



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

7740 HIGHWAY 101 NORTH, YACHATS, OR

PO Box 368 Waldport, OR 97394

www.swlcwpud.org

541-547-3315



**BOARD OF DIRECTORS MEETING AGENDA
19 May 2026 – 10:00 AM**

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

- 1. REGULAR MEETING CALL TO ORDER**
 - a. Determine Quorum Present
 - b. Conflict of Interest Declarations
 - c. Agenda Changes and Agenda Approval – Action Item
 - d. Note Guests Present
 - e. Review and Approval of April Meeting Minutes – Action Item
- 2. DISCUSSION WITH VERDANTAS (CIVIL WEST ENGINEERING SERVICES)**
 - a. Waterline Project Update
- 3. DISCUSSION WITH LEGAL COUNSEL**
 - a. Waterline Project Review and Easement Update
 - b. USDA Loan Payoff
- 4. PUBLIC INPUT – Public Input (limited to 5 minutes per speaker)**
- 5. TREASURER'S REPORT**
 - a. Review and Approval of Disbursements – Action Item
 - b. Monthly Financial Report – Action Item
 - c. Monthly Reconciliation Report – Action Item
 - d. Treasurer Report/Update
- 6. BUDGET HEARING**
 - a) **Resolution 26-04**
- 7. MANAGERS REPORT**
 - a. Field and Training Updates
 - b. List of Issues
 - c. New USDA Loan – Engineering Scope
 - d. Water Rights Consulting SOW
- 8. OTHER NEW BUSINESS FOR BOARD CONSIDERATION**
- 9. OTHER OLD BUSINESS FOR BOARD CONSIDERATION**
 - a. Water Rates
- 10. CORRESPONDENCE AND REPORTS**
- 11. OTHER ITEMS OF INTEREST**
- 12. 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, WALDPOR, OR 97394-0368

www.swlcwpud.org

541-547-3315

BOARD OF DIRECTORS MEETING
19 May 2026 – 10:00 AM

1. REGULAR 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, Vice President Tucker, Director Sommer, and Director Sherkow. Ms. Angela Vogl, PUD Manager, was also present.
b. Conflict of Interest Declarations	None
c. Agenda Changes and Agenda Approval – Action Item	Director Sherkow requested that an Item be discussed under #9a related to development of a Water Rate Calculator, that a short discussion be held concerning the DM Performance Review methodology (Item #8a); and that Budget Committee terms be adjusted (under Item #6a). President Cuellar requested that a new item be discussed concerning the possible production of a letter to a vendor related to interaction with staff (Item #3c). Items #7c (New USDA Loan) and #7d (Water Rights) were moved up on the agenda in order to allow the PUD Attorney to participate in the discussions. Director Sherkow moved and Director Sommer seconded a motion to approve the agenda as amended. Motion passed unanimously.
d. Note Guests Present	Jeff Criner, Budget Committee member; and Peter Gintner, PUD Attorney
e. Review and Approval of April Meeting Minutes and Budget Committee Minutes – Action Item	Vice President Tucker pointed out several typographical errors, and made a motion to approve the minutes with the corrections. Director Sherkow seconded the motion. Motion passed unanimously.
2. DISCUSSION WITH VERDANTAS (CIVIL WEST ENGINEERING SERVICES)	
a. Waterline Project Update	DM Vogl indicated that the consultant was ready to release the bid package as soon as the Board gave the approval. Director Sherkow asked about communications with the public before and during construction. DM Vogl said that PUD staff would handle all such notifications and inquiries. Information would be sent by email to affected customers as construction drew near. Information about the project and schedule would also be posted on Facebook and the PUD website. DM Vogl also noted that she was investigating possible interim financing which would likely be required during project construction phase. A line of credit would be secured. She was talking with several banks to get the best terms. She had also talked to staff at RCAC but that their interest rates were higher than some local banks. If the Board approved the bid package at today's meeting, the bid opening would be scheduled for June 22, 2026 at 2 PM at the PUD offices.
Bid Package Approval and Release	Director Sherkow moved and Vice President Tucker seconded a motion to approval the bid package and proceed with its release. Motion passed unanimously.
3. DISCUSSION WITH LEGAL COUNSEL	

a. Waterline Project Review and Easement Update	Mr. Gintner said that he was working on the final five (5) easements for the project. Property owners would be contacted by letter. Alternatives were discussed if the owners did not respond positively to the letter. It might result in a change of the construction route for short segments. A short discussion followed with the matter left to the Attorney for final disposition.
b. USDA Loan Payoff	<p>DM Vogl noted that USDA was requiring that the properties held as collateral for the existing USDA (now held in ownership by the SWLCWD) be transferred to the PUD. She also noted that one possibility was to simply payoff the existing loan. If done now, the payoff amount would be approximately \$246,000. The affected WD properties would have to be transferred to the PUD before finalizing the new loan. And, in order to get the new loan, a preliminary engineering report would have to be produced for USDA's review.</p> <p>A short discussion ensued related to the timing of the closure of the existing loan and opening of the new loan. The object was to make this time as short as possible. There was also a discussion about the relationship between cities and independent water utilities. Mr. Gintner noted that recent court cases were favorable to the PUD's position. The use of a scoring system by OHA giving points for water system consolidations in awarding project funding was also discussed.</p> <p>No specific Board action was taken. DM Vogl will continue her work on the issue.</p>
b. Letter to Vendor	President Cuellar noted that a vendor had made some inappropriate actions to a member of the PUD staff. She discussed the matter with the PUD Attorney and he recommended that he would write a letter to the vendor reminding them of proper behavior. If the unwanted condition continued, it might result in various actions by the PUD. It was necessary to have appropriate relations and that employees should be provided with protection from these situations.
4. PUBLIC INPUT – Public Input (limited to 5 minutes per speaker)	None
5. TREASURER'S REPORT	
a. Review and Approval of Disbursements – Action Item	Director Sherkow moved to approve the April Disbursements. Vice President Tucker seconded the motion. Motion passed unanimously.
b. Monthly Financial Report – Action Item	Director Sherkow moved to approve the April Financial Report. Vice President Tucker seconded the motion. Motion passed unanimously.
c. Monthly Reconciliation Report – Action Item	Director Sherkow moved to approve the April Reconciliation Report. Vice President Tucker seconded the motion. Motion passed unanimously.
d. Treasurer Report/Update	DM Vogl noted items in the Cash Flow report, including the overstating the April "Income" figure by \$60,000.
6. BUDGET HEARING	
<p>a) Resolution 26-04</p> <p><i>Budget Committee Terms</i></p>	<p>President Cuellar introduced the item. The terms on the Budget Committee for Mr. Waverly Hayner and Mr. Victor Bayley expired in 2025. Director Sherkow moved that the two individuals have their terms retroactively renew for three years beginning on Jan 1, 2026. Director Sommer seconded the motion. Motion passed unanimously.</p> <p>DM Vogl noted changes in the budget based on previous discussions. Lines 4 and 5 on page 4 (General Fund Budget) were increased by \$5,000 and \$2,000 respectively. Lines 10 and 17 on page 6 (Construction Budget) were increased by \$60,000 to cover possible interest expenses for the Waterline Project. Adjustment to page 3 (line 25 and 31) were made so as to balance the accounts.</p>

<p>Adoption of the FY 27 Budget and Res. 26-04</p>	<p>Director Sherkow moved the adoption of the FY 2027 PUD Budget and Resolution 26-04 as presented. Vice President Tucker seconded the motion. Motion passed unanimously.</p>
<p>7. MANAGERS REPORT</p>	
<p>a. Field and Training Updates</p>	<p>DM Vogl noted that staff had taken training classes on Excavation Safety and Wildfire Protection. Staff members were preparing for Certification testing in the future.</p> <p>She said that an OSHA inspector showed up unannounced. He interviewed DM Vogl and requested a comprehensive tour of both WTPs as well as private interviews with all staff. After touring the Blodgett campus and interviewing the Lead Operators, he expressed satisfaction with the cleanliness of the WTP, our current safety conditions and operational procedures. He promptly departed. It is not known if a site visit report would be forthcoming.</p>
<p>b. List of Issues</p>	<p>Items discussed:</p> <ul style="list-style-type: none"> • Water Master Plan Update– still expecting a draft report in May • Wakonda PRV Dewatering – electrical power almost connected • Diesel Tank – planned to be filled on May 20th • BWTP Roof Replacement – about one month until schedule set (gathering materials) • Blodgett Weather Station –Davis to provide or build a console • FEMA Grant Application (Dick’s Fork Tank) – scheduled to hear about 1st level review on May 20th
<p>c. New USDA Loan – Engineering Scope</p>	<p>DM Vogl reminded the Board that USDA requires that a preliminary engineering report be submitted prior to the approval of a new loan. She has had discussions about a wide range of matters with USDA concerning these issues. TAG and WesTech activities/products will be treated as sole source items. There will have to be a justification letter as part of the project file.</p> <p>Verdantas had submitted a proposal letter to the Board about their possible role. There was much discussion about whether their view of the project was the best option. Director Sherkow noted a number of difficulties in that path, including alignment with Oregon Procurement Regulations, doubling up on engineering needed, etc. He noted that dividing the project into two parts (filter vs. SCADA) might simplify the scope and roles. It might result in less cost, as well. After a discussion by the Board, it was decided that DM Vogl should have further conversations with USDA, and possible follow-up talks with TAG and WesTech. She will report back at the June meeting.</p>
<p>d. Water Rights Consulting SOW</p> <p>GSI Contract</p>	<p>DM Vogl drew the Board’s attention to the GSI proposal for Water Rights activities (previously distributed). The work related to: 1) Surface Water Rights Evaluation, 2) Research Status of Claims of Beneficial Use, and 3) Water Loss Analysis.</p> <p>The Board discussed issues related to the need for such work. Vice President Tucker desired that work result in actionable items and not just a report of discussions. There was general agreement about that. Director Sherkow moved that the proposed work for \$19,100 be accepted and that DM Vogl execute an agreement with GSI.</p>
<p>8. OTHER NEW BUSINESS FOR BOARD CONSIDERATION</p>	<p>Director Sherkow gave the Board some background about the DM Performance Review process used in the past, and suggested that the next review focus on the more important activities and ones that were directly measurable such as secure outside funding, keeping receivable to reasonable amount, getting employees certified to levels required by the PUD, etc. He said that he would work with DM Vogl on a list and distribute it to the Board for input and ranking.</p>

9. OTHER OLD BUSINESS FOR BOARD CONSIDERATION	
a. Water Rates Water Rate Study - RCAC	<p>DM Vogl distributed a summary of work that Rural Community Assistance Corporation (RCAC) could perform, especially a Water Rate Study. RACA is a non-profit organization that contracts with the Federal government to support and assist various local water and wastewater utilities. Their territory covers the western US. https://www.rcac.org/</p> <p>The Water Rate Study would be done by RCAC at no charge to the PUD and would likely take one year to complete. Staff would have to provide various data items. The Board consensus was that the DM should go ahead with such an arrangement.</p> <p>Director Sherkow presented a Water Rate Calculator interactive spreadsheet. It would allow Board members and staff to run any number of scenarios related to base rates and uses rates for residential, commercial, and institutional customers. After some discussion some calculations were determined to need correction. He volunteered to make the corrections and get the revised spreadsheet to DM Vogl for review and distribution. Board members were encouraged to use the spreadsheet as they consider the FY 2027 water rates.</p>
10. CORRESPONDENCE AND REPORTS	None
11. OTHER ITEMS OF INTEREST	None
12. ADJOURNMENT	President Cuellar adjourned the meeting at 12:24 PM

Roxie Cuellar, Board President
 Roxie Cuellar, Director Subdivision 1
 Date 6/23/26

Franklin Sherkow, Board Secretary
 Franklin Sherkow, Director Subdivision 4
 Date 6/23/26