

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

Tuesday, August 18, 2026 at 6:00pm ~ Corbett Fire Hall 36930 E Hist. Col. Riv. Hwy

BOARD MEMBERS PRESENT: Michael Arion, Erika Bronson, Andrew Parker, Kelly Piper

BOARD MEMBERS ABSENT: Dan Graff

STAFF MEMBERS PRESENT: District Manager Andrew Dirks, District Clerk Heather McGivney

AMENDED AGENDA

1. Call to Order – Board President Erika Bronson called the meeting to order at 6:00pm.

2. Roll Call – Michael Arion, Erika Bronson, Andrew Parker, and Kelly Piper were present. Dan Graff was absent.

3. Approval of the Agenda – Michael Arion moved to approve the agenda, seconded by Kelly Piper (*motion passed 4 yes votes: M. Arion, E. Bronson, A. Parker, K. Piper; 0 no votes*).

4. Public Comments

- Gordon Fulks warned about the high financial burden of upcoming projects, noting that \$28.5 million in debt would fall on customers at approximately \$50,000 per average customer, which is very high. He noted that when he was a Corbett Water District Commissioner, the Board oversaw a project to install a new reservoir and filter pond at the treatment plant. They did the project without bankrupting the members of the District. He said that when we pointed out at the last meeting that many water utilities charge more than we do, we neglected to mention the successful utilities which charge less than we do. He is disappointed at how much money was spent on the failed ASR well project, which he believes was led by consultants who prioritized their profit over the interests of the District.
- Chris Winters said that in the last month someone from the District tampered with his meter box, and he also witnessed an employee tampering with another meter box and backflow assembly. Is it customary for public employees to get into the meters of customers who don't like the way that the District is being run? Andrew Dirks responded that the meters belong to the District, and we are working on a project to verify meter sizes in the field to ensure they match the records in our books. They were also trying to determine which meters fed lines that were solely used for irrigation.
- Robert Grott asked about the District's cybersecurity measures following recent news of cyber attacks on water systems. Andrew Dirks explained that our SCADA system operates on a separate network with its own firewall and is constantly monitored by Radcomp, our IT company.

5. Grant Update

- *System Optimization Review:* Andrew Dirks said that during the Grant Committee meeting, it was concluded that there aren't many grant opportunities for our infrastructure projects. We aren't eliminating the possibility of getting a grant, but he believes we'll have to rely on low interest loans. Lauri Aunan and Kennedy Jenks are working to finalize and submit the SOR grant technical report to the Bureau of Reclamation. It is not due until January, but we will submit it as soon as it's completed, probably by mid-September. Corbett Water will obtain the hydraulic model files from Kennedy Jenks and do a final GIS import for Diamond Maps, potentially involving RadComp for IT support. Andrew Dirks will meet with Anderson Perry on August 26th to discuss CIP funding opportunities and project costs.

THIS WAS A PUBLIC MEETING

Revised 8/25/26, 2:30pm, pg 1

- *Hazard Mitigation Grant Program (HMGP)*: We had to adjust the amount of our loan request to BizOregon due to some math errors. Everything seems to be moving forward. If we don't have any definitive answer by October, Andrew Dirks and Angie Kimpo plan to meet with OEM to discuss the status and plan for moving forward.
- *Aquifer Storage and Recovery (ASR) Feasibility Study*: Andrew Dirks said that a representative from Summit Water came out, and they made initial contact in-person with well owners regarding the ASR project. A well on Gordon Creek seems like it might provide some useful information. These folks are currently using their wells for farming, so testing their wells will wait for the rainy season.
- *Drinking Water Source Protection (DWSP)*: Andrew and Jim Morgan met with GSI, and the project is proceeding well.

6. Approval of the Minutes:

- Andrew Parker moved to approve the July 21, 2026 Rate Hearing Minutes, seconded by Michael Arion. (*motion passed 4 yes votes: M. Arion, E. Bronson, A. Parker, K. Piper; 0 no votes*). Michael Arion moved to approve the July 21, 2026 Regular Board Meeting Minutes, seconded by Andrew Parker. (*motion passed 4 yes votes: M. Arion, E. Bronson, A. Parker, K. Piper; 0 no votes*).

7. Treasurer's Report June 2026

- Michael Arion noted that, since we are only one month into the fiscal year, there isn't much to report. There was a \$50,000 decrease in LGIP balance due to vehicle purchases, though the District was \$68,000 under budget on the cost of the two new vehicles.
- Michael has been thinking a lot about how to convey the urgency of beginning the Capital Improvement projects that were prioritized by Kennedy Jenks in our System Optimization Review. He prepared a presentation, available in the August Meetings section on our website, to urge the Board to begin the process now.
- The presentation showed how our rates have not kept pace with inflation. Michael showed example bills at 3 units, 10 units, and 20 units. Our rate increases in the last few years have gotten us closer to the inflation-adjusted numbers, but the amounts are still far from what they would have been had they kept pace with inflation.
- He then discussed the effects of inflation on our production costs over the past 5 years. The cost for treatment chemicals and replacement/repair of machinery and equipment have gone up significantly. He also showed the inflation for a \$5.8 million construction project (the amount is based on the projects Kennedy Jenks indicated we should do first). Based on inflation over the past five years, a \$5.8 million construction project in 2021 would cost \$6.78 million today.
- Michael explained the potential impact on the size of the loan we would need if we delayed 5 years (based on the average construction inflation from 2021-2026). If we delay, the total loan we would need could increase by almost \$2 million, depending on the interest rate.
- Finally, Michael pointed out that, over the last 5 decades, Federal subsidies for infrastructure projects dropped from 50% of the total amount to 10%, which shifts the burden for funding almost entirely to locals.
- Kelly Piper moved to approve the Treasurer's report for May 2026, seconded by Andrew Parker (*motion passed 4 yes votes: M. Arion, E. Bronson, A. Parker, K. Piper; 0 no votes*).

8. Manager's Report – District Manager Andrew Dirks

- We replaced a service line on Curtis and repaired a standpipe on 366th.
- Andrew installed signs at each reservoir which show the reservoir address and our emergency phone number; if someone notices a problem they can now easily contact us with the proper location information. We are preparing the reservoirs for the required sanitary survey, which will occur in September.
- We will install a new sign on the front of the building using borrowed scaffolding, and touch up paint as needed.
- OAWU is working on our rate study. Preliminary numbers are expected next month. They discovered that meter rate ratios were off for 2-inch and 6-inch meters compared to AWWA standards, which might lead to potential rate adjustments. They are using the \$5.8 million project estimate from

THIS WAS A PUBLIC MEETING

Revised 8/25/26, 2:30pm, pg 2

Kennedy Jenks as a real-world application. We also hope to address the issue of the Variable Base Rate for out-of-District users through the rate study.

- He discussed a new website redesign, and the acquisition of a more advanced copier/printer which will make billing and sending newsletters easier.
- Andrew asked for guidance on reducing the inactive meter base rates for the eight meters in our system which are used solely for irrigation. He said that most of the meters are two inches or smaller. The Board discussed a fair base rate for when the irrigation meters are inactive, deciding to charge 25% of the regular base rate. There is a proposed discount if the owners choose to prepay their base fee for the whole year up front. Users have the option to downsize their meters or remove them entirely.

BUSINESS ITEMS

1. Ordinance 2026.07.21-2 to Adopt Rules and Regulations – Second Reading

- There was a question last month at the first reading about users with Variable Base Rates petitioning to join the District, which Andrew has decided to leave in the Rules and Regulations document. He believes that the language suggested by the lawyer is sufficient to address the situation, should it come up.
- Kelly Piper moved to adopt Ordinance 2026.07.21-2 to Adopt Rules and Regulations, seconded by Michael Arion (*motion passed 4 yes votes: M. Arion, E. Bronson, A. Parker, K. Piper; 0 no votes*).

ITEMS NOT ON THE AGENDA / SUGGESTIONS FOR FUTURE AGENDA ITEMS –

- Kelly Piper reported that measurements have been taken for new windows that will be installed in the vestibule and Andrew's office. Eaton General Construction will also let us borrow scaffolding to mount our new office sign and touch up some of the paint.
- Erika Bronson noted that Andrew Dirks' anniversary was that day. She wished him congratulations, and several Board members told him they were glad he's here.

ADJOURNMENT OF MEETING – Board President Erika Bronson adjourned the meeting at 6:57pm.