

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

Tuesday, September 15, 2026 at 6:00pm ~ Corbett Fire Hall 36930 E Hist. Col. Riv. Hwy

BOARD MEMBERS PRESENT: Michael Arion, Erika Bronson, Dan Graff, Kelly Piper

BOARD MEMBERS ABSENT: Andrew Parker

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, Dan Graff, and Kelly Piper were present. Andrew Parker 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, D. Graff, K. Piper; 0 no votes*)

4. Public Comments

- Gordon Fulks repeated his warning about wasting rate payers' money on boondoggles and unnecessary projects. He is a former Corbett Water District Commissioner. He has advised on several infrastructure projects, including one for the Consumer Operations and Maintenance Board for Santa Barbara County when they ran out of water. Santa Barbara also invested in a desalination plant which didn't work because they didn't spend the money to do it right. He doesn't want us to repeat the mistakes he's seen before by listening to so-called experts and salesmen who don't know what they are talking about. He believes that we shouldn't spend \$28 million, which is too expensive, to re-pipe our system, which isn't needed.

5. Grant Update

- *System Optimization Review*: Andrew Dirks said that Kennedy Jenks are still working to finalize and submit the SOR grant technical report to the Bureau of Reclamation. He expects the report to be done before the end of the month.
- *Hazard Mitigation Grant Program (HMGP)*: Andrew Dirks and Angie Kimpo plan to meet with OEM in October to discuss the status and plan for moving forward. There might be changes to FEMA funding after the November election, with more money being released for projects. The big question is, would we want to move forward with this project if we didn't have FEMA funds? There has been some discussion in the Grants Committee of seeking a Congressional appropriation. Would the Larch Mountain project be the one we'd want to use to pursue an appropriation? The second question is whether we want to pause this project since we have other capital projects that we'd like to pursue. Michael Arion added that the District's potential contribution to the project is \$250,000, which might be better spent on other projects. Andrew added that we'd have to get a loan for the entire \$3.2 million since FEMA grants reimburse expenses, rather than directly fund. Kelly Piper asked if the landowner is still working on a claim with our insurance, but Andrew hasn't had an update recently. He will reach out to SDIS to check on the status of the claim. Kelly raised concerns about drainage issues and potential risks from wet weather this winter. Andrew responded that they have installed a pipe to the bottom of the ravine that will divert runoff into the creek. Kelly Piper instructed staff to add a line item to the November Board meeting agenda to have a detailed discussion about the Larch Mountain project, including pros and cons.

THIS WAS A PUBLIC MEETING

Revised 9/22/26, 2:10pm, pg 1

- *Aquifer Storage and Recovery (ASR) Feasibility Study*: The quarterly report and request for reimbursement has been submitted.
- *Drinking Water Source Protection (DWSP)*: No update.

6. Approval of the Minutes:

- Dan Graff moved to approve the August 18, 2026 Regular Board Meeting Minutes, seconded by Michael Arion (*motion passed 4 yes votes: M. Arion, E. Bronson, D. Graff, K. Piper; 0 no votes*).

7. Treasurer's Report August 2026

- Michael Arion noted that there were some expensive repairs to vehicles. Also, now that we have transitioned to monthly billing, revenue is not going to look the same on our Previous Year Comparison report. The revenue should catch up and look more normal with the reports during the odd months, when bills used to be due. Our interest revenue is down because we don't have as much in our savings account. There are a few expenses that are different this year compared to last, including personnel expenses related to the fact that Andrew Dirks was hired partway through last fiscal year.
- There will be changes in how certain revenues will be classified in our reports. In the past, penalties for late payments and the fees for shut off notices and shut offs were classified as water sales, inflating the water sales revenue and potentially affecting budget forecasting. These fees will be classified as miscellaneous income going forward.
- Kelly Piper moved to approve the Treasurer's report for August 2026, seconded by Dan Graff (*motion passed 4 yes votes: M. Arion, E. Bronson, D. Graff, K. Piper; 0 no votes*).

8. Manager's Report – District Manager Andrew Dirks

- We have been cleaning the reservoirs, and mowing and cleaning up the grounds for the required sanitary survey, which will occur on September 16th. Other activities include a new connection on Mershon, continuing work on repairing the hydrant on Gordon Creek, and replacing all of the lighting in the yard. Andrew received an equipment demonstration from a vendor and is considering purchasing a battery powered jumping jack.
- Andrew shared details about a meeting with Multnomah County Engineering regarding the Stark Street Bridge replacement project. Construction on the bridge might be a good opportunity to upgrade the mainline on that section of the Historic Highway from 4-inch to 8-inch pipe. He wants to investigate establishing an intertie with the City of Troutdale, which could benefit both systems.
- OAWU is continuing work on the rate study, and Tim Tice will hopefully present preliminary findings at the October Board meeting. The rate study will address questions about the Variable Base Rate for those customers who are outside the District boundaries.
- Andrew has been working on his proposal for irrigation rates, he's finishing up his work with Anderson Perry about construction standards, and has been doing some research about project funding where he feels like we are in a good place.

9. Corbett Fuel Treatment Presentation by Bureau of Land Management

- Harrison Friedman and George Jolicoeur from the Bureau of Land Management (BLM) gave a presentation about creating a fuel break around the treatment plant to reduce wildfire risk. Friedman explained that clearing all trees within a 100-foot setback around the plant would eliminate the danger of a tree falling on our critical infrastructure. He also proposed thinning trees for another 400 feet. The forest around the treatment plant is dense and includes trees of different ages and heights. This can create ladder fuels where the fire in the younger, shorter trees climbs into the older, bigger trees. Ladder fuels allow for the possibility of a high intensity fire where the 100-foot buffer around the plant that might not be enough. Thinning the smaller trees decreases the chance that fire can burn to the top of the trees in the canopy. The result is a lower intensity fire that stays close to the ground, which is easier for firefighters to control. The proposal is to thin trees by 70% and ensure that the canopies of the older trees aren't touching, in case a high-intensity fire that is already in the canopy approaches the plant. Thinning is very effective in protecting property.
- The project would initially be funded by the sale of timber from within that 500-foot radius, with the purchaser doing the work to fell trees and grind the stumps to ground level. There would be no cost to

THIS WAS A PUBLIC MEETING

Revised 9/22/26, 2:10pm, pg 2

the District. Corbett Water would then be responsible for maintaining the initial 100-foot clearing zone around the plant every one to three years. BLM would thin the trees in the remaining area every five to ten years. The proposed timeline for implementation is offering the project for bid in February 2027, and then the timber purchaser has discretion to complete the work within three years. High winds are a concern after the trees are thinned, which is part of the reason why the proposal involves the 100-foot buffer. The age of the trees should help since older trees are stronger and more established. Angie Kimpo offered to create something for community education that we can post to our website.

BUSINESS ITEMS – None

ITEMS NOT ON THE AGENDA / SUGGESTIONS FOR FUTURE AGENDA ITEMS

- Kelly Piper noted the arrival of new windows for installation in the vestibule and Andrew's office. The installation will be very soon.

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

THIS WAS A PUBLIC MEETING

Revised 9/22/26, 2:10pm, pg 3