

## MINUTES

OCTOBER 9, 2001

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

Chairman Ed Kalberg called the meeting to order at 7:30 p.m. Board members, Ken Blanc, Steve Wilson, Jeff Grover and Henry Schwartz were present. Also present were Superintendent Randy Stark and District Clerk Kathie Cicerich.

Guests present: Gordon Fulks, Malcolm Freund, Rick Weaver, Dave Mysinger, Duane Redfield, Sue Fry, Barb Giddeon, Barb Adams, Bob Colclessor and Al Kimbley.

#### **APPROVAL OF MINUTES**

Steve Wilson moved to accept the September 11, 2001 minutes as read. Henry Schwartz seconded the motion. Board members Steve Wilson, Ken Blanc, Henry Schwartz, Jeff Grover and Ed Kalberg voted for the motion. Passed unanimously.

#### **ADDITIONS TO THE AGENDA**

Duane Redfield - Old Corbett Grade School Fire  
Richard Davis - Water Bill Reduction.

#### **FINANCIAL REPORT REVIEW**

Kathie Cicerich briefed the Board on the September 2001 monthly financial report.

#### **BARB ADAMS - RESERVOIR**

Barb said Doug Geller is willing to head up a ground water committee if that is something the Board wants to explore. The critical issue regarding a new reservoir is the price.

#### **DUANE REDFEILD - FIRE AT OLD CORBETT GRADE SCHOOL**

Duane Redfield is a Captain with Multnomah County Rural Fire Protection District #14, (Po Box 1, Corbett, Oregon). The first alarm came in at 11:50 p.m. on October 6, 2001. When the assistant chief arrived he called in an automatic 2<sup>nd</sup> alarm, which brings in mutual aid companies to help fight the fire. Help was received from Gresham, Boring and the Sandy Fire Districts. Due to the roof collapsing the firefighters went strictly to a defensive exterior attack. Water District Employees, Torey Redfern and Gene Hubbard were called to the fire. On the way down to the fire Mr. Redfern stopped to check the reservoir level at Schmidt's. The

water level was at eleven feet. It was agreed that Torey and Gene would check the water level at Schmidt's every thirty minutes and report back to the Fire Captain in charge. Within one hour the water level dropped from eleven feet to seven. It was decided the Corbett Water system would be drawn down to 25% at the reservoir on Schmidt's and at that time the firefighter's would stop using Corbett water. This occurred at approximately 3:00 a.m., and tanker shuttles were set up to bring water in. Mr. Redfield said 350,000 gallons were drawn from the Corbett Water System and 190,000 gallons were moved by water shuttle. Fire left to burn doubles every four minutes. Mr. Redfield thanked Torey and Gene for their help and expertise and Mr. Stark for attending the Fire District meeting Monday night. Mr. Wilson asked if the building could have been saved if there had been additional water storage. Mr. Redfield said no, but if there had been additional water it would have allowed more water usage. It's never a good idea to suck a water system dry because of possible back-flow from houses into water mains, possible contaminations, hot water heaters can explode and mains can collapse. If the fire had been at the new grade school there would have been enough water because it is a sprinkled building where as the old grade school was not. The high school and middle school buildings are not sprinkled. Discussion between the audience, Board and Mr. Redfield followed.

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

Gordon Fulks asked about security at the treatment plant site. He thought there should be minimal security due to the recent terrorists attacks.

#### **RESERVOIR -COMMIT ON SPECIFIC DIRECTION**

Mr. Kalberg asked the Board if the cost is the limiting factor on deciding the size of reservoir to build for the District. Mr. Grover said the limiting factor is the cost per customer. Mr. Wilson said it is not just the cost for a new reservoir but for all the improvements needed in the District. Mr. Blanc and Mr. Schwartz agreed with Mr. Wilson. There was much discussion amongst the Board members. Jeff Grover thought a \$10.00 monthly limit per customer would be reasonable. Ken Blanc and Ed Kalberg agreed with a \$10.00 limit. Henry Schwartz thought \$15.00 was reasonable. Steve Wilson agreed with a monthly \$10.00 limit to build only a half-million gallon reservoir. Jeff Grover made a motion for a \$10.00 monthly maximum average cost per customer/rate and or taxpayer to go towards Capitol Improvements, specifically for a new reservoir. Steve Wilson seconded the motion. Under audience comments, Mr. Fulks agreed that \$10.00 a month per customer is ok, as long it applies to all capitol improvements, not just a reservoir. Rick Weaver (41001 NE Alder Meadow Dr., Corbett 97019) would like the Board to consider rates over taxes. Malcolm

Freund said he is troubled with spending \$55,000 on a new master plan because there was no committed direction from the Board with the current master plan. Barb Giddeon (33712 E HCRH, Corbett, OR.) would like the Board to go with a levy, not a bond for a new reservoir. Barb Adams said the funding for a new reservoir should be accomplished through rates but separate from water rates. Also, some effort needs to be made to sell a bond or levy to the community. She would like a well be put into the package to address the surface water issue and also more automation at the treatment plant. Barb said it is highly unlikely the State would take the District's water rights away if a new master plan weren't completed. Bob Colclessor (1400 NE Meyer Ln, Corbett, Or.) thought the Water and Fire District should put together a special levy to get a sprinkler system installed at the High school and gym.

Board members voting for the motion were: Ed Kalberg, Henry Schwartz, Ken Blanc, Steve Wilson and Jeff Grover. Motion passed unanimously.

Randy Stark said two letters of interest for financing were sent to the State Health Division. After receiving the letters, the Health Division rated the District at 16 out of 88, which puts us above the funding line. The Health Division has a program called the "The Disadvantaged Community Status". The benefit to be classified as a disadvantage community is obtaining a 30-year loan at 1%, rather than a loan at 4% for 20 years. Another advantage is the District can ask for \$250,000 of principal forgiveness. The water rates need to be at 1.75% of the median income to qualify for disadvantage community status. The median income according to the "Oregon Economic of Community Development Department" for the District is \$39,800. This means the monthly water bill for 7,500 gallons of water would need to be \$58.05. This could be accomplished if the District follows the 25% rate increase for the next two years. Steve Wilson, Ken Blanc, and Henry Schwartz are not willing to accept Mr. Stark's above proposal.

Steve Wilson would like no more than a half million-gallon reservoir. Jeff Grover would like a one million gallon reservoir. Ken Blanc would like to see the reservoir size between one half and one million. Henry Schwartz is not set on a  $\frac{1}{2}$  million-gallon reservoir.

Next, Mr. Kalberg asked the Board what they thought about an updated Master Plan. After some discussion the Board agreed to an updated Master Plan. This will be put out to bid and Mr. Stark will put together a bid proposal.

Under audience comments Barb Adams said she is not in favor of spending ourselves into becoming a disadvantaged community. Rick Weaver agreed the Master Plan should go out to bid. Bob Colclessor appreciated the discussion among the Board members tonight. Sue Fry reminded the Board that the District is outside the Urban Growth Boundary, which puts us in a no growth and or slow growth area.

### **BLM APPLICATION FOR LAND**

No action needed until the Board decides on size, type and location for a new reservoir.

### **WATER RIGHTS EXAMINERS**

Mr. Stark will try to acquire a list of Certified Water Rights Examiners to bring to the next Board meeting.

### **SDAO SURVEY**

Steve Wilson made a motion to have District Clerk Kathie Cicerich complete the survey and forward to (SDAO) Special Districts Association of Oregon. Jeff Grover seconded the motion. Board members voting for the motion were Henry Schwartz, Ken Blanc, Ed Kalberg, Jeff Grover and Steve Wilson. Motion passed.

### **WATER BILL FOR RICHARD DAVIS**

Mr. Davis's average water use is two to three thousand gallons a month. In September 2001, his water usage shot up to 55,000 gallons. District employees checked the meter several times and found no apparent leak. In Mr. Davis's letter, he states there is no possible way he used this amount of water. The September water bill amounts to \$181.90 and would be a hardship for Mr. Davis. After some discussion, Steve Wilson made motion to reduced Mr. Davis's bill to three thousand gallons, which amounts to \$19.14. Jeff Grover seconded the motion. Board members voting for the motion were Ken Blanc, Henry Schwartz, Ed Kalberg, Steve Wilson and Jeff Grover. Motion passed.

Ken Blanc moved to adjourn the Board meeting. Steve Wilson seconded. All Board members voted for the motion. Meeting adjourned at 11:00 p.m.

