

Any item or issue on the agenda you might have a question, comment or statement about please bring up under Items from the General Public.

WINDMASTER SEWER DISTRICT BOARD AGENDA

6:30pm, CBAB, 601 State Street, 1st Floor Conf. Room, Hood River, Oregon

MINUTES

Chair Thomsen opened the meeting at 6:33pm. Present: Maui Meyer, Barbara Briggs, Ron Rivers and Administrator David Meriwether.

I. ADDITIONS OR DELETIONS FROM THE AGENDA-

II. CONFLICTS OR POTENTIAL CONFLICTS OF INTEREST –

III. NEW BUSINESS

Public Works

100337 1. Sewer Billing Exemption

RECOMMENDATION: Approve exempting Mr. Marques' property at 1361 Martin Rd from a monthly sewer bill of \$22 due to the inability to access the sewer without an easement from a neighbor. In the event the property connects to the sewer in the future, require the owner pay \$22 per month retroactively to the month the fee is first waived.

Don Wiley, County Engineer stated that the property in questions is in the Sewer District but has no legal access to extend the sewer line from where it has stopped to Mr. Marques' property. We are recommended they not be charged the \$22 month for debt service since they are unable to hook into the system even if they wanted to at this time. It is a difficult process to remove property from the district and therefore staff feels this is best way to handle the situation. You can waive the \$22 fee but if at some time the property were to gain an easement from his neighbor and be able to hook in then they would be required to pay the \$22 monthly fee retroactively to when it was waived.

Michael Marques, 1361Martin Rd – stated that originally they were not in the district and then the lines were modified and when he found out they would thought it would be a good idea to be on the system and then found out they do not have access to the main line because there is no easement across his neighbors property. He wrote a letter to the county stated that should not be required to pay the debt service since they cannot hook into the system.

{Perkins arrived 6:34pm}

Mr. Marques concerned that if the fee is waived and then if in 3 yrs they want to sell what if a lien is placed on the property because of the exception and things just muddy from there.

Don Wiley said that there is an exception clause in the WM Ordinance that would allow for the sanitarian to make an exception to hook in.

Briggs asked if anyone spoke with the neighboring property owner about an easement. Marques said that the owner just past away last week. Wiley stated the county has not because we see it as an issue between the two properties. Marques said he was not aware that it was his responsibility to seek out and easement and guesses he could contact the survivors of the neighbors property to see if it possible.

Briggs said that if the neighbors won't give an easement he could come back before the Board to see if something else can be done, but feels for now the recommendation staff has provided is a good solution.

Ron Rives made a motion to approve exempting Mr. Marques' property at 1361 Martin Rd from a monthly sewer bill of \$22 due to the inability to access the sewer without an easement from a neighbor. In the event the property connects to the sewer in the future, require the owner pay \$22 per month retroactively to the month the fee is first waived. Barbara Briggs seconded the motion.

Vote on the motion was as follows:

Maui Meyer -yea
Barbara Briggs -yea
Ron Rivers -yea
Les Perkins -yea
Chair Thomsen –yea

Motion carried.

100339 2. Reimbursement Agreement

RECOMMENDATION: Approve and sign the Reimbursement Agreement to reimburse Charlotte Rhodes (1900 Tucker Road) for the cost of extending the sewer line service lateral from the sewer main to the owner's east property line which is approximately 500 feet.

Don Wiley, County Engineer stated that in the existing Windmaster resolution regarding rates, regulations etc there is a provision that allows existing parcels on an existing ROW where no extension of the system was made to be able to use the Assistance Program to make the extension – we did not extend a main down the easement to this Ms. Rhodes' house. The Agreement states that when Rhodes accesses the sewer that the County will cover the cost of the extension (approximately 500 ft) to the edge of her property. The funds for that will come from the Assistance Program.

Chair Thomsen asked Don the estimate of the cost. Don said it really depends, it is really rocky in the area but we could be looking at about \$15,000 (\$30/foot). Chair asked Don Durr if that was his neighbor - Don Durr said he talked with her and she felt in her life time she would never have to hook in because she is by herself and her tank has been checked and there are not issues.

Les Perkins made a motion to approve and sign the reimbursement agreement. Maui Meyer seconded the motion.

Vote on the motion was as follows:

Les Perkins -yea
Ron Rivers -yea
Barbara Briggs -yea
Maui Meyer -yea
Chair Thomsen –yea

Motion carried.

100343 3. Rate Resolution Modifications

RECOMMENDATION: Consider several amendments to the Resolution related to compatibility with the City of Hood River's rate structure, District annexation, and eligibility for connection assistance.

Don Wiley – went through the changes

- 1- EDU's – as it turns out the city doesn't charge that way. We are proposing to say we are going to charge \$22 month plus the city of HR monthly usage charge

City looks at commercial parcels differently and by striking the non residential piece we would not have to change our resolution when they modify the rates to commercial parcels.

Added – parcels annexed by the District after 1/1/10 shall be required to pay \$22 per month retroactively to 1/1/10. This was discussed wit the Windmaster committee but it did not make it into the Resolution.

4. Connection Assistant Plan- (b) struck out the word “grinder” and just used “pump”. For the assistance we have 50 parcels that have homes on gravity that would be eligible and the 40 on grinder pumps and probably another 6 that don't need a grinder pump but would need to use a pump to get to the main and we wanted them to be eligible for assistance as well.

(c) Speaks to offering connection assistance to all parcels that are annexed after 1/1/10 – is that something the Board wants to do?

The fund started with \$365,000 and if everyone takes advantage of the of the grant we are at \$415,000. Meyer said didn't we say that we would do the program until the money runs out. Briggs said that there is no reference in this document that speaks to the 1st come 1st served language. Briggs said it makes sense to her as long as we make it clear that we only do this while the existing funding is available. Thomsen said that was our intent.

Chair Thomsen allowed Don Durr to comment. Don stated that he has spoken to a lot of people that are upset with the idea of annexing people and allowing them to use the connection assistance funds to hook up. Meyer kind of agrees with that. Durr said that there were a few that were talking and if someone wanted to annex in they had the fee but shouldn't be eligible for the assistance program. Rivers said the point seems valid. Briggs asked if they were concerned that if everyone that annexes in has to pay the \$22 from the start are they still concerned with it. Don said yes. Rivers said that this money is going to be paid back through the urban renewal district and if we spend more we will need to revisit the fund balance.

Discussion about the point of the system was to fix a problem and by allowing all those that are in need we are doing just that. Rivers said his opinion that this program is for the district patrons and if someone wants to annexation they should pay for the annexation.

Perkins said that the urban renewal district funds are funds that are being taken from everyone because that is who is contributing the funds for the assistance program.

Briggs said that she sees it as a good incentive to bring in the failing systems into the district, allowing annexed properties to utilize the connection assistance program. Meyer would be willing to say that he feels that someone who is in the district and the money runs out and the money wasn't available because people annexed in and used the funds that he feels we would look at that person in a different light vs. someone who annexed in at the tail end of the availability. That is just his personal opinion.

Don Durr said that there are a few folks that have prepaid their \$22 monthly fee and maybe some of that money can be put into the connection fund. David said the prepayment funds are being put into the Windmaster fund not the assistance program fund.

(e) – new. Limit connection assistance limited to one grant per parcel

(g) – new: Up to \$5000 from the fund will be used to purchase a spare grinder pump unit. The pump will be available for short term loans to the owners of properties in the District in the event their own pump is in need of repair or replacement.

NOTE: Due to changes there were some renumbering/lettering needed.

Only change that was not in the info to the Board was to add a line in the Resolution regarding the first come, first serve stance regarding the Connection Assistance Fund.

Maui Meyer made a motion to approve the amendments to the Resolution and to add language in the Resolution that speaks to first come, first served stance of the Commission regarding the Connection Assistance Fund. Les Perkins seconded the motion.

Vote on the motion was as follows:

Les Perkins –yea
Barbara Briggs –yea
Maui Meyer –yea
Ron Rivers –yea
Chair Thomsen –yea

Motion carried.

Comments:

Don Durr – asked if the board plans on sending out letters or notices to the district folks anytime soon about anything. He is looking for people that have generators because in the area or the community because if the power goes off for two days or more there are about 50 people in trouble that are on the sewer, they would have no way to pump there sewage. He would like to have a list of those with generators to get the pumps working again.

Meyer said that there is a disaster preparedness plan and if something like this happens it should be on the list of disaster items that could happen.

Meriwether said that with the changes to the Resolution we could send out a general information flyer regarding the changes we could include something in the notice about the generator needs. Thomsen said that would be just for the district members but Don is hoping to identify other members of the community that have generators.

Gary 1404 Dillon Rd.- Due to construction of the sewer system their road has been damaged and he thought he was told by David Meriwether or Don Wiley as one time that perhaps Public Works put a shot of chip seal on the road. Don Wiley said that Dillon Road is a public road but not a county maintained road. Don stated that we can do one time work on these types of roads by Resolution of the Commissioners if it is so desired.

Briggs said that if the damage is a result of the sewer project that is something that could be considered.

ADJOURNMENT- Chair Thomsen adjourned the meeting at 7:15pm