



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

7740 HIGHWAY 101 NORTH, YACHATS, OR  
PO Box 368 Waldport, OR 97394

[www.swlcwpud.org](http://www.swlcwpud.org)  
541-547-3315



**BOARD OF DIRECTORS MEETING AGENDA  
17 FEBRUARY 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 January Meeting Minutes – Action Item
- 2. DISCUSSION WITH ONNO HUSING, DIRECTOR OF PLANNING & DEVELOPMENT**
- 3. DISCUSSION WITH LEGAL COUNSEL**
  - a. Board of Directors Vacancy
- 4. DISCUSSION WITH VERDANTAS (CIVIL WEST ENGINEERING SERVICES)**
  - a. Waterline Project Update
  - b. Capital Improvement Projects and BizOR LOI
- 5. PUBLIC INPUT – Public Input (limited to 5 minutes per speaker)**
- 6. 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
- 7. MANAGERS REPORT**
  - a. **Resolution 26-02: Adopting a Public Records Policy**
  - b. Blodgett Bypass
  - c. List of Issues
  - d. Field Updates
  - e. Records Retention
- 8. OTHER NEW BUSINESS FOR BOARD CONSIDERATION**
- 9. OTHER OLD BUSINESS FOR BOARD CONSIDERATION**
- 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

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**BOARD OF DIRECTORS MEETING**

**17 February 2026 – 10:00 AM**


<b>1. REGULAR MEETING CALL TO ORDER</b>	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. Ms. Angela Vogl, PUD Manager, and Gabe Greenwood, Field Staff Member were also present.
b. Conflict of Interest Declarations	None
c. Agenda Changes and Agenda Approval – Action Item	Director Sommer requested the addition of a new item about AC pipes. Director Sherkow requested the addition of items concerning the ODOE Renewable Energy Grant Application, Work Priorities, and Water Rights. Director Sommer moved that the agenda be approved as amended. It was seconded by Director Sherkow. Motion passed unanimously.
d. Note Guests Present	Mr. Keven Shreeve and Mr. Lorenzo Curtis from Verdantas (formerly Civil West Engineering) joined by computer (departed after Item #4). Pete Gintner, PUD Attorney. Mr. Onno Husing, Director, Lincoln County Planning & Development Department. Mr. Larry Anthony, former PUD Vice President and Director (departed after the presentation – Item #6)
e. Review and Approval of January Meeting Minutes – Action Item	Director Sommer moved, seconded by Director Tucker, a motion to approve the January Board Meeting Minutes. Motion passed unanimously.
<b>2. DISCUSSION WITH ONNO HUSING, DIRECTOR OF PLANNING &amp; DEVELOPMENT</b>	<p>Director Tucker introduced the topic and recent effort by the PUD to determine the future development capacity within the PUD boundaries thereby determining the “buildout” water demand. He was previously able to get data from the County on “buildable”, “septic denied” and “unbuildable” lots.</p> <p>Mr. Onno Husing recounted the history of the Lincoln County zoning map and the reasons for the extensive residential zoning along Hwy 101. He also said that “some properties will never get septic [approval]” due to a variety of factors. Issues concerning electric permits, development in the flood plain, problems with septic systems, small lot sizes, high water table, etc. A lengthy discussion ensued with the Board and Mr. Husing about many of these issues. DM Vogl displayed the “buildable” layer of the PUD GIS to illustrate some of the examples that were discussed.</p> <p>Issues related to development inside cities vs. in unincorporated areas was discussed. It was noted that there was a large number of dwelling units that could be developed in southern Waldport that could put a demand on future PUD water demand, treatment, and distribution. Mr. Shreeve noted that initiation of the Master Plan Update and the desire by the PUD for a “buildout” scenario. Mr. Husing applauded the PUD’s efforts along those lines and pledged his assistance in the effort.</p> <p>After the discussion and a question/answer session with Mr. Husing, it was decided that DM Vogl would provide Mr. Husing with access to the GIS layer and a list of large tax lots that could potential be divided into a number of smaller lots for development. County Planning staff would examine these parcels and provide the PUD with feedback about future development based on their experience in those select areas.</p>

<p><b>3. DISCUSSION WITH LEGAL COUNSEL</b></p>	
<p>a. Board of Directors Vacancy</p>	<p>President Cuellar introduced the item and the difficulty in finding someone to fill the Board vacancy left by the resignation of Mr. Larry Anthony. Letters had been sent out to <u>all</u> electors in that subdivision asking for anyone that was interested in joining the Board. In addition, contact was made of people that might know someone that might be interested in the position. Those few names that were identified resulted in none who were interested. All efforts employed thus far have not been fruitful.</p> <p>The question for Mr. Gintner was: Can the PUD appoint someone to the Board that was not residing with the subdivision? His response was that it could be done given the vagaries of the legislative language covering the subject. However, he would not recommend that that person vote on major financial matters, such as bond issues or loan requests, as it could be challenged and result in costly litigation. In addition, if the appointed Board member did not reside in the specific subdivision for which they would serve, then they could not run for reelection.</p> <p>The general consensus of the Board members was to continue to search for a replacement that lived in the subdivision.</p>
<p><b>4. DISCUSSION WITH VERDANTAS (CIVIL WEST ENGINEERING SERVICES)</b></p>	
<p>a. Waterline Project Update</p>	<p>Mr. Shreeve briefed the Board on the project’s status. He and Mr. Curtis noted that the 90% design plans and contract documents were going through a quality assurance review which involved other engineers than those that did the design work. Mr. Shreeve said that the construction contract was the national standard type.</p> <p>He noted that the final design, specifications, and contract would be available to the PUD and its attorney shortly. It was noted that BizOR also needed to review and approve the proposed contract, and that this should be accounted for in the timeline.</p> <p>Several items were discussed including abandonment of old AC pipes, and pedestrian safety during construction.</p>
<p>b. Capital Improvement Projects and BizOR LOI</p>	<p>DM Vogl noted that the funding request to BizOR was made and acknowledged before the Feb. 15, 2026 deadline. The Board was reminded that it could take 2-3 months to get a response from BizOR/OHA about the PUD’s rating in the process. Director Sherkow thanked DM Vogl for putting together the package, including the detailed support information. He also thanked the Verdantas team for providing project cost details and other material. Other Board members joined in the thanks.</p> <p>While waiting for some feedback from the State, Board members were asked to consider what would happen if only partial funding was offered or higher interest rates were offered.</p>
<p><b>5. AC PIPE PROTOCOL</b></p>	<p>Director Sommer conducted research concerning AC pipes and how to handle breaks. He called 5 or 6 other water utilities to find out how they handled the process. Most simply buried the old or broken pipe. However, the State wants people/agencies/ companies to remove the material, double bag it, and send it to a land fill certified to handle those materials. Director Sommer distributed handouts concerning a tool designed to cut AC pipes with minimal hazard to workers or the surrounding environment. Gabe said that a variation with a 6” to 10” range would be suitable.</p> <p>Director Sherkow asked that the protocol to be developed be short and simple so that field staff could easily follow it during an emergency. President Cuellar noted the need for a cutting tool, as <u>previously</u> noted. It was noted that keeping the pipe wet</p>


	during the process was most important in keeping the asbestos fibers from flying around. Staff will return with a completed policy/field guidance. It was noted that further Board action was not required.
<b>6. RECOGNITION OF MR. LARRY ANTHONY, former Board Member</b>	President Cuellar thanked Mr. Anthony for his years of dedicated service to the PUD and Water District, serving as PUD Director and Water District Commissioner. A plaque was presented in recognition to his work. Everyone joined in with their personal thanks.
<b>7. PUBLIC INPUT – Public Input (limited to 5 minutes per speaker)</b>	None
<b>8. TREASURER’S REPORT</b>	
a. Review and Approval of Disbursements – Action Item	Director Sherkow moved to approve the January Disbursements. Director Sommer seconded the motion. Motion passed unanimously.
b. Monthly Financial Report – Action Item	Director Sherkow moved to approve the January Financial Report. Director Sommer seconded the motion. Director Tucker asked about a listing on page 3 related to the USDA loan payments. DM Vogl said that a correction would be made. Motion passed unanimously.
c. Monthly Reconciliation Report – Action Item	Director Sherkow moved to approve the January Reconciliation Report. Director Sommer seconded the motion. Motion passed unanimously.
d. Treasurer Report/Update	DM Vogl noted information on the Cash Flow report.
<b>9. MANAGERS REPORT</b>	
a. <b>Resolution 26-02: Adopting a Public Records Policy</b>	<p>President Cuellar introduced the topic which would establish a fee for public records requests. Director Sherkow asked questions about the fee structure and suggested that the fees could be made part of the annual fees established at the beginning of each fiscal year. It was noted that the Legislature has capped the base fee at \$25.</p> <p>Director Tucker recommended to Change “NOW THEREFORE, THE SWLCWPUD BOARD OF DIRECTORS RESOLVES AS FOLLOWED” to “NOW THEREFORE THE SWLCWPUD BOARD OF DIRECTORS RESOLVES:</p> <p style="padding-left: 40px;">That a public records policy be established defining processes and fees and that this policy shall be available from the district office or the district website. APPROVED . . .”</p> <p>He suggested that all of the detailed information to a new Public Records Policy document and add it to the SWLCWPUD website under Policies. President Cuellar said that the item would be brought back at the March Board meeting for final further consideration.</p>
b. Blodgett Bypass	Gabe reported that OHA’s audit brought forth a new requirement related to the separation of treated and untreated water. The PUD’s piping at the Blodgett water treatment plant has an existing valve which allows the 1 M water tank to be disconnected from the treated water flow. The tank is where the required chlorine “contact time” is achieved. Although there is chlorine in the clear well, it is not in the facility long enough to achieve the required disinfection result. Although staff cannot recall ever using the “bypass” valve, OHA’s new requirement would result in the removal of the valve. Staff check with other sources, and all recommended NOT removing the valve. Leaving the valve in place would result in a finding of non-compliance. After some discussion, it was recommended that staff continue discussions with OHA about how their requirement could be met without removing the valve.
c. List of Issues	Omitted for this meeting.
d. Field Updates	DM Vogl noted that hydrant flushing and valve exercising was underway.

	<p>She and Gabe briefed the Board on a problem with one of the pumps at Seabrook. One of the pumps had to be replaced. Given the lead-time for acquiring the new pump, estimated at about 10 weeks, President Cuellar told staff to proceed prior to Board action. Director Sherkow moved that the pump be replaced with an estimated cost of ~\$14,000. Director Sommer seconded the motion. Motion passed unanimously.</p> <p>Gabe briefed the Board on the possible blockage in the flow from the Blodgett water treatment plant. They investigated possible air pockets at the Brubaker Vault (pump station). They also investigated the flash mixer (31" cast iron pipe). It turns out that there is notable buildup of chemical materials inside the pipe section. They are researching a replacement for that section.</p> <p>On the subject of staff certification, Tyler did not pass the D2 exam. Gabe did attain the Back Flow Certification, after passing that exam.</p>
e. Records Retention	DM Vogl distributed a list of old records stored at the Blodgett maintenance building. She briefed the Board about the required retention periods for each type. She asked what records could be destroyed (within the state law/regulations). After a brief discussion, the Board decided to leave it the DM to make decision about keeping or destroying old records.
f. Trucks	DM Vogl noted that the condition of several PUD trucks and possible alternatives, including looking at surplus equipment, used trucks, new trucks, trade-ins, etc. She recommended disposing of the Takoma truck and replacing it. After a brief discussion, Director Sherkow moved that the Takoma truck be declared surplus and disposed of, and finding a suitable replacement. Director Tucker seconded the motion. Motion passed unanimously.
<b>10. OTHER NEW BUSINESS FOR BOARD CONSIDERATION</b>	Director Sherkow said that a small group was evidentially working to gain some degree of influence over water utilities in Lincoln County. This unwanted effort should be monitored. President Cuellar noted that, in her discussions with the City of Waldport, they recognized the same situation. Director Sherkow said that in addition to monitoring the efforts of this group (Mid-Coast Water Alliance, et al), he suggested that the PUD ask the consulting firm GSI for a scope of work related to gaining any additional water rights in the PUD area. If such work is acceptable to the PUD, he recommended the work to be budgeted early in the next fiscal year. DM Vogl said that she has similar discussions with GSI representatives and would follow up.
<b>11. OTHER OLD BUSINESS FOR BOARD CONSIDERATION</b>	<p>Director Sherkow reported that the ODOE did not award a renewable energy grant to the PUD in Round 4. ODOE received 76 applications requesting over \$46 M to support projects for Round 4 of grant funding. It awarded about \$12 M to 24 applicants. He said that the PUD project was still a good one and could be used to apply for funding in the next round. It would not take much work to apply for any new funding available. The Board consensus was that it was worth pursuing if Director Sherkow was willing to spearhead the effort.</p> <p>Director Sherkow distributed his suggestions for major work items to be undertaken in the next 6 months. In the interest of time, he noted only the top priority which was the pursuit of the USDA funding for the third filter at Blodgett. President Cuellar suggested that this item be agendized for the March PUD Board meeting.</p>
<b>12. CORRESPONDENCE AND REPORTS</b>	
<b>13. OTHER ITEMS OF</b>	

<b>INTEREST</b>	
<b>14. ADJOURNMENT</b>	President Cuellar adjourned the meeting at 1:28 PM

  
\_\_\_\_\_, Board President  
Roxie Cuellar, Director Subdivision 1

Date 4/21/26

  
\_\_\_\_\_, Board Secretary  
Franklin Sherkow, Director Subdivision 4

Date 4/21/26