

## MINUTES

DECEMBER 12, 2000

### **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 and District Clerk Kathie Cicerich. There were four visitors in attendance.

The minutes of the last meeting, November 14, 2000 were read and corrected to say that Mr. Colclessor talked about the minutes from September 1997 regarding the South Fork. Also dates of May 15, 2000, January 11, 2000 & March 13, 2000 were changed to the year 2001. Ms. Redfern moved the minutes be approved as corrected. Mr. Blanc seconded. Passed unanimously. There was some discussion among the Board members on how much detail needs to go into the minutes regarding audience comments. The Board decided that mentioning the audience members name and the topic they shared was an acceptable amount of information to be put in the minutes.

Board Member Candidate filing packets for the March 2001 Election were available to individuals interested in becoming a Board member or to re-apply. Mr. Blanc requested a packet.

Kathie Cicerich went over the November 2000 financial report with the Board. The District received \$67,694 in property tax from Multnomah County. Ms. Cicerich suggested that \$61,000 be transferred to the LGIP account. The District would earn more interest using the LGIP account. Mr. Kalberg asked if there were any restrictions moving money into and out of the LGIP account. Ms. Cicerich said she would check into this.

Kathie Cicerich updated the Board on the audit. A draft was received from the auditors on December 6, 2000. There were a few discrepancies found. The \$18,000 transfer to Personal Services was not listed neither was the \$12,000 transfer to Capital Outlay. A new draft should be received soon showing the corrections.

Mr. Stark reported on the official count of the November Election results for the Bond measure that failed. There were 2099 registered voters. 1665 votes were cast which resulted in 688 yes votes and 862 no votes. The turnout rate was 79.32%. Also there were 110 under votes and 5 over votes. An Under vote is a ballot that was left blank, and an Over vote is a ballot that was marked both yes and no.

Mr. Stark reported he had on several occasions tried to contact Art Arroyo of BLM but hadn't received any callbacks. Last Board meeting questions came up regarding the existing lease contract with BLM. The current 25-year lease expires September 21, 2012. BLM can choose to renew or not renew a new lease when the current lease expires. If the lease were renewed, it would be subject to existing regulations at that time. If BLM decided not to renew, then the equipment and any improvements would need to be removed. Mr. Grover raised the concern of BLM trading or selling land to Longview Fibre or any other timber companies. Mr. Stark will bring this subject matter up with Art Arroyo.

Mr. Blanc asked if the Intakes, Treatment Plant and existing pipes are all on BLM land. Mr. Stark stated that the North Fork starts out on BLM land, then comes down thru Frank Lumber and Longview Fibre and finishes on BLM property. The South Fork starts out on Frank Lumber and ends up on BLM land where it joins with the North Fork line. The Water District has easements with these Private Companies.

Next the Board meeting was opened up for public input on a new reservoir. Mr. Stark distributed a handout that included reasons for a new reservoir, growth in the area and revenue and financing options. A new reservoir at the treatment plant would add more water storage and provide an emergency supply of water. See handout for other benefits of a new reservoir. The District has seen a 16.5% increase in its customer base from 1991 to 1998. A Local Option Levy, GO Bond or a Revenue Bond are the three financing options available to fund a new reservoir.

Bob Colclessor suggested a minimum monthly water rate increase of \$18.00 to cover the first 3000 gallons and also add a surcharge of \$10.00 to finance a 1 million gallon reservoir. In May take a vote on a Local Option Levy. He stated there are other options to finance a reservoir without putting a high tax burden on the District's customers.

Al Kimbley stated the 1995 twenty-year master plan called for a 1 million gallon reservoir, not a 3 million gallon. He brought up the idea of selling water out of the District to the City of Fairview. Fairview has a water shortage. He suggested putting a reservoir on Cabbage Hill and have Fairview pay for the pipelines.

Mr. Stark stated in the 1995 master plan the engineers suggested a one million gallon reservoir, but didn't say why. Mr. Stark's recommendation for a 3.2 million gallon reservoir is based on several factors. The State Health Division recommends a three-day water storage supply. A three-day supply would not have gotten the District through the 1996 floods. Another factor to take into consideration is future growth in the area.

Mr. Blanc asked what a one million gallon reservoir would cost compared to a 3.2 million gallon. Mr. Stark stated he didn't know. Mr. Blanc would like an estimate for a one million gallon reservoir. Mr. Kalberg agreed with Mr. Blanc and would also like to nail down the land acquisition with BLM. If a one million gallon reservoir could fit on the land the District is currently leasing, then we wouldn't have to worry about acquiring any more land from BLM.

Barbara Giddeon asked if the District was basing the 1996 floods on needing a 3.2 million gallon reservoir. She said weatherman Mark Nelson isn't forecasting another flood for thirty years. Ms. Giddeon asked how the Board is going to sell a reservoir to the general public when the Board doesn't know what size and how big a reservoir is needed. Mr. Kalberg stated the Board isn't selling anything to the Community. The Board put out a measure for the public to vote on. Mr. Kalberg wanted on record stating he is not selling anything. The Board is trying to determine what is in the best interest for the community as a whole and to deliver needs at the lowest cost possible. Ms. Giddeon doesn't think there has been enough community input. There needs to be community meetings. Mr. Grover mentioned a questionnaire was sent out to the community and 16% were returned. Many of the responses were positive. Mr. Grover stated there has been community input outside of the Board meetings.

Visitor Glenn Putman asked that if the Bond measure passed would everybody's tax go up in the community or just the people on the water system. Mr. Stark replied that just the people inside the boundary of Corbett Water District. Mr. Putman stated he is on a well and if the measure passed he would have to pay taxes because he is within the boundary and doesn't think this is fair. Mr. Putman

remarked the District needs a one million gallon reservoir but should go for a two million gallon. The District needs to have a town meeting at the Corbett School District cafeteria to talk about why the District needs a new reservoir. Mr. Putman said more community members come to meetings in the evening rather than in the morning.

Al Kimbley thinks a town hall meeting is a good idea, but thought the District needs to get good facts and figures first to present to the community. Mr. Blanc agreed. Ms. Redfern would like a price on a one, two and three million-gallon reservoir. Mr. Grover would like more information on various health codes and regulations regarding drinking water standards.

Mr. Grover asked what had been done regarding front office security. Mr. Stark replied that nothing had been done yet. Ms. Gideon suggested putting a round hole and a tray slot in the front office door.

The Board members discussed what issues need to be addressed concerning a new reservoir. Land acquisition, reservoir size and the different costs for a one, two and three million-gallon reservoir were noted.

Mr. Blanc asked if one of the three ponds up at the treatment plant could be eliminated to make room for a reservoir on the land we currently lease. Mr. Schwartz raised the question of buying property by the treatment plant to put a reservoir on. This would resolve the issue of the BLM land acquisition. There was some discussion regarding having enough room for a reservoir on the land the District currently leases from BLM.

Mr. Kalberg asked if the Board had decided to pursue another reservoir. The Board needs to decide which direction they want to go and set some goals. There was some discussion among the Board members. The Board needs to gather more detailed information to better inform the community. Mr. Kalberg suggested the Board set goals and resolve some issues.

Ms. Redfern recommended the Land Acquisition from BLM be resolved first. Engineering cost estimates, various financing options and health issues also need to be addressed.

Mr. Schwartz asked what types of tanks are available. Mr. Stark stated there are two viable systems, a welded steel tank or a pre-stressed concrete tank. The pre-stressed concrete tank costs more to build but has low maintenance. The cost on a welded steel tank is less but the maintenance cost is high. A steel tank is above ground and requires painting, cleaning and repairing bullet holes. The Board agreed on a pre-stressed concrete tank.

Sandra Redfern moved the meeting be adjourned. Ken Blanc seconded. Passed unanimously. The meeting was adjourned at 10:20 p.m.