,359	3,914,000	4,131,850	4,273,486	4,420,077	4,571,802
	Debt Service								
	Funds Avail for Debt Service			1,491,153	3,058,854	2,965,301	2,950,449	2,933,176	2,913,356
9	Existing Debt 1	$	1,300,000.00	590,000	1,303,090	1,300,000	1,300,000	1,300,000	1,300,000
10	Existing Debt 2								
11	Other Proposed Debt								
	Total Debt Service			590,000	1,303,090	1,300,000	1,300,000	1,300,000	1,300,000
	Other Activities								
	Cash Avail After Debt Service			901,153	1,755,764	1,665,301	1,650,449	1,633,176	1,613,356
12	Transfer to CIP			736,332	3,746,000	1,800,000	1,800,000	1,700,000	
13	Capital Outlay				245,000				
14	System Replacement Reserves								
15	Other Non-Operating Activity								
	Net Other Activity								
16	Net Transfers IN (OUT)								
17	Adjustments								
	Net Transfers & Adjustments								
	Ending Fund Balance	$	3,487,733.00	3,652,554	1,417,318	1,282,619	1,133,068	1,066,243	2,679,599

Paying for it: Strategy

Grants/ Loans/Legal

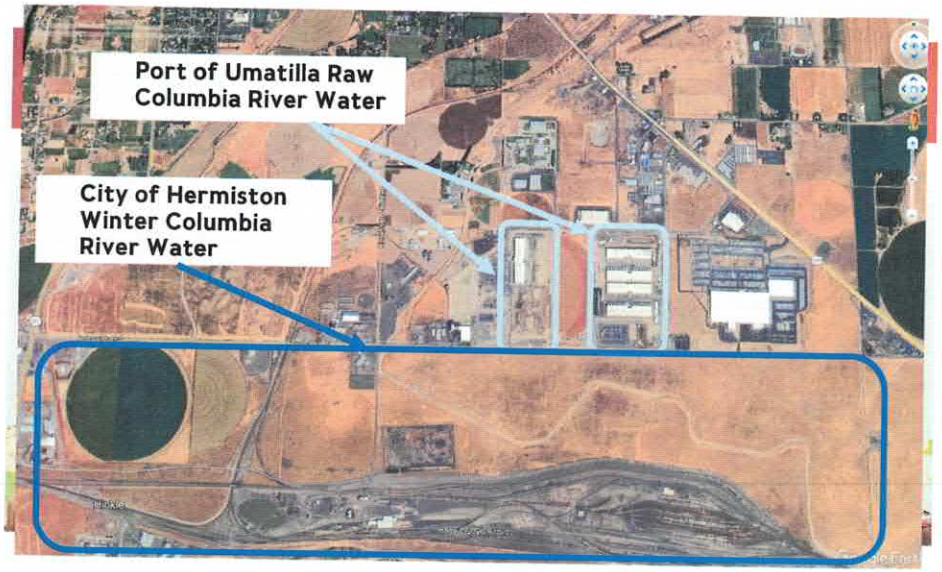
Reduce CIP/ Defer Maint/ Well 2/4 OM&R Savings

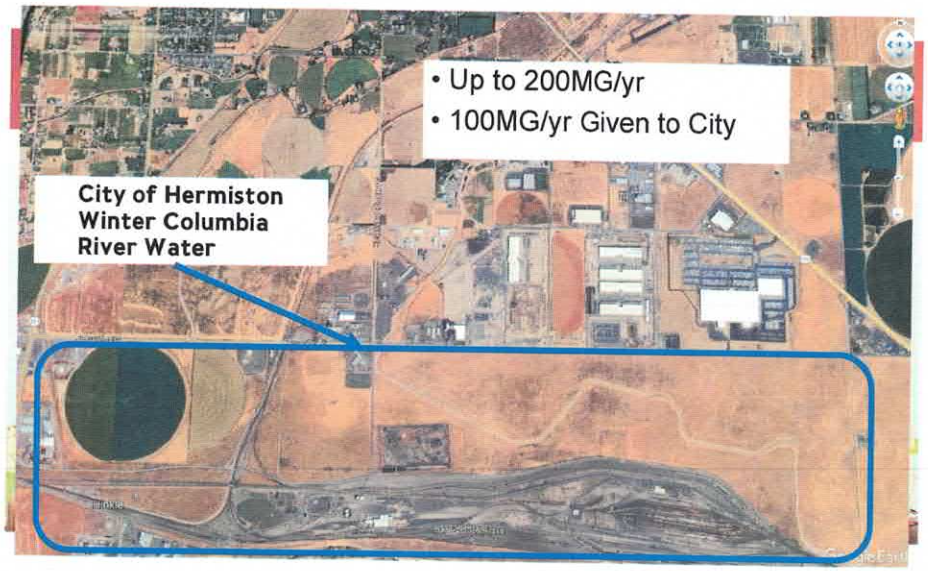
TABLE ES-3
MITIGATION ALTERNATIVE COST SUMMARY

Mitigation Alternative	Total Estimated Improvements Cost[1]	Annual OM&R	Total 20-year Present Worth
Alternative 1 - RFAS Treatment, IX Option[2]	$18,767,000	$1,704,000	$39,960,000
[illegible]atment, FLUORO-SORB® Option[3]	$16,478,000	$1,430,000	$34,308,000
[illegible]RWTP Utilization	TBD[5]	$1,225,000	TBD+ $15,270,000[2]
[illegible]S Potable Water Source, ECMF	$27,360,000	$1,377,000	$44,530,000
[illegible]S Potable Water Source, UF	$29,088,000	$1,424,000	$46,838,000
Alternative 3 - New RWS Potable Water Source, Collector Well Option[4]	$46,800,000	$534,000	$53,460,000
Alternative 4 - ASR	$7,200,000	$268,000	$10,540,000
Alternative 5 - Dedicated Irrigation System	$2,232,000	$160,000	$4,232,000

Outside Funding

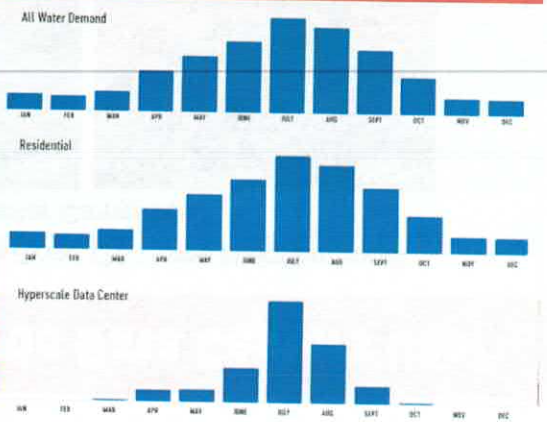
- Grants/Loans
- Legal





How much do Data Centers Use?

- 22MG/yr per Campus
- Entirely in Summer



How much do Data Centers Use?

- ~129 "City" Homes
- ~7 "Rural" Homes

Hermiston Area Gross Annual Water Usage by Type

Type of Use	Gallons/Year
Regional Medical Center Complex	47,000,000
Food Processing Factory	40,000,000
Elementary School	23,000,000
Hyperscale Data Center Campus	22,000,000
Single-Family Home (4 acres - rural)	3,300,000
Commercial Agriculture (per acre)	815,000
Fast Food Restaurant	730,000
Single-Family Home (0.12 acre - urban)	170,000

How much do Data Centers Use?

- Punkin Center & Glemm Road (26 Home Neighborhood)
- ~40MG/yr = ~2 Data Center Campuses