

**BOARD OF COMMISSIONERS SPECIAL BOARD MEETING
VIRTUAL MEETING VIA ZOOM ~ Tuesday, November 26, 2024, 5:30 p.m.**

BOARD MEMBERS PRESENT: Michael Arion, Kelly Piper, Angie Kimpo

BOARD MEMBERS ABSENT: Dan Graff, Sara Grigsby

STAFF MEMBERS PRESENT: District Manager Ana Linden

AGENDA

- 1. Call to Order** – Board President Kelly Piper called the meeting to order at 5:30pm.
- 2. Roll Call** – Board members present: Michael Arion, Angie Kimpo, Kelly Piper. Board members absent: Dan Graff and Sara Grigsby.
- 3. Approval of the Agenda** – Michael Arion moved to approve the agenda, Angie Kimpo seconded. *(motion passed 3 yes votes: M. Arion, A. Kimpo, K. Piper; 0 no votes)*

NEW BUSINESS

1. Hazard Mitigation Grant

- Ana Linden had talked about hiring a grant writer during the 11/19 board meeting. Ana has talked to Oregon Emergency Management and Multnomah County, and got more information. They get money from FEMA and disperse the grants.
- Each event has a maximum dollar amount awarded from FEMA; anyone can apply for funds. The applications are scored based on criteria. If the fund has more money they can then assign it to other entities based on their application.
- OEM recommended applying because the funding they have is not being fully used.
- Ana, Angie Kimpo, and Lauri Aunan are working on a pre-application for a fire mitigation grant to fund the construction of a new water storage tank.
- The grant has \$3-4 million in available funds, and would cover 75% of the project cost, estimated at \$3 million. The District is submitting a pre-application by December 2nd and will work with the County and State to complete the full application process if the pre-application is approved.
- Ana thinks we could get \$500,000 in Biz Oregon's matching funds but is unsure if we will get that funding. There is also uncertainty around whether additional funding from a separate program can be combined with this grant.
- Angie clarified that the funding for wildfire mitigation does not necessarily require a nexus with wildfire. However, the application process does consider if the community has been affected by wildfire in the last 10 years. Angie said that the County would come back with a proposal if they don't have enough funds.
- The Board discussed the need for additional storage tanks, with a focus on the importance of having two tanks at a specific spot in the system. The cost of these tanks was identified as a significant factor, with prices ranging from \$2 to \$3 per gallon.
- Ana suggested that we could apply for advance assistance and then apply for construction and permitting funds in the next round.

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- Ana discussed the need for a cost-benefit analysis and the potential involvement of a company called ICF. However, it was clarified that ICF would not be involved in the application.
- Kelly Piper moved to have Ana submit the pre-application for the fire mitigation grant on 11/27/2024. Angie Kimpo seconded. (*motion passed 3 yes votes: M. Arion, Kelly Piper, A. Kimpo; 0 no votes*).
- Angie asked for another Special meeting about hiring ICF in order to have more Board members present. Ana Linden also discussed the proposal from Kennedy Jenks and the need for Board approval due to the higher cost than their budget limit.
- Kelly Piper moved to table the decision to hire ICF going forward until there is information. Michael Arion seconded. (*motion passed 3 yes votes: M. Arion, Kelly Piper, A. Kimpo; 0 no votes*)

2. MOU and Easement with Landowner

- Victor Schmidt expressed his interest in maintaining the usability of his property as they shift things around. He proposed a land swap where he would end up with Reservoir One, which is close to his house and barn.
- Ana discussed the potential construction of two new reservoir tanks to replace the existing Reservoir Four.
- Kelly Piper asked Mr. Schmidt if he would like Reservoir Four removed. He said he wants it intact for land slope stability and potential use as a storage building. He mentioned that if there's construction with the additional tanks, an easement for access would be needed for the other side of the property.
- Ana agreed with Mr. Schmidt's suggestions and mentioned that they have been advised to get an easement in place and work out an MOU between the Board and the landowner that covers Mr. Schmidt. We will not be able to get any funds unless we are able to access this area.
- The District agreed on the need for a temporary easement for the construction site and a permanent easement for the tank's location. The team decided to create a memorandum of understanding with Victor Schmidt.
- Mr. Schmidt expressed the importance of considering worst-case scenarios and ensuring the MOU covers all aspects of the project, including future property ownership and District management changes. Angie Kimpo offered to provide an example of an MOU and suggested Mr Schmidt could create a list of requirements for the Board's approval.
- Kelly Piper made a motion to create a memorandum of understanding with Victor Schmidt to collaborate in a land use for a new reservoir potentially replacing existing Reservoir Four, and in addition we need to have easement created for the construction site. Victor Schmidt advised that Marie Steffin is on the deed as well. Kelly amended the motion to include Marie Steffen. Angie Kimpo seconded. (*motion passed 3 yes votes: M. Arion, Kelly Piper, A. Kimpo; 0 no votes*)
- Ana emphasized the urgency of creating the easement, as it would enable the application for Biz Oregon funds and potentially secure matching funds for fire mitigation. Angie offered to take a stab at drafting something by December 3, 2024, and District agreed to provide property details.

Kelly Piper moved to adjourn the meeting at 6:21pm. Michael Arion seconded. (*motion passed 3 yes votes: M. Arion, Kelly Piper, A. Kimpo; 0 no votes*)

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