

MINUTES
La Pine Water District
Board of Commissioners Meeting
February 25, 2003

Those present were LWD Board members BarbeAnn Nelson-Dodson, Kitty Shields, Richard Pelissey, James Newton and Brian Earls. Also present were Sylvia Shields, Greg Hall, Dick Nored – HGE and Donna Blatnik, LWD Admin. Assistant.

A quorum was established and President BarbeAnn Nelson-Dodson called the meeting to order at 1:09 p.m.

Minutes of previous meetings: Brian made a motion to approve the minutes of the February 11, 2003 Board of Commissioners meeting as presented. Seconded by Kitty. **Motion carried.**

Old Business:

Fire District Proposal: BarbeAnn found out that static flow testing (testing of 2 hydrants to check flow) requires 2 people and flow testing of individual hydrants requires only 1. BarbeAnn suggests not accepting Fire District's proposal. She also spoke with a customer in the District who feels the out of district water charge to the Fire District should be more than \$100.00 per month. Customer feels that people in the District shouldn't have to pay for water for fire suppression for people outside the District. Kitty feels the District has the authority to set the fee and should do so since everything has been done to try to come to an agreement with the Fire District. James would like to see cooperation between the two districts and suggested a meeting between both boards to see what they would like to see happen. BarbeAnn agreed that a meeting between both boards was a good idea. Richard feels we should charge the \$100.00 per month fee, but that a meeting between the boards is necessary. Donna will contact Jim Court to set up a meeting between both districts.

Dick stated that all hydrants should be opened and tested on a yearly basis. He told the Board that the fire department in Tri-City donates 3 hydrants per year to their water district. He also reiterated his desire for the districts to work together.

Resolutions: All resolutions tabled until the next meeting. 2003-2 will be deleted and the text "including large service connections" will be added to 2001-3.

Office Building/Wickiup Project: BarbeAnn felt the previous set of plans for an office were extravagant. She spoke with the owner of the new buildings on Huntington Road, next to the carwash, and the owner told her he paid \$450,000.00 for both buildings and that we could probably have one built for \$200,000.00. BarbeAnn also called Adair homes and they quoted her a price of \$35.00 per square foot. She feels we should be able to have a nice building for less than \$100,000.00. She feels that there is no reason why we can't do the Wickiup project and have an office built.

Dick spoke with Rural Development regarding funding for the Wickiup project. The total amount Rural Development would provide for the project would be \$650,000.00; \$325,000.00 grant and \$325,000.00 loan. Deschutes County may also contribute to the cost. Dick estimates the Wickiup project would cost \$800,000.00 to complete. There will be an estimated \$400,000.00 remaining after the La Pine area is complete and these funds would go toward the Wickiup project. The District will need to annex Wickiup prior to the project.

Sylvia Shields asked why monies allocated to serve the La Pine area would be used to provide water service to Wickiup. She feels construction should be completed in the La Pine area before moving on to Wickiup. She also feels that a local contractor would give a much better bid on building an office. Dick told Sylvia the District needs to comply with state and federal laws when putting the office building up for open bid.

Kitty feels since the District purchased the property on Hinkle and Wm Foss we may as well build an office. She doesn't like the idea of taking out another loan to expand to Wickiup at this time. She feels the District doesn't need the added operation and maintenance costs. Dick said the estimated payment on the loan for Wickiup would be approximately \$2,000.00 per month.

Dick will submit plans for a smaller office space that would be more affordable to the District. The Board requested plans for a building costing less than \$250,000.00. BarbeAnn asked that it cost less than \$150,000.00.

Construction Update: Sylvia Shields asked about providing service to the Shields' properties off of Wm Foss Rd. She stated that there is more than one property and more than one building on some of these properties and that each building would need to have water service. Dick estimated the cost of providing service to their properties at about \$50,000.00. He will work on easements and a cost estimate.

New Business:

Bill from Bank of America: Donna informed the Board she received a bill from Bank of America stating our note was due in full by March 1, 2003. She spoke with Sharon Capizzo of Bank of America and Carol McCoog of Preston, Gates, Ellis and it was determined that the bank made an error and the note is not due until May 1, 2003. Donna asked Carol McCoog to please work with Bank of America on extending the note. Carol said she would.

Water Easements for Telegraph Road – Greg Hall: Greg Hall is concerned about the amount of space he will lose on his property if the District installs water line on Telegraph Road and that he may not be able to hook up to the system in time. BarbeAnn told him that there are already easements for his property for phone, cable and sewer and the District is following that path for consistency reasons. She also assured him that all customers would have 60 days to hook up to the water system. Greg asked that the Board consider grandfathering his property so that he wouldn't have to pay SDCs when he hooks up to the water system. BarbeAnn explained that if we extended that courtesy to him, we would have to extend that courtesy to all customers. Greg stated he agreed that the original easement sent to him was better and he would have his wife sign it, as she is the property owner.

Equipment to Purchase: Richard made a motion to allow Donna to purchase a copier and phone with a headset. Seconded by Kitty. **Motion carried.**

Payment of Bills: James made a motion to pay all bills as presented to the Board. Seconded by Richard. **Motion carried.**

Correspondence List: The correspondence list was reviewed.

Meeting adjourned at 3:05 p.m.

Respectfully submitted by:

Donna Blatnik
Admin. Assistant
La Pine Water District