

The meeting was called to order at 7:35 p.m. by Chairman Bob Colclessor. All Board members, Jeff Grover, Jim Mastne, Joe Riehl and Henry Schwartz were present. Also present were Courtney Wilton from the Mult. Co. TSCC, the McKinney family, and all staff members, Supt. Marc Caldwell, Jan Leckron, Torey Redfern, Randy Stark and Dist. Clerk Carol Quinn.

The minutes of the previous meeting were read and approved as printed.

Teri McKinney requested the Board adjust their bill. According to the meter reading they used 106,000 gallons. Their normal use is about 6,000 gallons. She said they didn't use any more water, they didn't leave their water running during the cold weather, and they didn't have a leak. Staff checked the meter reading several times. Since that reading at the end of January, their use has been normal. There is no apparent explanation for the high usage. To have the meter pulled and checked will cost additional money and if it shows the meter is accurate it still doesn't explain the high use. Mr. Caldwell advised the Board that a few years ago a similar situation happened with a customer on Woodard Rd. in Oct. of 1994. At that time the Board adjusted their bill to a high summer use average. Since this precedent had been set, Mr. Grover moved that the bill be adjusted to normal. Mr. Mastne seconded. Passed unanimously. It was suggested that a new meter be installed and an adjusted bill will be sent to the McKinneys. At this time, the McKinneys left the meeting.

Courtney Wilton of Multnomah County Tax Supervising and Conservation Comm. furnished information and spoke to the Board regarding various financing options available for the District in order to construct a new reservoir. He mentioned that in addition to considering the interest rate, it is also necessary to consider the cost relating to obtaining financing. There are trade-offs involved. Will the total cost of the project - construction, professional service costs, finance costs, permits, staff costs, etc. be offset by inflation should you decide to postpone it until you have more money saved? For financing will you use General Obligation Bonds (either public or private offering), Revenue Bond (public financing), a Special Tax Levy, bank loan, SDAO Flexlease, loan or grant programs through various special agencies? How will the debt be repaid and how long will it take? Will the District need to raise rates, increase property taxes, institute special fees, etc? There are advantages and disadvantages to each option and the District needs to carefully consider what will work best in this specific district. Will the option require voter approval? If so are voters likely to approve it? His advice was for the District to take its time to carefully consider financing options and fees, terms, repayment flexibility, to get more definite cost estimates for specific size and kind of reservoir before making a decision. If voter approval is necessary, the election date needs to be considered. At this time with Measure 50 in effect, a double majority (over 50% of the registered voters must vote to approve the measure) is required to pass unless the election is held at the November general election during even-numbered years. There are so many different considerations that the District needs to be well informed before making any decisions. The Board thanked Mr. Wilton for his presentation.

At 9:30 p.m. the Board met with Marc Caldwell, Interim Superintendent of the District, in Executive Session for the purpose of discussing the permanent Superintendent position. The Board then called Randy Stark into the Executive Session to discuss with him the same topic. Following the discussion with both individuals separately the Board continued to meet in Executive Session until about 9:30 p.m.

The regular meeting was reconvened. Mr. Riehl moved that the District advertise in the paper for the Superintendent position in The Oregonian on both Sunday February 15 and 22 and in the Gresham Outlook on February 18, 21, and 25. Mr. Mastne seconded. Passed unanimously. The closing date for applications is to be February 27, 1998, at 4:00 p.m. The Board discussed the wording of the ad and asked that the District Clerk edit the extended version of the job opening announcement previously approved. Applications will be available at the District Office along with additional information including the job description and job applications requirements. The Board will hold a special workshop meeting on Tuesday, March 3, 1998, to review the applications and resumes submitted.

Mr. Caldwell presented his monthly work report. He announced that District personnel have a meeting scheduled with Tom Tye and representatives of the BLM to discuss a reservoir site on February 19.

The Board was asked to appoint a Budget Officer for the 1998-1999 Budget. The first Budget meeting will be held March 10, at 8:00 p.m. Mr. Mastne moved that Mr. Stark be appointed Budget Officer. Mr. Grover seconded. Passed unanimously.

Mr. Riehl moved that the bills be paid. Mr. Mastne seconded the motion. Passed unanimously.

The meeting was adjourned at 10:35 p.m.