

**CORBETT WATER DISTRICT
REGULAR WATER BOARD MEETING**

The meeting was called to order at 7:30 p.m. by Chairman Bob Colclessor. Board members present were Jeff Grover, Jim Mastne and Henry Schwartz. Also present were Jan Leckron, Superintendent Randy Stark and District Clerk Carol Quinn.

The minutes of the last regular meeting on September 8 and the special meeting on September 22 were approved as printed.

Under old business Mr. Stark advised the Board that he had met with Steve Entenman, a structural engineer from Lee Engineering, concerning the current office and shop building. He commented that the unreinforced masonry structure does not meet current codes. Although the building has been standing for some 40 years, any modification may require extensive ungrading including an elevator(at an estimated cost of \$65,000) if a second story were to be added. He will prepare a letter and proposal of an estimate of his cost to proceed with a preliminary structural evaluation. Mr. Stark also met with Sam Bacon who is the building designer recommended by Frank Windust at the last Board Meeting. He toured the facility and indicated he thought the only feasible way to add to the current structure would be on the back. Setback requirements make the front and west side unavailable. Adding to the east side would limit access. He also agreed that an elevator would be needed if a second story were added but thought one would cost about \$30,000. He said major renovation would require meeting ADA standards not only for customer accessibility but also for employee workability. He felt it was reasonable to have enclosed space for the district's vehicles. He also will prepare a letter with basic suggestions for the space.

Mr. Stark notified the Board that the District has received an estimate for a Web Steel storage building. It would have a 4-by garage with a 5th bay for work. It would be about 70' x 30'. As we understand the estimate, it would cost about \$30,000. This does not include excavation, permits, specifications, etc. Such a facility would have to be put out for bid. And, of course, it would have to be approved by the county and the Gorge Commission so it might take a couple of years for the approval judging by the time it took to get approval for an addition to our current storage shed. Mr. Stark stated that it was his opinion there is not enough room in the shop now and there is not enough room on our current 1/2 acre lot to expand for future needs. He has discussed purchasing additional land from the adjoining parcel belonging to Shirley Foster who currently lives in California. As she has previously informed us, she is not interested in selling, dividing or selling a portion of her land to anyone including us at this time.

Mr. Stark confirmed that the Water District may not have an opportunity to purchase the Forest Service property complex. However, if such an opportunity presents itself, the District should have information readily available to compare options and alternatives and costs. The letters from the structural engineer and the building designer should be received by next meeting.

There was considerable discussion of other sites that might be available and what would be required to make them an adequate facility for the purposes of the Water District. What land might be available and what would it cost, what would it cost to construct an office, shop, storage and garage on bare land, remodel or remove and rebuild a structure at a site, etc. There was no mention of office/shop facilities in the 20-year plan presented by Lee Engineering. If the Forest Service facility is not an option, then the District needs to incorporate the needs of the office/shop facilities into the plan so they will be part of the long-term plan within the District and funds can be set aside for this purpose.

Mr. Stark submitted several papers covering information for the Board to consider involving the District facilities including the FlexLease program, which is a low-cost loan option for financing projects. Also included was a market evaluation and opinion of value of the current shop and office prepared by realtor Dale Burkholder. Other things to be considered were the existing uses and furnishings and future needs for facilities and equipment, and the benefits and liabilities of purchasing the FS property.

Mr. Stark presented his work report and emphasized his satisfaction with the cleaning and inspection of Reservoir No. 1 by Liquivision. He also reported that he believes the estimate of \$7200 from Ken Hood for installing 8 gabion wire baskets to control erosion at the South Fork intake and parking area is too much. The District is contacting Bull Run Enterprises in the hopes of a bid that will offer a cheaper solution.

Mr. Mastne moved and Mr. Schwartz seconded that the bills be paid. Passed unanimously.

Mr. Colclessor requested that all employees be asked to attend the next Board meeting, which will be November 10. At that meeting there will be an Executive Session for a six-month review of the performance of Mr. Stark as Superintendent.

The meeting was adjourned at 9:10 p.m.