

# CORBETT WATER DISTRICT

## DRAFT MINUTES

Special Board Meeting and Workshop Meeting

Tuesday, August 5, 2003  
Corbett, Oregon

**Commissioners present:** Gordon Fulks, Ken Blanc, Doug Geller, Steve Wilson, and Malcolm Freund.

Mark Caldwell, Interim Manager also present.

Also present for the Workshop were Duane Lee and Brian Lee from Lee Engineering.

**Audience members present:** Barb Adams took minutes.

**The Agenda approved by all Commissioners.**

### **Progress in the District office.**

Chairman Fulks described how the front office was functioning now that the District had completed one monthly cycle. Water bills and staff paychecks were completed on time and in good order. The billing system would not compute the water bills by itself and the district's computer consultant was unable to find the problem. Bobbie Kirkham calculated all bills manually. The bills were sent out with a newsletter updating our 'customer/owners' on District progress during reorganization.

### **Project Updates.**

Chairman Fulks explained that the shop behind the headquarters building (sometimes called the 'barn') now has a new cement floor that will give our field staff an area to work on many types of projects, especially those that are sufficiently messy that we would rather keep them out of the main office shop. For winter the District plans to buy an oil furnace for the barn.

The first real pipe replacement project that the District has undertaken in years may begin in September on Rohrbach.

### **Authorization to compensate Commissioners \$10/day.**

Chairman Fulks introduced this item as a variation on ORS 198.190 and a variation on the District's own policies. Where these references allow for compensation of Commissioners up to \$50 per day for services performed for the District and authorize reimbursement of Commissioners for reasonable expenses incurred in performing official duties, the proposal here authorizes but limits the per diem to \$10 and leaves unchanged the reimbursement.

Commissioner Geller so moved with a second from Commissioner Freund. Chairman Fulks explained that this would cover the basic expenses of Commissioners who donate their time to improving this District. Since the law states that a compensation of \$50 per day was not to be

considered “lucrative,” he surmised that \$10 per day was also not lucrative. Commissioners Fulks, Freund and Geller voted ‘Yes,’ and Commissioners Blanc and Wilson voted ‘No.’.

### **Workshop with Lee Engineering:**

#### **Steel versus Pre-stressed Concrete Reservoirs.**

Duane Lee discussed new information that his firm had uncovered about soil compression that made it necessary to use an above ground tank rather than the previously planned buried tank. This opened up the option of returning to steel as a construction material for the tank as an alternative to pre-stressed concrete. The cost for a 1 MG pre-stressed concrete tank was estimated to be \$1,100,000 and last for 75-100 years with little maintenance. A steel tank of the same size costs \$600,000 and will also last 75-100 years but will need maintenance every 25 years that costs about \$150,000 each time. Mr. Lee argued that the life-cycle costs of the two tank types were similar although the up front costs of the steel were \$500,000 less. (*Editor’s note:* In a subsequent discussion the next day with Commissioner Gordon Fulks, Duane Lee acknowledged that costs delayed for a quarter to half a century even if equal in today’s dollars to the up front costs of the other tank were enormously to the benefit of the District and/or its customers.)

#### **‘Do it yourself approach’ for Pipe Replacement.**

Duane Lee outlined basic process for laying new water pipe. He said it involved a front-end loader, compactor, two trucks, equipment truck, testing equipment, flaggers, staff of five to eight people, government rules and checks, union and civil service rules, permits, and surface restoration. Mr. Lee stated there are a lot of rules that must be handled and a lot of equipment needed. Two of his clients tried to lay their own pipe and gave up. He suggested small contractors are cost effective. The six-inch pipe that the District was considering for Rohrbach is not needed for a dead-end road with few customers and may be a problem due to water sitting in the pipe for too long. The pipe can be six-inch to a fire hydrant and then four-inch beyond. Water needs to be moved through the pipe every three or four days. We can figure 200 to 300 gallons per day per customer. The Fire Department does not want to lay more than 1,000 ft. of hose from a hydrant, but the hydrant locations are still up to the Board. Hydrant locations affect district rating for insurance purposes.

#### **Cabbage Hill:**

Duane Lee Discussed on the problem of running out of water on Cabbage Hill and possible fixes.

#### **Another engineering firm contract:**

Discussion on contract with Kent Cox Engineering related to the work on the Reynolds School District building (old forest service building) and the Job Corps Center. Kent Cox was authorized to spend \$3,800, showed expenditures of \$6,600, but billed us for \$4,000. They want to get \$3,000 more to get permits and other work done. Chairman Fulks will investigate.

#### **Reservoir go-ahead:**

Duane Lee asked for and received approval to go ahead with the reservoir design-review for the county as he expects a four-week time period to get the building permit. Consensus was reached

with Fulks, Freund, Wilson and Blanc agreeing to the proposal. Geller had to leave at 8:25pm and so was not present.

**Repainting of Reservoir #4.**

The district will save money by using one construction contract for the New Reservoir and Repainting of Reservoir #4 on Larch Mountain. Electricity is needed at Reservoir #4. Chairman Fulks will discuss this with PGE.

Duane Lee said that money saved by going to steel for the new Reservoir will give us more dollars for treatment plant upgrades. This will be decided in the fall after we see what the steel reservoir really will cost the District.

**Wells**

Duane Lee briefly discussed the possibility of wells supplementing our Gordon Creek water source. He showed the Board a 1983 report that his firm prepared on wells for the CWD. Wells are a low priority item at this time.

Adjourn at 9:16pm