

**CORBETT WATER DISTRICT  
BOARD OF COMMISSIONERS  
REGULAR BOARD MEETING  
FEBRUARY 16, 2021**

**6:30 p.m.**

**Meeting Held Electronically through ZOOM**

**BOARD MEMBERS PRESENT:** Sara Grigsby, Fred Sanchez, Dan Graff and Jeff Hargens.

**BOARD MEMBERS ABSENT:** Bob Gaughan

**STAFF PRESENT:** District Manager Tom Edwards, Assistant District Clerk Lynda Ronell and District Clerk Gail Griffith

**AUDIENCE MEMBERS:** Malcolm Freund, Gordon Fulks, Chris Augustine of SCS Engineers at 7:15 p.m. , David Jacob of Hydra Engineering, Cloudy Sears, Jim Shaver of PACE Engineering left at 7:40 p.m., Michael Arion and Linda Hargens.

President Jeff Hargens called the Zoom meeting to order at 6:35 p.m.

**APPROVAL OF THE AGENDA**

Fred Sanchez made a motion to accept February 16, 2021 Agenda changing item number five new business – Southfork up to two and item two new business- employee benefits package down to five Sara Grigsby seconded, all were in favor, motion carried. *(4 yes votes: S Grigsby, J.Hargens, F.Sanchez & D.Graff 0 no votes)*

**APPROVAL OF THE January 19, 2021 REGULAR BOARD MEETING MINUTES**

Fred Sanchez made a motion to approve the January 19, 2021 Regular Board Meeting minutes as presented. Jeff Hargens seconded, all were in favor, motion carried. *(4 yes votes: S Grigsby, J.Hargens, D.Graff, F.Sanchez 0 no votes)*

**TREASURERS REPORT – January 2021**

Treasurer Sara Grigsby went over the information in the Summary of Accounts and the Revenue and Expenses for January 2021 that was included in the Board Packets. Expenditures, Materials and Services Lease fee. The fee is normally \$1,500 and this year it increased to \$5,900. The District Clerk explained according to BLM they reviewed and changed the acreage from 3.2 to 4.00 acres. The costs were being based on a 2012 census and now they are using the newer rates from the 2017 Census. This is a right-of-way rental. The rates went from \$9,500 /acre to \$16,700/acre to all of their right-of-way rentals. Discussion of possibility of buying the property. The District Manager will contact BLM regarding possibly purchasing the property. Treasurer Sara Grigsby continued reviewing line items in the Summary of Accounts.

Jeff Hargens made a motion to approve the January 2021 Treasurers report as presented. Dan Graff seconded, all were in favor, motion carried. *(4 yes votes: S Grigsby, J.Hargens, D.Graff, F.Sanchez 0 no votes)*

**UPDATE ON COVID-19 EMERGENCY PLAN**

District Manager reported there have been no changes. We are following same protocols set in to motion last month.

**UPDATE – HIRING UTILITY I/II**

Manager Tom Edwards reported he hired a Utility Worker I, Jose Diaz. He has no water experience. He is a hard worker and already studying for his license.

**AGED RECEIVABLES**

The District Clerk reported there are several people who paid part of their last bill and had some carryover. All of the customers we sent letters asking them to contact us regarding their late bills have either paid all or part of their bills, except one. That customer has a medical reason for why they have not paid. Sara Grigsby stated the local Grange has hardship money and this may be something customers could contact the Grange. Fred Sanchez added there are many churches and other agencies that have funds to assist people. The customer would have to apply directly. Fred will send the list of organization to the office.

## **SOUTHFORK PROJECT SCOPE**

Tom Edwards reported he has been in discussions with Brian Lee of PACE Engineering about the Southfork intake. He was involved in the original repair and removal of the dam. They discussed moving the rock weirs to improve the flow at Southfork during the summer. The Board received information in their packets regarding the scope of work proposed. Tom Edwards stated that if PACE did the entire project with no help from the Water District the cost would be around \$100,000. Tom continued that his proposal is that the Water District would provide much of the labor and administration and PACE would take care of design and the permits. This would cut the cost by approximately half or more. There is a restricted time for the work, July and August.

Jeff Hargens said he was involved meeting with Fish and Wildlife and the only thing that was talked about was adding another weir of rocks and he said he can't imagine it could cost \$50,000. Tom Edwards responded these are estimates and if we are doing a lot of the work it should be much less. Discussion of the need to get Southfork back online so we do not lose our water rights.

Jeff Hargens made a motion to authorize Tom Edwards to move forward with his plans related to Southfork, hiring PACE Engineering to do the initial design work and getting information submitted to Oregon Department Fish and Wildlife and move forward. Fred seconded, all were in favor, motion carried. *(4 yes votes: S Grigsby, J.Hargens, D.Graff, F.Sanchez 0 no votes)*

## **WELL PROJECT UPDATE** (Chris Augustine arrived at this point of the meeting 7:15 p.m. )

Chris Augustine reported we have gotten into the production zone and then started fighting the new formation.. The last 30 feet we were in an alternate flow top that didn't encourage us to go deeper. Driller estimates at well head we have between 100-200 gallons per minute discharge using the air lift method. Now that weather has cleared Schneider will install the pump. We should hopefully start a pumping test on February 23 or if not March 1. We got a static water level of 650' which is higher than the zone where we encountered water which was 1,200 to 1,250 feet. That means it is under confined conditions which is what we want to see for ASR feasibility. Sara Grigsby asked if the heavily confined mean we are not drawing off of the other waters going down into the river. Chris Augustine responded it means that at the depth we are at we are fairly close or a little bit above the Columbia River and means we are not connected to surface water up above and that we are probably not connected to the Columbia River.

Jeff Hargens asked when they are pumping out how much will it be and where will it go. Chris Augustine stated it should be 200 gallons per minute and it will be spread on the property and should soak in. We will have to see how it goes and manage it. Jeff Hargens said he doesn't want any siltation problems going down to Buck Creek. Jeff Hargens said if we don't get what we are looking for can we drill deeper. Chris Augustine responded yes. If things don't work out with this zone then we can go further but would need to change our approach to the drilling and switch to reverse circulation.

Tom Edwards asked at what point do we call this? How far do we go, how deep. Chris Augustine said we will have to see how the test well turns out. The test well will give us information from the testing to tell us water quality, the production capacity of the aquifer and the storage capacity of the aquifer. That will all go into designing a production well. The test well came from talking to OWRD and learning their grant program would help pay for the test well which would show feasibility and then the District could get a production well grant which would help pay a large amount for that part of the project. The test well cannot be put to beneficial use because of the funding method.

Tom Edwards asked regardless if it is just ASR or ASR and production well or is a production well. We still have to go out for the grant money. We cannot use the test well as even an ASR well. Chris Augustine said that is correct. It can be used for a monitoring well for the production well.

Dan Graff said I think we need to wait for the step tests to see what we have. Chris Augustine said the step test will proceed the pumping test. We need to get the pump in first.

Tom Edwards spoke with OWRD grant funding and we can't retroactively go after the production grant, we must apply by April 28, 2021. We must meet their criteria and this grant cycle there is only \$3,000,000 available. If we miss the deadline we would have to go to another source such as loans. Chris Augustine said he didn't think we would miss the deadline. Dan Graff stated that if we look back we went this way with a test well as the safest and best stewardship for the community. If we had gone for production or went with different funding this option got us the most support. It would take longer but we would be the least amount of money out of pocket to do the test well and then go for money for a production well and if it didn't pan out we were out the least amount of money for the community.

Jeff Hargens said the question is are we going to move forward. Jeff said I think everyone is in agreement that we need to move forward and get the testing done. We have been patient, but, delays will effect the plans of the District for the grant. We need to get to the "finish line". Chris Augustine said the driller is aware of the timelines.

#### **EMAIL REQUEST REGARDING DOCUMENTARY**

The Board received an email which was included in Board packet. The email asked if the Board would be willing to take part in a documentary about the problems Corbett has been facing in relation to water pollution from logging companies and the emotional distress people under go when faced with environmental changes. Manager Tom Edwards stated they are well intended and have a good idea for a project however I don't think as a District we should be involved. We need to consider what is best for the Water District and Southfork and respecting the landowner. Jeff Hargens agreed with the Manager. Sara Grigsby said their topic is broader than Corbett and may not be in line with what we are trying to accomplish. Dan Graff was not interested in taking part. Fred Sanchez agreed. The Board came to a consensus that they do not want to participate in the documentary. The District Clerk will send an email with the Board's decision.

#### **ROSTER RFQ**

Tom Edwards addressed the Board. PACE Engineering would prepare a list of pre-approved contractors that we could choose from for jobs under \$100,000. There would be a nominal administrative fee to set the list up.

Jeff Hargens expressed his concerns regarding the costs of PACE Engineering.

Jeff Hargens made a motion that the District Manager proceed with the RFQ roster of contractors with PACE Engineering at a cost not to exceed \$2,500. Fred Sanchez seconded, all were in favor, motion carried. *(4 yes votes: S Grigsby, J.Hargens, D.Graff, F.Sanchez 0 no votes)*

#### **EMPLOYEE BENEFITS PACKAGE**

The Board received an employee benefits package proposal from the District Manager in their Board packets. Tom Edwards went over the proposal. He stated that all of these are typical benefits provided by other Districts. Sara Grigsby said it is a great package and very thorough.

The Board agreed to review the information more thoroughly and hold a Special Meeting on March 2, 2021 to consider the benefits package and get a well update. The meeting will be held by ZOOM at 5:30 p.m.

#### **MEETING WITH STATE ON FAIRNESS FOREST TAX**

Tom Edwards stated this item came to his desk late today. Tom said Cloudy Sears made a request that he give a testimony on the impact of logging to the Southfork. Tom said he did not feel comfortable making a statement without talking to the Board and possibly someone more qualified from the Board would want to talk to them. Sara Grigsby said she has spoken with a Representative about this matter as a private citizen. Discussion regarding the logging at SouthFork and other things like deferred maintenance of the area that also affected SouthFork. More discussion regarding taxes related to the logging industry. Tom Edwards stated he came into this very late and does not have the historical knowledge and is not qualified to testify. He continued that he is looking at other avenues for SouthFork such as a source water funding grant. He and Sara Grigsby met with East Multnomah County Soil and Water to discuss the possibility to re-stabilize land around Gordon Creek.

More discussion. No action by Board

## **MANAGERS REPORT**

Tom Edwards went over the Managers report that was included in the Board packet.

## **PUBLIC COMMENTS**

Gordon Fulks asked if we were able to maintain access to the Treatment plant during the storm. Tom Edwards responded that we parked the backhoe at the Forest Service gate to use to clear way into the Treatment plant. We were able to get into the Treatment Plant.

Dave Jacob commented that the test well is significantly smaller than a production well and wouldn't provide enough water to work as a production well . He commended Manager Tom Edwards on diving in deep on all the issues at Corbett Water District.

## **BOARD MEMBER ADDITIONAL ITEMS FOR THE GOOD OF THE ORDER**

## **ADJOURNMENT OF MEETING**

Jeff Hargens made a motion to adjourn the meeting at 8:50 p.m. Sara Grigsby seconded, all were in favor, motion carried.  
*(4 yes votes: S Grigsby, J.Hargens, D.Graff, F.Sanchez 0 no votes)*