



MAPLETON WATER DISTRICT
BOARD OF COMMISSIONERS
APPROVED REGULAR MEETING MINUTES
6:00 PM SEPTEMBER 25, 2023

Board Members Present: Vanessa West, Art Donnelly, Julie Doran-Lee, Nancy Pettibon and Sharon Kelly

Others Present: ShirleyMarie Raven, Jordan Walker

Meeting opened at 6:00 p.m.

Minutes

West said that the minutes on the agenda would be tabled to the next regular board meeting.

Slide Risk Above Water Treatment Plant

West updated the board on the engineer's visit to the treatment facility. She said the engineer did a walkthrough but did not do any testing. She spoke with him later and he said that he did not think he would be preparing a report, but he would not charge the district either. He said there was not much he could propose in the way of engineering to reduce risk.

West discussed the alternative sources of water for the district in the event the plant is taken out by a slide. The district has water rights for the Siuslaw River and Walker Creek. However, both of those sources would still require the existing plant as the district does not own property near Walker Creek or the Siuslaw beyond the property the plant sits on. Another possibility is using the Mapleton School District well for a filling station. She was told that they plan on installing a filter though it is not necessary as the only issue is the high iron content.

West said that the school is also another possible long-term source for water. Wells could be drilled in the area near the football field. She discussed this briefly with the school district's head of maintenance. The superintendent would be the principal decision maker but she has expressed interest in using the school as a community hub for emergencies. The school would probably lease the land needed for a nominal fee. Pettibon said that the cost of drilling several wells would be relatively cheap compared to fixing the problems at the present location. Doran-Lee asked if the higher iron content would affect the functioning of the new skid. West said she did not think it would. The board discussed the pool and property near the pool. Raven asked if this would be a back up or a primary water source. Doran-Lee said that given the uncertain stability of the current location it would be the primary water source. Duval told West that he had a spot he was thinking might work for the district.

Doran-Lee asked if there was infrastructure in place to actually connect the school property to the system. West said that the school's connection is behind the bus barn, but the district would need an engineer to come up with a plan. Raven asked if the money used for the existing skid would be lost if the district went this route. West said that the skid has already been built, so not entirely. The costs of reengineering the building would, but the district still has grant funds available. Doran-Lee said that the money that was spent on engineering for the Berkshire site would be lost. West said that this is just one idea.

Donnelly said that they had a meeting with Kevin Shreeve with Civil West earlier in the day. Shreeve said that one option said that they put a hold on the bidding process until we have a feasibility study, with the costs and benefits of the current location and a possible alternate location. That pause would stop the bleeding of cash to some extent. Donnelly said that we are not going to get the new plant before the



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end of the year. Doran-Lee said that they have sent the specs to the OHA for review. On October 26th they have a test run of the skid for the factory acceptance test which Preston will virtually attend. Doran-Lee said that the timeline given by Preston entails the contractors being on site by mid-February. Deb at Filtertech is requesting the district do something about storing the skid in a climate controlled environment. A crane has to be rented to move it.

Pettibon asked if it has to be in a climate controlled environment, will it work in our current building. Donnelly explained that much of the cost of the new plant is to alter the building to accommodate the new skid. West said that she was going to try to meet with Randy the following day to see the site he was proposing. Donnelly said that we would need board approval to have Civil West conduct a feasibility study which my, in the end, suggest staying with what the district has already planned. Doran-Lee clarified that the feasibility study will include a geo engineer. West said that it would as a subcontractor for Civil West.

Motion: Authorize contracting with Civil West to provide a feasibility study.

Motion made by Doran-Lee, seconded by Pettibon. Approved unanimously.

West asked for another motion to place the new plant/skid process on hold for bidding pending a feasibility study. Donnelly mentioned the possibility of a peer review of West Yost's work by another engineering firm.

Motion: Authorize Vanessa West to place the new plant process on hold.

Motion made by Kelly, seconded by Donnelly. Approved unanimously.

Raven asked if there was a possibility to sell property, if the district did decide to move operations to school property, to generate revenue. West said that the property the plant currently sits on is not very valuable. It is really more of a liability, plus it is zoned for public use.

West said that she and Donnelly will be working on getting the feasibility study done. West will work with the school and Donnelly will work with the engineers.

Special District Meeting Review

Kim will be attending the next regular board meeting to review the site visit report. West asked the board to familiarize themselves with its contents. Pettibon said she spoke with Troy DeYoung with SDAO who referred her to SDAO's HR department. The HR department just sent her the same stuff it sent Walker earlier in the year. No one really wants to talk which frustrated her.

Pettibon also discussed the Best Practices Survey and said that it is kind of vague. Doran-Lee said that she is working on some of the items included in the best practices survey. She is scheduled to complete some of it the following day with RCAC. Donnelly asked if the next meeting could be a working meeting where the board actually completes the survey. Pettibon said that she thought it needs to be a joint effort because the relevant knowledge is dispersed among the group.



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West said that we can work on other projects while the new plant is coming in because there will be a lot of time between the related activities. Kelly asked about the leak in the water tank that needs to be repaired. Donnelly said that it is something Rochon can complete, but he needs a second person for safety.

West discussed the status of the current rental skid. She asked Rochon to see about getting replacement parts to be prepared for unanticipated downtime. She said that the skid had been down over the weekend and Rochon and Hughes were working on getting it going again.

Donnelly asked if Rochon had done any research on the skid Three Rivers Casino is offering to replace the rental skid. Doran-Lee said that Rochon told her that the skid had the capacity to provide water for the entire district by itself. Donnelly discussed some possible storage sites for the casino's skid. Doran-Lee asked what needs to be done to get the process started on getting the Casino's skid. West asked Doran-Lee to begin looking into the process and said Rochon would be the best person to start with in terms of obtaining relevant contact information.

Change to Service Meter Fee

West reviewed the options presented in Walker's staff report. She said she liked option two, which would cover the additional expenses incurred by the district but said that there are additional costs yet to be determined and thought the eight dollar increase would be too low. The district does not have enough money to cover the new skid. The amount of money required would come to about \$12.50 to pay for a loan to complete the project. West said that we need to prove that the district can pay the loan back before the district applies for the loan. West said that she was frustrated that the district needed to break out the streetlight fee because it is a passthrough from the PUD rather than a charge for service provided by the district itself. She said that she also wants to change the "meter fee" to a "service fee". She said that in speaking with an engineer she was told that the district would need to raise the fee by closer to thirty dollars. Her response was that increasing the fee that much would be too hard for members of the community in poverty and on fixed incomes. Donnelly said that the district needs to rip the bandaid off even though it's going to hurt. Members of the board discussed possible services ranging from \$32 to \$35 per month. West said that, in her discussions with other agencies as a member of the grant committee, representatives of grant-making entities all say the rates need to be increased. Donnelly said he has heard the same thing. West said her upper limit would be \$34 as she did not want more than double the fee. Kelly asked if it was possible to increase the rate at which consumption was charged. West said that the process of increasing that rate is much more involved and takes much more time and would require a rate study. Kelly made a motion to increase the monthly fee to \$33. West said that she would prefer either \$32 or \$34. Kelly then suggested increasing the monthly fee to \$34. Doran-Lee wanted to know the number of connections that are larger than the standard ¾". Walker said there is one 2" connection—the school—and about 10 1" connections half of which are actually residential. Doran-Lee clarified that the resolution should increase each fee, regardless of meter size, by \$17 rather than doubling each meter fee. The board consensus was that residential customers should pay the same amount regardless of meter size. Donnelly said that it would make more sense to include this change in the resolution rather than addressing it later. The board discussed further the



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circumstances under which some residential customers have 1" meters as opposed to standard ¾" meters.

Motion: Direct staff to prepare a resolution changing the "meter fee" to a "service fee", increase each service fee by \$17 and equalize the rates of all residential customers to that of a ¾" meter.

Motion made by Kelly, seconded by Doran-Lee. Approved unanimously.

Raven noted that she also favored the motion.

Committee Reports

Pettibon said that she had already said what she wanted to say regarding HR policies. She has been working on material data safety sheets. She thinks the old folder is outdated and in poor physical condition. Also, some chemicals can be disposed of because there is no use for them. The board is then discussed the proper disposal of these chemicals. Another thing she wants to do is ensure that the water treatment plant has a full first aid kit. Kelly asked if the eye washing station works and Pettibon confirmed that it does.

Donnelly said he had nothing new to report from the grant committee beyond what he reported at the last meeting.

Kelly said she spent a couple hours at the office with Walker gathering financial information and thanked him for his time.

For the operations committee report West said she has direct Rochon to order some spare parts for the skid just in case. Donnelly asked about the status of the Lakos separator. West said she did not believe it had been ordered yet but that Preston had been working on it and that H&J Construction would be taking that over for installation. She will follow up with Preston in her meeting the following day.

Scheduling Future Meetings

Walker asked if the board would like to schedule the resolution meeting for October 23rd. West said she thought the board should include it in the regular meeting agenda on October 9th following the board's work session with Anderson of the RCAC. Walker said he would include a notice in the monthly billing notifying the public of the consideration of the resolution to fulfill the public notice requirement. West said that she hoped more members of the public would attend the meeting, so they know what exactly the district is dealing with. West said that she would like the work session with Anderson to begin at 4 p.m.

Kelly mentioned the need for an executive session to discuss the pending agreement with the lead water system operator. West said that she wants to give Rochon additional time to formulate a response. Kelly suggested Monday, October 16th for an executive session. The commissioners discussed their schedules and decided to schedule an executive session for Tuesday, October 10th at 4:00 p.m.

Public Comment

Raven said she was grateful for all the time the board has put in and the progress being made.



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Adjourned at 7:55 p.m.

These minutes were approved at the June 10, 2024 Regular Meeting.