

## MINUTES

FEBRUARY 13, 2001

### **Corbett Water District Regular Monthly Water Board Meeting**

Chairman Jeff Grover called the meeting to order at 7:30. Board members, Sandra Redfern, Henry Schwartz, Ed Kalberg and Ken Blanc were present. Also present were Superintendent Randy Stark, District Clerk Kathie Cicerich, employees Marc Caldwell and Torey Redfern.

Guests present: Bob Colclessor, Barb Adams, Gordon Fulks, Steve Wilson, Linda Wilson, Sue Fry, Al Kimbley and Phil Smith.

#### APPROVAL OF MINUTES

Ken Blanc requested correction of the January 9, 2001 minutes on page 4, last paragraph to read November 14, 2000, not December 12, 2000. Mr. Kalberg moved the minutes be accepted with this correction. Mr. Blanc seconded. Board members voting for the motion were Jeff Grover, Henry Schwartz, Sandra Redfern, Ken Blanc and Ed Kalberg.

#### ADDITIONS - DELETIONS TO THE AGENDA

Added Ed Kalberg to discuss location of future Water Board Meetings.

#### AUDIENCE COMMENTS RELATING TO ITEMS NOT ON THE AGENDA

There were none.

#### FINANCIAL REPORT REVIEW

Kathie Cicerich briefed the Board on the January 2001 monthly financial report. Expenditures under Personal Services and Repairs/Maintenance are looking good but probably will be tight as we get to the end of the Budget year. Mr. Blanc asked if a portion of the water rate increase is to go towards the Capital Improvement Fund. Mr. Stark stated the Budget Committee and Board chose not to transfer any money into this fund this Budget year. There was some discussion.

#### OLD BUSINESS

**Barb Adams (Patron)** is working on the history of the Corbett Water District. Asked if anyone had additional information on the District they would like to share

with her. Barb is putting together information on the District to put in the March 2001 Gorge Gazette. Barb presented a handout titled: Corbett Water District History. This shows what history she has so far on the District.

**Steve Wilson (Patron)** put on an overhead slide show regarding new storage reservoir objectives, alternatives, cost for alternatives, conclusions and recommendations. Mr. Wilson presented a handout to the Board titled: Corbett Water District Alternatives Proposal. Mr. Wilson's alternatives are at a lower cost than the \$2.9 million bond measure that failed in the November 2000 elections. Mr. Grover asked if the 200,000 mg equalization tank at \$150,000 is a steel or concrete tank. Mr. Wilson stated the tank could be either type and that a steel tank costs approximately \$0.30 per gallon to build and a concrete tank is \$0.40 per gallon. The \$150,000 is a fairly rough estimate package that includes pricing for engineering, site improvements and piping. The 1 MG raw water storage is an eight feet deep earthen pond lined with a synthetic membrane and uses approximately  $\frac{1}{2}$  acre. There was some discussion.

**Gordon Fulks (Patron)** presented a handout to the Board titled: Priorities. This report listed problems, priorities, current system, water loss, modernization, equalization reservoir, lead paint, drought and a list of priorities for the Corbett Water District. Mr. Fulks went over the details of the handout with the Board.

### **Reservoir Update**

Mr. Stark explained that the District's primary purpose in doing any kind of capitol improvement is to make certain the public health is protected. The water treatment plant is the District's single source for water. The North and South Forks are other sources for water but are raw water resources. It is not until water goes through the treatment plant that it becomes drinkable water. A 3 MG water reservoir would provide an alternate source for finished drinking water if the treatment plant stopped functioning. In January 2001 there was a 65% water loss not accounted for. The District needs to go out and look for the undiscovered leaks. The District is waiting to hear from BLM regarding the land acquisition on Larch Mtn. Mr. Stark showed photos of the interior in reservoir #4 that were taken in 1995 that show corrosion. This is a steel tank built in 1970. Next a video was played showing the 1998 cleaning and inspection of reservoir #1. This reservoir is a concrete tank with a steel roof built in 1935. The video shows rust and lead paint chips falling off the ceiling into the water. There is much corrosion on the roof.

The District has not been able to get the money together to repair the steel tanks and this is why Mr. Stark recommends a concrete reservoir. Maintenance cost is considerably less on a concrete tank verses a steel tank.

**Phil Smith (District Engineer)** discussed estimates for reservoirs of different sizes, types and at different locations. These estimates were put into a spreadsheet that was made available. The estimates consisted of three types of reservoirs, six reservoir sizes and two separate site locations. A pre-stressed concrete tank has the highest cost per gallon but has the lowest maintenance cost. A welded steel tank has a significant cost advantage though they need to be recoated approximately every twenty years and continue for the life of the structure. Phil Smith does not recommend a bolted steel tank because there is not a proven life span on them. They can easily be damaged and are difficult to repair. Building a tank on the filter plant site would cost more then building on the BLM site. The filter plant site has a steep angle and would require cutting into the bank to create a flat spot for the tank. Concrete tanks can be backfilled against where as steel tanks cannot be. A permanent retaining wall would need to be installed if a steel tank was put on the filter plant site. Mr. Smith does not recommend putting a steel tank on the filter plant site because a retaining wall is very expensive. The BLM site is flat and very desirable for putting a tank on. This site would require very little excavation and would not require a retaining wall for a steel tank. Building a concrete tank on this site is more expensive then a steel tank but again, maintenance cost is much higher on a steel tank. A 10% contingency is built in the cost estimates incase the project goes over in dollars. After much discussion a decision was made to have Mr. Smith put together a complete engineering package with conclusions and recommendations to present at the March 13<sup>th</sup>, 2001 Board meeting. This package will compare Steve Wilson's and the Engineers options together. It will include pros and cons, risks, cost of construction and maintenance.

Ed Kalberg would like a presentation at the next Board meeting on how the water is distributed in the District.

### **Water Mgmt. & Conservation Plan / Water Rights Permits**

The Water Resources Department is requiring a Water Management & Conservation Plan in order to attain the Districts Water Rights Permits. Mr. Stark discussed his outline of the Master Plan with the Board.

### **Altitude Valve / Water Loss**

Mr. Stark reported the altitude valve is still not functioning properly. The valve is meant to control the water levels and overflow on reservoirs one and four. Still there was a 65% water loss in the month of January 2001. Mr. Stark stated old pipe under high pressure has caused pipe leaks throughout the system and accounts for the water loss. The District Employees will be looking for leaks one section at a time. The altitude valve controls are too sensitive for the application. The controls will be changed so it can function as a modulating valve. It will also have a backpressure feature. There was some discussion.

### **OFFICE SAFETY**

Mr. John Lammert will be doing the construction for the front office to ensure safety. The project will cost approximately \$2,800.00.

### **NEW BUSINESS**

#### **EMPLOYEE HANDBOOK UPDATE**

In the employee handbook, Mr. Blanc would like to see an addition under the (Causes For Suspension Or Dismissal For Regular Employees Only) section. Mr. Blanc made a motion to add, "Failure to Obey any Federal, State or Local Laws". At the January 9, 2001 Board meeting, two customers made comments regarding employees driving on the wrong side of the street to read meters and felt this to be dangerous. There was much discussion on this topic. Mr. Blanc withdrew the motion.

#### **WAGE AND SALARY SCALE UPDATE**

Mr. Stark presented the new Wage and Step Scale for the 2001/2002-budget year. There is an increase of 3.3% over last years wage scale. The increase is based on the Portland Consumer Price Index. The scale keeps the District current with inflation and competitive with other Water Districts that Corbett Water District does comparisons with. After some discussion Mr. Kalberg made motion to accept the wage and step scale effective 7/01/01. Sandra Redfern seconded. Board members voting for the motion were Jeff Grover, Ken Blanc, Henry Schwartz, Ed Kalberg and Sandra Redfern.

#### **APPOINT BUDGET OFFICER**

Sandra Redfern moved to appoint Randy Stark as the 2001/2002 Budget officer. Henry Schwartz seconded. Board members voting for the motion were Jeff Grover, Ken Blanc, Ed Kalberg, Sandra Redfern and Henry Schwartz.

## **MEASURE 7**

Ballot Measure 7 passed in November 2000 but has not been implemented. This measure allows owners of private property to submit claims against local governments for loss of property value due to rules or regulations. SDAO sent a sample resolution for procedures if a property owner submits a claim. Mr. Stark asked the Board if the District wants to pursue implementation of this sample resolution or a comparable resolution. After some discussion the Board came to an unofficial consensus to give Mr. Stark the go ahead to pursue a resolution on Measure 7 and have a lawyer look it over.

## **LOCATION OF FUTURE WATER BOARD MEETINGS**

Mr. Kalberg tabled this agenda item because of the way the table and chairs were set up for tonight. With the new furniture arrangement the room is less cumbersome.

## **AUDIENCE COMMENTS**

Mr. Kimbley made comment about the City of Tigard and Ballot Measure 7. He asked if the Water Districts of Fairview, Wood Village and Oak Lodge were on sewers.

Ms. Gideon doesn't think Mr. Stark should use Oak Lodge Water District when doing wage scale comparisons because it is a large Water District. She made comment that Sherwood and Dundee District are more comparable in size with Corbett.

Meeting adjourned by Jeff Grover at 11:00 p.m.