

**BOARD OF COMMISSIONERS REGULAR MONTHLY BOARD MEETING
HYBRID MEETING: IN-PERSON ~ VIRTUAL MEETING VIA ZOOM**

Tuesday, February 17, 2026 at 6:00pm ~ Corbett Fire Hall 36930 E Hist. Col. Riv. Hwy

BOARD MEMBERS PRESENT: Michael Arion, Erika Bronson, Angie Kimpo, Andrew Parker

BOARD MEMBERS ABSENT: Dan Graff

STAFF MEMBERS PRESENT: District Manager Andrew Dirks, District Clerk Kelsey Zavoral, District Clerk Heather McGivney, Clerk Lynda Ronell, DRC for Treatment & Utility II Alivia Pence, Utility Lead Steve Young

AMENDED AGENDA

- 1. Call to Order** – Board President Erika Bronson called the meeting to order at 6:00pm.
- 2. Roll Call** – Dan Graff was absent. All other Board Members were present.
- 3. Approval of the Agenda** – Angie Kimpo moved to approve the agenda, seconded by Michael Arion (*motion passed 4 yes votes: M. Arion, E. Bronson, A. Kimpo, A. Parker; 0 no votes*).
- 4. Public Comments** – None
- 5. Grant Update**
 - *System Optimization Review*: Update will be in New Business #1.
 - *Hazard Mitigation Grant Program (HMGP)*: Update will be in Old Business #1.
 - *Aquifer Storage and Recovery (ASR) Feasibility Study*: No update.
 - *Drinking Water Source Protection (DWSP)*: No update.
- 6. Approval of the Minutes**: Angie Kimpo moved to approve the January 20, 2026 Regular Board Meeting Minutes, seconded by Andrew Parker (*motion passed 4 yes votes: M. Arion, E. Bronson, A. Kimpo, A. Parker; 0 no votes*).
- 7. Treasurer's Report January 2026**
 - Heather McGivney reported for Michael Arion. The District is under budget overall, though interest income is lower because the interest rate for LGIP dropped to 4%. An unbudgeted expenditure this month was a \$13,000 check issued to CUSI for UB4 onboarding, which makes the Office Supply line on the financial reports look overspent. However, this upgrade became necessary as our current billing software will no longer have technical support. She noted that \$95,000 remains on the Kennedy Jenks contract. Andrew Parker moved to approve the Treasurer's report for January 2026, seconded by Angie Kimpo (*motion passed 4 yes votes: M. Arion, E. Bronson, A. Kimpo, A. Parker; 0 no votes*).
- 8. Manager's Report**
 - District Manager Andrew Dirks said that we did not receive the Urban Security Area Initiative grant money for the treatment plant or emergency lighting. Notable activities this month included mainline repairs, a new phone system, and a fixing a leak on the Historic Highway that required emergency repairs with assistance from the City of Troutdale. David resigned as DRC, and Andrew will take the test to become the new DRC. We are within the allowed 30-day window to find a replacement. There was a washout on SE Loudon Rd, which will be addressed through insurance.

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OLD BUSINESS

1. Status of Hazard Mitigation Grant Program (HMGP) Grant for Larch Mountain Tanks

- All pre-grant tasks are complete, but Angie Kimpo advised the District to not allocate funds in the upcoming year's budget, since we still have not received an official grant award letter. We are not withdrawing our grant application, but pausing activity until funding is officially approved. Michael Arion moved to suspend activity on the HMGP grant until we receive word that funding has been approved, seconded by Angie Kimpo (*motion passed 4 yes votes: M. Arion, E. Bronson, A. Kimpo, A. Parker; 0 no votes*).

2. IT Services

- Andrew Dirks discussed IT service providers, with Radcomp emerging as the preferred choice over Global Network Solutions and Pacific Office Automation, primarily due to Radcomp's cybersecurity capabilities, remote support and monitoring for SCADA systems, and comparable pricing with the other companies. The Board reviewed current challenges with system downtime and data access. Radcomp can provide automated alerts and reboot the internet remotely to prevent disruptions. Angie Kimpo moved to approve the contract with Radcomp for IT services for approximately \$20,000 in the first year, which includes onboarding, cybersecurity measures, and SCADA monitoring, using funds from the General Fund, seconded by Andrew Parker (*motion passed 4 yes votes: M. Arion, E. Bronson, A. Kimpo, A. Parker; 0 no votes*).

NEW BUSINESS

1. Goals and Criteria for SOR Grant, with Kennedy Jenks

- Scott Lehman & Salma Taha of Kennedy Jenks presented hydraulic models for our water distribution system, outlining the model build process, pressure and velocity criteria, and results from maximum daily demand and fireflow scenarios.
- They reviewed pipe diameters, pressure reducing valves, and pipe material types, noting that most pipes exceeded the 4 feet per second velocity criteria in the southern part of the system. There are several pressure zones that failed to meet the 500 GPM requirement for adequate fire flows. The failures were due to distribution limitations rather than water supply issues; pipe sizing is the key factor, with smaller pipes (4-inch and 6-inch mains) unable to provide adequate flow and pressure.
- Upsizing pipes from 6 inches to 8 inches and implementing system looping could help address the problems, but these solutions would be costly. Scott emphasized that not all pipes need replacement.
- Salma outlined priority rankings for system improvements, focusing on transmission bottlenecks and high-pressure zones, with the highest priority areas being those experiencing immediate fire protection limitations or elevated infrastructure failure risks.
- The board discussed water system priorities, focusing on selecting two options from four presented. Salma explained that Priority 1 addresses high-velocity zones with potential pipe upsizing, priority 2 focuses on pressure zones with failed fire hydrants, priorities 3 and 4 involve optimizing pressure-reducing valves and addressing areas with many PRVs. Michael Arion inquired about cost estimates, which Scott explained would be provided at the end of the project.
- Michael Arion made a motion to authorize Kennedy Jenks to run hydraulic models on priorities 1 and 2, focusing on fire hydrant improvements and high-pressure areas, seconded by Angie Kimpo (*motion passed 4 yes votes: M. Arion, E. Bronson, A. Kimpo, A. Parker; 0 no votes*).

2. Engineer of Record/On Call Engineer Contract

- Andrew Dirks posted a Request for Qualifications (RFQ) so we can contract a firm to be our Engineer of Record and On Call Engineer. We received one proposal, from Anderson Perry. Angie Kimpo asked how we advertised for the RFQ and Andrew responded that we had posted it on our website. The Board discussed options and asked that we repost the Engineer of Record RFQ using additional advertising methods (e.g., Daily Journal of Commerce) to solicit more proposals before awarding the contract.

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3. Budget Committee Orientation & Number of Meetings

- Heather McGivney asked the Board if they would like a Budget Committee Orientation meeting, since there are two new Board members who haven't gone through our budget process. They said yes, they want an Orientation. She then spoke about the potential schedule of Budget Committee meetings, asking the Board if they wanted to schedule two meetings or three. The Board answered that they would prefer three meetings. The current dates that work best for the Committee are March 10, April 2, and April 13. Another question was about the timing of the meetings. If we kept the March 10th meeting as is, it would occur before the upcoming Rate Hearing on March 17th, and we wouldn't have an accurate estimate of the rate revenue. The Board decided that it would be better to schedule all three Budget Committee meetings after the Rate Hearing. The first date that was selected, March 10th, would turn into the optional Orientation. Heather said that she would send out another scheduling poll to determine the new third meeting date.

4. Scheduling the Rate Hearing

- The upcoming Rate Hearing will be Tuesday, March 17th at 6:00pm and the Regular Monthly Board meeting will follow at 6:30pm.

Public Comments

- Nina Sackett voiced concerns about low rainfall this year which is making her fear an upcoming drought this summer. She suggested a partnership with Corbett Fire and Fire Wise to plan for community fire readiness. She suggested community engagement in preparing homes for potential fires. She urged trying to become a squeaky wheel in our requests for FEMA funding for the Larch Mountain Tanks, perhaps pursuing actions like sending letters from our lawyer.
- Ana Linden posted a message in the chat: "I logged in to show my support and appreciation of the years of service and training by David Jacob. Although it's sad to see him go - it's also a milestone for the district to have their own inhouse DRC - that is a win (or soon to be a win). I also want to say - as former Manager - it looks like you all are a cohesive team and are doing a really good job, tackling the many many issues that constantly face our little district. I'm empathetic about the frequent mainline breaks that end up taking time away from the business of moving forward. - Good job everyone! -Ana Linden PS the first week I worked there Lynda told me she was done when we updated the billing software - tread carefully!! ;)" She also mentioned in the chat "FYI we had 5 firms that Tom Edwards vetted and we had listed on our website when I started (before we had David as our engineer of record)."

ITEMS NOT ON THE AGENDA / SUGGESTIONS FOR FUTURE AGENDA ITEMS

- Erika Bronson will contact HR Answers to get a cost estimate for conducting Andrew Dirks' 6-month review

ADJOURNMENT OF MEETING – Board President Erika Bronson adjourned the meeting at 8:06pm.

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