



**SOUTHWEST LINCOLN COUNTY WATER PEOPLE'S UTILITY DISTRICT
(SWLCWPUD)**

7740 HIGHWAY 101 NORTH, YACHATS, OR
PO Box 368 Waldport, OR
www.swlcwpud.org
541-547-3315



**BOARD OF DIRECTORS SPECIAL MEETING AGENDA
3 June 2025 – 10:00 AM**

The special meeting will be held at the District Office, 7740 Hwy. 101 North, Yachats, OR

- 1. SPECIAL MEETING CALL TO ORDER**
- 2. REVIEW OF WATER TREATMENT PLANT ASSESSMENTS BY VIKING TECHNOLOGIES**
- 3. FUTURE FINANCING**
 - a. Water Treatment Plants**
 - b. Other pipeline needs**
- 4. ADDRESSING PERSONNEL ISSUES**
- 5. DISCUSSION OF EMPLOYEE WAGE SCALE (No Action)**
- 6. ADJOURNMENT**

All regular and special meetings are open to the public. Contact the office to attend remotely or for assistance.

SOUTHWEST LINCOLN COUNTY WATER PUD (SWLCWPUD)
7740 HIGHWAY 101 NORTH, YACHATS, OR - PO BOX 368, WALDPORT, OR 97394-0368
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BOARD OF DIRECTORS SPECIAL MEETING
3 June 2025 – 10:00 AM

1. SPECIAL MEETING CALL TO ORDER	President Cuellar called the meeting to order at 10:00 AM.
a. Determine Quorum Present	President Cuellar deemed that a quorum was present: President Cuellar, Director Tucker, Director Sommer, and Director Sherkow. Vice President Anthony was excused due to medical issues. PUD Manager, Ms. Angela Vogl, and Gabriel (Gabe) Greenwood, Field Staff Member were also present.
2. REVIEW OF WATER TREATMENT PLANT ASSESSMENTS BY VIKING TECHNOLOGIES	<p>President Cuellar asked Gabe to brief the Board on the field visit to both treatment plants on May 29, 2025 by a consultant from Viking Technologies (Mr. Mark Edwards). Gabe described the visit starting with Blodgett water treatment plant (WTP). Operations were reviewed and the plant went through a full backwash cycle. Options concerning the use and type of polymers was reviewed including the possible reduction in the need to backwash. Issues of filter corrosion and possible options were discussed. Also reviewed was the suggestion about replacing air valves with electronic versions. In general, Mr. Edwards said that WTP was operating in a satisfactory manner but that various issues needed to be dealt with which would be outlined in his report. Director Sherkow, who was present during the field reviews, added several points about his concerns.</p> <p>The field visit moved to the Dick's Fork WTP. Mr. Edwards pointed out various issues that he characterized as more severe than those at Blodgett. Gabe reviewed the overall visit including Mr. Edwards concerns. Director Sherkow presented 19 photos of the WTP showing significant corrosion at the base of the filter tanks, condition issues of the water tank, obsolete electronics, problems with building's ceiling conditions, and other items. Gabe said that Mr. Edwards was recommending a total replacement of the filter and control system.</p> <p>Board members discussed the issues and asked questions. Gabe and Director Sherkow provided answers. Gabe said that he expected Mr. Edwards report in the next few days.</p>
3. FUTURE FINANCING	
a. Water Treatment Plants	<p>Director Sherkow distributed a one-page summary of the PUD's infrastructure in an effort to remind the Board that there were many parts of the infrastructure issue and not just the WTPs. He also distributed a map of the build-out potential in the southern Waldport area noting that the possibility of doubling the customer count for the PUD could require more capacity than just a replacement of the water treatment filters that exist now at Dick's Fork WTP, but that this decision would not have to be made now. It could wait until the replacement would be taken up.</p> <p>He noted the poor condition of the Dick's Fork 200,000-gallon concrete water tank and the similar condition issues at Seabrook (200,000-gallons concrete tank). Both are coming to the end of their useful lives, having been built in 1976. He strongly recommended that staff work up a contingency plan for the possibility of one or both tanks failing before they can be replaced.</p> <p>Director Sherkow also distributed a summary of alternatives for the work needed at both WTPs. One alternative would take one the Blodgett filters offline, investigate issues, and make repairs. When the first filter is returned to service, the other Blodgett filter would be</p>

	<p>taken offline and repaired as needed. During this time, the Dick's Fork WTP would be called on to operate longer hours. This was viewed as an alternative that might be quicker but had certain risks including problems at the Dick's Fork WTP and/or more severe problems uncovered during the Blodgett WTP filter repairs. Under these circumstances, there might be problems that could not be easily or quickly fixed. After the filters at Blodgett were back online, the Dick's Fork filters would be replaced.</p> <p>The second alternative was characterized as more expensive but less risky. This option would, as a first step, install a new, third filter at Blodgett and place it into service. At that point, the existing filters at Blodgett would be taken offline, one at a time, and repairs made. This option would not place extra burdens on Dick's Fork WTP, even if there are new problems at that plant. It would also minimize any time-constraint issues that might occur in getting the new filter, making building alterations, and providing new plumbing connections at Blodgett. After the repairs are made to the two existing filters at Blodgett, the Dick's Fork WTP filter replacement package would go ahead.</p> <p>During the Board discussion on this item, the Directors were more inclined to favor the second alternative. Staff had already secured cost-proposals from WesTech for a new filter for the Blodgett plant and replacement filter-package for the Dick's Fork plant.</p> <p>Blodgett - \$455,000 for one new filter and associated improvements. Work on the building, readying plumbing connections and related items would be an additional cost.</p> <p>Dick's Fork - \$845,000 for a total replacement of the two-filter package. Work on the building, readying plumbing connections and related items would be an additional cost. <i>[However, it might not be decided to replace the existing filters with the same type and capacity.]</i></p> <p>It was estimated that each proposal would require 9 to 12 months to deliver the filters and get them in service.</p> <p>President Cuellar said that she wanted to develop a cost estimate for the Blodgett WTP new filter, including all costs, by the July Board meeting. Staff recommended that a field meeting with a local WesTech representative be scheduled in order to work out details concerning costs covered by the proposal for Blodgett and what cost might be outside the proposal. Other issues could be discussed at the same time.</p> <p>There was a brief discussion concerning the water tank replacement at Dick's Fork (and Seabrook). The Board discussed the likelihood that this too was going to be treated as a high priority and that Legislative funding was doubtful. This item was a much larger cost than the replacement/repair of filters, but one that would have to be dealt with sooner than later. This would be discussed at an upcoming Board meeting once the current Legislative session had completed.</p> <p>Angela was directed to talk to representatives from USDA about funding availability, interest rates (estimated at 3.375% from recent email), and length of the loan (estimated at 30 years). It was suggested that a joint call with USDA and BizOR be conducted to see what could be done in combination with both State and Federal funds. President Cuellar reminded the Board that a new Federal loan was desired, so new financing could be Federal financing for one or more items and BizOR (State) for others, depending on the terms.</p>
b. Other pipeline needs	<p>Director Sherkow reminded the Board that more pipeline projects were in need of consideration, including 22,575 feet that were originally built with AC (asbestos cement), in 14 segments. In this regard, he asked that the Board authorize testing the water in select areas for the presence of asbestos. Gabe noted that his research showed that the cost</p>

BOARD OF DIRECTORS SPECIAL MEETING

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	<p>would be about \$650, but would require taking the gathered water immediately to Eugene for testing. No decision was made to conduct such test for the time being.</p> <p>Director Sherkow noted that other pipeline projects were included in the first-priority group from the Master Plan but were not included in the PUD's list of funded projects. Two of the pipelines were in the Legislative request, but that funding was unlikely. The Board decided to revisit the issue at future meeting.</p>
<p>4. ADDRESSING PERSONNEL ISSUES</p> <p><i>State of Emergency Declared</i></p>	<p>President Cuellar briefed the Board on the situation with Zach. She noted that he was supposed to be back on May 27, but was taking sick leave. He had an upcoming doctor's appointment which might result in his return to work with no restrictions, with some restrictions, or other outcome. She said that he was out of sick and vacations hours. The doctor's letter might open the door to a new paid-leave period. She said that she had talked to SDAO staff, Mr. Gintner (PUD attorney), and Ms. Anna Lee from HR Answers. If it became necessary to secure more support from Ms. Lee, her hourly cost was \$255/hr and it might require an approximate total cost of \$4,500.</p> <p>President Cuellar further noted that if Zach returns to work, the PIP may come back to be applicable. She noted that the PUD could not offer a severance package, but that Zach could start such a conversation. It was noted that his job could not be altered (fewer duties or responsibilities) without his consent during this period.</p> <p>After a lengthy discussion, it was determined that President Cuellar and Director Tucker would continue to oversee the situation on behalf of the Board and that more developments would likely unfold in the next few days. The Board would be kept informed.</p> <p>President Cuellar asked that Directors Sommer and Sherkow be designated to provide oversight of the issues of the physical plant and infrastructure. Director Tucker suggested that the Board declare an emergency concerning the possibility of not being able to provide safe drinking water. After a brief discussion, Director Sommer moved that a state of emergency now existed in the ability to provide safe drinking water by the PUD, and that Director Sherkow and Director Sommer be designated by the Board to provide oversight for physical plant and infrastructure issues, and that President Cuellar and Director Tucker be designated by the Board to provide oversight for all personnel issues. The motion was seconded by Director Sherkow. Motion approved unanimously.</p>
<p>5. DISCUSSION OF EMPLOYEE WAGE SCALE (No Action)</p>	<p>Angela and Director Sherkow provided various ways to improve the pay structure of the PUD. There was general agreement that incentivizing having employees gain required-certificates should be explored. Director Sherkow distributed the 11-point list of suggestions about the PUD pay structure from past Board meetings. The list was generally accepted with slight modifications. Director Sherkow and Angela volunteered to work together before the next Board meeting on pay structure recommendations.</p>
<p>6. MISCELLANIOUS ITEMS</p>	<p>Director Sherkow noted that ODOE's next round of Renewable Energy Grant Applications were due August 22, 2025. He was working with Green Ridge Solar and PUD staff to prepare the next application.</p> <p>He said that he would attending an Infrastructure Regional Workshop sponsored by DEQ and BizOR in Coor Bay on behalf of the PUD on June 5, 2025.</p>
<p>6. ADJOURNMENT</p>	<p>President Cuellar adjourned the meeting at 12:32 PM.</p>

Roxie Cuellar, Board President
Roxie Cuellar, Director Subdivision 1

Date 8/15/25

Franklin Sherkow, Board Secretary
Franklin Sherkow, Director Subdivision 4

Date 7/16/25