



**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
17 DECEMBER 2025 – 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 November Meeting Minutes – Action Item
- 2. DISCUSSION WITH ONNO HUSING, Lincoln County Planning Department**
 - a. County Zoning Information
- 3. DISCUSSION WITH VERDANTAS (CIVIL WEST ENGINEERING SERVICES)**
 - a. List of Capital Improvement Projects
 - b. OneStop meeting with Business Oregon
- 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. MANAGERS REPORT**
 - a. List of Issues
 - b. Sanitary Survey
 - c. Cross Connection Requirement
 - d. Resolution 26-02: Adopting a Public Records Policy
- 7. OTHER NEW BUSINESS FOR BOARD CONSIDERATION**
- 8. OTHER OLD BUSINESS FOR BOARD CONSIDERATION**
- 9. CORRESPONDENCE AND REPORTS**
- 10. OTHER ITEMS OF INTEREST**
- 11. 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
17 December 2025 – 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, Director Tucker, Director Sommer, and Director Sherkow. Ms. Angela Vogl, PUD Manager, and Gabriel Greenwood and Tyler Johnson, Field Staff Members were also present. Vice President Anthony was excused due to medical reasons.
b. Conflict of Interest Declarations	None
c. Agenda Changes and Agenda Approval – Action Item	President Cuellar requested that Item #2a be rescheduled, a new Item #3c on the Verdantas CO #2 be added, and a new Item #6e be added concerning leased properties. Director Sherkow moved that the agenda, as modified, be approved. It was seconded by Director Sommer. Motion passed unanimously.
d. Note Guests Present	Ms. Holly Brandwen (WD Commissioner), Mr. Chris Janigo from Verdantas (formerly Civil West Engineering) (departed at 10:40 AM). Mr. Keven Shreeve from Verdantas joined remotely.
e. Review and Approval of November Meeting Minutes – Action Item	Director Sommer moved, seconded by Director Tucker, a motion to approve the November Board Meeting Minutes. Motion passed unanimously.
2. DISCUSSION WITH ONNO HUSING, Lincoln County Planning Department	It was suggested that this item be rescheduled for the February 17, 2026 Board meeting. DM Vogl was tasked to contact Mr. Husing.
3. DISCUSSION WITH VERDANTAS (CIVIL WEST ENGINEERING) SERVICES	
a. List of Capital Improvement Projects	<p>Mr. Shreeve and Mr. Janigo (Verdantas) briefed the Board concerning their estimate of the capital project list that could be used for the BizOR One-Stop Meeting on Jan. 8, 2026.</p> <p>The list was broken down in categories: SCADA, Raw Water Pipelines, Treatment, Storage, Distribution, and Pump Stations. The estimated total was approximately \$12.7 M. The estimate included a 30% contingency factor plus engineering costs.</p> <p>After the briefing, Director Sherkow said that he would like to see the details behind the list provided. He thought that Board members should understand how the figures came together and what was behind the line-items. Gabe said that staff had met with representatives from TAG and the contractor that they use for such improvements. They are working-up an estimate for the PUD concerning construction, installation and SCADA work. When available, this will be forwarded to Verdantas in order to refine the estimated costs. It was noted that modification to the Blodgett WTP building might not be needed in order to install the 3rd filter. Overhauling the DFWTP might take about one month.</p>

requested from the cost to complete coordination and produce the archeologist review and report. This is the total for Change Order #2.

- Schedule 2: At the intersection with SW Wakonda Beach Road (Wakonda)
- Schedule 3: At the intersection with SW Wazyata Avenue/Central Coast Ranger Station Siuslaw Site (Wazyata)
- Schedule 5: At the intersection with SE Camp One Street (Camp One)
- Schedule 6: At the intersection with NE California Street (California)

The total contract with Verdantas will be increased to total \$1,106,816.

The Board discussed issues such as moving the locations of the boring sites, suggested by Director Sommer, and other items. Director Sherkow pointed out that the design agreement was a lump-sum contract and that this might be viewed as falling within the scope. However, given the context of the work and the added requirement by SHPO, he suggested that Verdantas issue a letter the PUD for the file noting that this was viewed as extra work.

Director Tucker asked if a map noting the environmental or archeological areas of concerns was readily available at the beginning of the design effort. Verdantas indicated that they were not aware of any such data.

Mr. Janigo distributed an engineer's cost estimate at the 90% design level. See below.

Southwest Lincoln County Water Public Utility District Pipeline Replacement Project	
Project Schedule	Engineer's Opinion of Cost
Schedule #1 - SW Seabrook Lane	\$ 678,641.00
Schedule #2 - SW Wakonda Beach Road	\$ 923,744.57
Schedule #3 - SW Tara Lane to SW Forestry Lane	\$ 1,171,066.88
Schedule #4 - SW Whitecap Drive to SW Fernwood Drive	\$ 174,199.00
Schedule #5 - NE Camp One Street	\$ 365,306.69
Schedule #6 - NE California Street	\$ 303,217.00
Schedule #7 Dicks Fork WTP to SW Wakonda Beach Road	\$ 1,067,036.92
Schedule #8 - SW Read Drive to SW Newton Drive	\$ 778,618.32
Total Engineer's Opinion of Cost	\$ 5,461,830.38

He noted that these figures were a bit higher than originally thought, but that they were within the range that could be accommodated by the remaining budget. He was looking for a possible construction window of 210 days with a notice-to-proceed in April 2026. Director Sherkow wanted to make sure that all easements and permits would be in-place before construction began. He was assured that they would be.

Director Sherkow moved that Change Order #2 be approved for the amount of \$20,515, and suggested that a letter to the file be issued by Verdantas covering the extra work. The motion was seconded by Director Tucker. Motion passed unanimously.

4. PUBLIC INPUT – Public Input (limited to 5 minutes per speaker)	None
5. TREASURER'S REPORT	

7. OTHER NEW BUSINESS FOR BOARD CONSIDERATION	None
8. OTHER OLD BUSINESS FOR BOARD CONSIDERATION <i>State of Emergency ended</i>	<p>Director Tucker noted that the NOAA weather station was ready for installation after Jan. 1, 2026 (see Nov. 2025 Board meeting minutes – Section 9). He also said that a length of tower material might become available. He asked staff to see if this was needed by the PUD.</p> <p>Director Sherkow recalled for the Board that it was still operating under a State of Emergency, declared on June 3, 2025 (Special Board Meeting). He recommended that, unless there was an objection, the State of Emergency be brought to an end. He made such a motion and it was seconded by Director Sommer. Motion passed unanimously.</p>
9. CORRESPONDENCE AND REPORTS	None
10. OTHER ITEMS OF INTEREST	President Cuellar led a brief informational item about the unemployment benefits related to Zack and Mike. No action was taken.

Roxie Cuellar, Board President
 Roxie Cuellar, Director Subdivision 1
 Date 2/17/25

Franklin Sherkow, Board Secretary
 Franklin Sherkow, Director Subdivision 4
 Date 2/17/26