

PACIFIC CITY JWSA BOARD OF DIRECTORS
BUSINESS MEETING MINUTES

September 2, 2008

Chairman Kellow called the September 2008 business meeting to order at 5:02 PM, in the Authority's meeting room.

Directors present were Doug Olson, Dick Carter, Larry Rouse and Carolyn McVicker.

Guests Present: Daryle Jimerson, Betty Robinson, Tim Hirsch and Howard Goodman

Staff Present: Ray Cloud

MINUTES:

A. 08/05/08 Business Meeting Minutes

Motion

Director Carter moved to approve the 08/05/08 Business Meeting Minutes. Director Rouse seconded, and the motion carried with five ayes.

FINANCIAL REPORT

A. Accounts Payable: 08/14, 08/28 and 09/02/08.

Mr. Owen stated that there was a correction. Mr. Owen stated that the telephone expense for \$4,036.00 should be coded to electricity.

Motion

Director Rouse moved to approve the payables for 08/14, 08/28 and 09/02/08 with correction. Director Carter seconded, and the motion carried with five ayes.

B. Fiscal Year 2008 – 2009

As presented

MANAGER'S REPORT

Mr. Owen reported that the Pacific City Tsunami drill was scheduled for September 23rd and PCJWSA will be participating and has held preparation meetings.

Mr. Owen said that the water consumption for July and August of 2008 are considerably down from 2007 with no obvious visible reason. Mr. Owen stated that is could be leak prevention, water conservation or both.

Mr. Owen said that Doug Kellow, Ray Cloud and he walked the BLM land and gave an overview of the amount of land that would be in PCJWSA's best interest to acquire through a land grant for emergency preparedness including moving part of the treatment plant. Mr. Owen continued that after consideration a 25 acre L shaped piece north and east of the current property would be appropriate. Chairman Kellow continued with a detailed overview of the topography and discussion ensued regarding amount, location of possible new property lines and how the property would be acquired.

Mr. Owen reminded the Board that the Authority Manager's review was due and after discussion Director Olson stated that he would email the Board the last review for their input.

UNFINISHED BUSINESS

A. Horn Creek

Mr. Owen said that the agencies continue their reviews. Mr. Owen continued that as PCJWSA prepares for various emergencies and potential catastrophes, it would be prudent to consider the WTP building as one of the emergency facilities for the future. Mr. Owen stated that a second floor on a portion of the building is being planned to function as an emergency supplies storage area and temporary employee living quarters.

B. Beaver Property – ODOT

Mr. Owen stated that ODOT wants to purchase a portion of the PCJWSA Beaver property for a slow moving vehicle turn out. Mr. Owen continued that the amount of property is about 3700 square feet and doing so they would be removing 365 feet of fence. ODOT originally offered about \$1600.00 for the property and fence but PCJWSA found that offer inadequate. ODOT agreed to the PCJWSA amount of \$4,205.50.

Motion

Director Olson moved to approve the sale of the strip of land at the Beaver property and fence replacement for the amount of \$4,205.50 and their agreement to not alter the topography of the land. Director Carter seconded, and the motion carried with five ayes.

C. Aspen Pacific

Mr. Owen said he received a letter from Kerr Contractors Inc. in relation to the property that PCJWSA owns and uses as an access road at the 600K tank. Mr. Owen continued that part of the road is outside of PCJWSA property and has encroached upon their property. Discussion ensued with no resolution.

NEW BUSINESS

A. The Shoppes at the Boardwalk Water/Sewer Availability

Mr. Owen said that PCJWSA received a letter requesting a water/sewer availability letter for the property at Brooten and Pacific. Mr. Owen continued that there is already water and sewer at the property but they are in need of another for a second building. Mr. Owen recommended approval of the water/sewer availability with the caveat that if the final purpose of building B is determined to be other than office/retail that the plans be brought to PCJWSA for approval.

Motion

Director Rouse moved to approve the request for water/sewer availability for the Shoppes at the Boardwalk for buildings A and B provided that building B’s use is as currently anticipated, office space or retail. Any other use of building B would require a revisit by the PCJWSA Manager and Engineers. Director Carter seconded, and the motion carried with five ayes.

GUEST QUESTIONS AND COMMENTS

UNSCHEDULED

CHAIRMAN/DIRECTOR COMMENTS

Director Olson stated for the record that he filed to run for the position of PUD Director. Director Olson stated that if we was elected, by law, he would have to resign from PCJWSA’s Board.

Director Olson commented that PCJWSA has not met with the Engineers in some time and thought it would be advantageous to meet with them with regards to the Master Plans. Chairman Kellow asked Mr. Owen to set up a workshop.

Director Kellow adjourned the regular meeting at 6:05 PM.

The PCJWSA Board of Directors approved these minutes on October 7, 2008 by the following votes:

Aye_____ Nay_____ Abstain_____ Absent_____

ATTEST:

Doug Kellow, Chairman

Tony Owen, Authority Manager