

FAIRVIEW WATER DISTRICT
BOARD OF COMMISSIONERS MEETING AGENDA
Regular Session | March 26, 2026
Immediately Following the Budget Committee Meeting
Tillamook Swiss Hall, 4605 Brookfield Avenue, Tillamook, Oregon

1. Call To Order

2. Roll Call

3. Approval of Minutes

- a) February 21, 2026 - Rate Study Workshop
- b) February 26, 2026 - Regular Board Meeting

4. Public Comment (on Non-Agenda Items)

5. General Manager's Report

6. Office Manager's Report

7. Financial Reports

- a) Accounts Payable Approval
- b) Financial Status Report
- c) Customer Delinquency Summary
- d) FY 2024-25 Audit Status

8. Old Business

- a) Water Rate Study: Continued Board Discussion
 - i. Requested Stakeholder Input - Derrick Josi
- b) Draft General Manager Job Description
- c) Draft Financial Management Policy

9. New Business

- a) Second Reading of Ordinance 2026-01: *An Ordinance Clarifying How Water Rates Are Established, Maintaining Continuity Of Existing Rates, And Superseding Prior Rate Ordinances.*
- b) Adoption of Ordinance 2026-01
- c) Consideration of a COLA wage increase for General Manager
- d) Utility Bill Reduction Request
- e) Discussion of Utility Bill Reduction Request Policy

10. Board Member Presentations

- a) John Casteel - Discussion with Mark Knudson, Special Districts Association of Oregon
- b) John Casteel - Recreational Immunity Opt-In for Special Districts

11. Staff Presentations

12. Adjournment

To Attend by Telephone (Audio Only), dial (503) 738-1011, ext. 1002

**FAIRVIEW WATER DISTRICT
BOARD OF COMMISSIONERS WORKSHOP MINUTES
WATER RATE STUDY | FEBRUARY 21, 2026 | 1:00 PM
403 MAROLF LOOP ROAD, TILLAMOOK, OREGON**

1. CALL TO ORDER

Board Chair John Casteel called the meeting to order at 1:03 PM

2. ROLL CALL

- a) Board Members Present: John Casteel
Gary Bond
James Huffman
- b) Board Members Absent: Boyd Rulifson
Dustin Burdick
- c) Staff Present: Michael Ostensen, General Manager
Melissa Rondeau, Office Manager
- d) Visitors Present: Richard Obrist

3. DISCUSSION OF WATER RATE STUDY AND KEY CONSIDERATIONS

The Board of Commissioners held a workshop to review the water rate study completed by Oregon Association of Water Utilities and to discuss future revenue needs for the District. Discussion focused on current revenue sources, including water rates and tax support, and differences in consumption patterns between residential and agricultural users.

The Board reviewed potential rate structure concepts presented by several participants, including base rate adjustments, meter-based rate variations, and consumption expectations. Members discussed the possibility of a simplified rate structure, the relationship between meter size and base rate charges, and options for addressing out-of-district customer rates.

Public comment reflected general concern regarding increasing costs affecting agricultural operations.

No decisions were made. Discussion and development of potential rate recommendations will continue.

4. ADJOURNEMENT

Meeting adjourned at 2:37 PM

**FAIRVIEW WATER DISTRICT
BOARD OF COMMISSIONERS MEETING MINUTES
REGULAR SESSION | FEBRUARY 26, 2026 | 5:00 PM
403 MAROLF LOOP ROAD, TILLAMOOK, OREGON**

1. CALL TO ORDER

Board Chair John Casteel called the meeting to order at 5:02 PM.

2. ROLL CALL

- a) Board Members Present: John Casteel, Gary Bond, James Huffman
- b) Board Members Absent: Boyd Rulifson, Dustin Burdick
- c) Staff Present: Michael Ostensen, Melissa Rondeau
- d) Visitors Present: Michael Tohl, Ryan Killgore, Matt Mumford, Doug Barker, Don Aufdermauer, Taylor Aufdermauer, Joseph Barker, Richard Obrist, Derrick Josi, Jerry Markee

3. APPROVAL OF MINUTES

Motion by Gary Bond and seconded by James Huffman, to approve the minutes of the January 29, 2026 Board of Commissioners Meeting.

*Vote: Aye: Casteel, Bond, Huffman
Nay: None
Abstain: None
Motion passed 3-0*

4. PUBLIC COMMENT (on Non-Agenda Items)

Mumford questioned why there had been no public notice regarding a rate increase and asked about the purpose of the ordinance reading on tonight's agenda. Casteel and Bond explained that no rate increase had been adopted and that the workshop earlier in February had been held to discuss the rate study only. Further explanation was provided that the ordinance is intended to clarify the District's existing method of establishing water rates.

5. GENERAL MANAGER'S REPORT

The General Manager's written report was provided to the Board ahead of the meeting. The report was received without comment.

6. OFFICE MANAGER'S REPORT

The Office Manager's written report was provided to the Board prior to the meeting. No questions were asked, and topics within the report were addressed under their respective agenda items.

7. FINANCIAL REPORTS

- a) Approval of January 2026 Accounts Payable and Payment Report

The Board reviewed the Accounts Payable report for January 2026. No questions were raised.

Motion by Gary Bond and seconded by James Huffman, to approve all payments for January 2026.

Vote: *Aye: Casteel, Bond, Huffman
 Nay: None
 Abstain: None
 Motion passed 3-0*

b) Review of Budget v. Actuals Report

The Budget v. Actuals report was provided to the Board prior to the meeting. Casteel explained to those in attendance the purpose of the report and how it is used to monitor the District's finances during the fiscal year. The Board had no questions regarding the report.

c) Delinquent Accounts Summary

The Board reviewed the delinquent accounts summary and discussed the District's process for monitoring delinquent accounts after receiving inquiries from attendees about its function.

d) Fiscal Year 2024-25 Audit

Rondeau provided an update on the status of the District audit for fiscal year 2024-25. The District has secured CFO Selections, a CPA firm, to act as financial consultants, and a new contract has been signed with SingerLewak to perform the audit.

8. OLD BUSINESS

a) Draft Updated General Manager Job Description

This item was tabled until next month.

b) Draft Financial Management Policy Update

This item was tabled until next month.

c) HydroCorp, Inc. Contract Update

Ostensen provided a brief background on the District's previous contract with HydroCorp and the District's history of backflow and cross-connection services. General discussion followed regarding challenges encountered under the contract. Staff are reviewing the most recent communication with HydroCorp and will determine whether all contract deliverables have been submitted. If all deliverables have been received, the final payment to HydroCorp will be issued.

d) OAWU Water Rate Study

Casteel presented an overview of the Oregon Association of Water Utilities (OAWU) water rate study and explained why the District initiated the study and why the Board is considering potential future adjustments to the rate structure.

Motion by Gary Bond and seconded by James Huffman, to post the OAWU Water Rate Study online.

Vote: *Aye: Casteel, Bond, Huffman
 Nay: None
 Abstain: None
 Motion passed 3-0*

Discussion followed regarding the rate study and the District's rate structure. Topics included base rates, consumption charges, agricultural water use, and how the study was prepared. Josi expressed concern regarding potential increases to consumption rates and stated that he may consider drilling private wells on his farm if the District moved in that direction. He suggested increasing the base rate so that the base rate covers a greater portion of the District's expenses rather than relying primarily on consumption charges. The Board emphasized that the water rate study had only recently been received and that discussions regarding potential rate adjustments were still in the early stages.

9. NEW BUSINESS

- a) First Reading of Ordinance 2026-01: An Ordinance Clarifying How Water Rates Are Established, Maintaining Continuity of Existing Rates, and Superseding Prior Rate Ordinances

Bond introduced Ordinance 2026-01 and provided a brief overview. Copies of the ordinance were provided to those in attendance and made available on the District's website for public review. Commissioner Bond read the ordinance by title only. No comments were received from the Board or members of the public. As this item constituted the first reading, no action was taken. The second reading and potential adoption of Ordinance 2026-01 was scheduled for the March 26, 2026 Board of Commissioners meeting.

- b) Water Bill Reduction Requests

Motion by Jim Huffman and seconded by John Casteel, to reduce the consumption portion of the bills by 50% for both water bill reduction requests.

Vote: *Aye: Casteel, Bond, Huffman
 Nay: None
 Abstain: None
 Motion passed 3-0*

The Board directed staff to include a review of the water bill reduction policy on the agenda at a future meeting.

- c) City of Tillamook Correspondence and Counsel Response

Ostensen described the history of the urban services agreement between Fairview Water District and the City of Tillamook. Casteel volunteered to communicate with Shawn Burge, Public Works Director for the City of Tillamook, regarding his correspondence with Ostensen concerning work completed within the urban growth boundary.

Motion by Jim Huffman and seconded by Gary Bond, to authorize John Casteel to send a letter to the City of Tillamook asking the City to communicate with Tillamook County to facilitate the renewal of an Urban Services Agreement between the City and the District.

Vote: *Aye: Casteel, Bond, Huffman
 Nay: None
 Abstain: None
 Motion passed 3-0*

- d) General Manager Performance Evaluation (Elected Open Session)

Upon written request from General Manager Michael Ostensen, and verbal confirmation during the meeting, the Board conducted the annual performance evaluation for the General Manager in open

session. After the Board completed their evaluation, Casteel invited members of the public to provide comments regarding Ostensen's performance during the prior year. Several members of the public provided comments that included topics of staff training and operational practices. Ostensen responded to questions regarding staffing and equipment availability.

The completed evaluation forms were collected for compilation and placement in Ostensen's personnel file.

10. COMMISSIONER REPORTS/PRESENTATIONS

Casteel noted that two members of the Board had not been attending meetings and requested input regarding how to address the issue. The Board directed staff to seek guidance from legal counsel regarding an attendance policy for elected officials.

11. STAFF PRESENTATIONS

This agenda item was not addressed.

12. ADJOURNMENT

***Motion** by Gary Bond and seconded by Jim Huffman to adjourn the meeting at 7:28 PM.*

***Vote:** Aye: Casteel, Bond, Huffman
Nay: None
Abstain: None
Motion passed 3-0*



FAIRVIEW WATER DISTRICT

403 Marolf Loop Road
Tillamook, OR. 97141

(503) 842-4333
www.fairviewwater.com

GENERAL MANAGER'S REPORT

MARCH 26, 2026 - Board of Commissioner's Meeting

I've spent most of the past month preparing for our upcoming sanitary survey. The required portions of the Emergency Response Plan have been completed and I am currently working on updating and rewriting the Operations and Maintenance (O&M) Manual. The O&M Manual needs significant improvement, as it currently contains very limited procedural guidance.

Our survey will be conducted by Jaime Craig with the Oregon Health Authority (OHA). This will be my second survey with her, and I look forward to any insight that she will provide in identifying any deficiencies or areas where we may improve. The survey will be conducted prior to the Board meeting, and I'll produce the results at that time.

PFAS monitoring requirements have now been added to our testing schedule for all four wells. At this time, we are required to collect two samples per year at each well. I'm not pleased with any of the Environmental Protection Agency's (EPA) rulings on per- and polyfluoroalkyl substances (PFAS), or "forever chemicals", and I want the Board to understand that I will be fighting against them as much as I'm able to. The established Maximum Containment Level (MCL) of 4 parts per trillion (ppt) is effectively a near zero-tolerance standard, which is unprecedented when compared to other regulated contaminants. There is current litigation against this ruling and set standard. One of the primary concerns is that at such a low threshold, it is extremely difficult to determine the source of contamination while still holding water providers responsible for meeting the limit. If PFAS is considered unsafe at any level, it raises broader questions about liability and long-term regulatory impacts for water system. This is, without question, the most unreasonable decision that I've ever seen from the EPA.

At this time, the estimated annual cost for PFAS testing will be between \$2,400 and \$3,200 per year. While the cost of testing is manageable, the larger concern is how it is determined with absolute certainty that any detected PFAS came from the water supply. No scientific method seems to be used towards any testing, which is why I believe that they are utilizing zero-tolerance tests. Typically, MCL's are always above the minimum detectable limit, but with such low detection levels, I'm going to have to devise a method to eliminate all possible outside contamination at the time of testing. I imagine that it will be wildly difficult.

Current leaks:

- 1) Trask River Road (Cedarcrest to Hollyridge)
 - Line replacement is needed along this segment. Due to the challenges of length and placement, in-house engineering will be required. Contracted services, additional equipment, and extra safety measures will be necessary for completion.
- 2) Wilson River Loop: Approximately 0.23 miles east of Highway 101
 - A failed corporation stop has been identified and full replacement is planned.

- 3) Wilson River Loop/Sollie Smith Road
 - Investigation into the source of the leak is ongoing and work is proceeding.
- 4) Blum Lane
 - Plans to abandon the older line between Blum Lane and Wilson River Loop are underway and we hope to have this full line replacement completed quickly.
- 5) 3rd Street/Circle Drive
 - The service line requires excavation and replacement. Staff are developing an approach due to difficult site conditions.
- 6) Sollie Smith Road/Aldercrest Road
 - Service line excavation and repair are required, and planning is ongoing.
- 7) Marvin Road (near Myers Court)
 - Repairs at this location must occur during the dry season due to site constraints.
- 8) Makinster Road (at cul-de-sac loop)
 - Full replacement of the distribution line feeding the circular neighborhood loop is required.

COMPLETED ON MARCH 19, 2026

Michael Ostensen – General Manager



FAIRVIEW WATER DISTRICT

403 Marolf Loop Road
Tillamook, OR. 97141

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www.fairviewwater.com

OFFICE MANAGER'S REPORT FOR MARCH 26, 2026

Over the last month a large portion of my time has been spent working on the development of the fiscal year 2026-27 budget and preparing for the fiscal year 2024-25 audit. Both of these require careful coordination between staff, extended data verification, and making sure that everything is complete and accurate.

Customer account management has required significant attention this month, and I was able to conduct a great deal of outreach in my attempt to reduce the number of past-due accounts that have accumulated in recent months. This work will remain an ongoing priority, but I feel that our customers have been quite receptive to communicating with the District and that the number of delinquent accounts will continue to decrease.

In addition to routine duties, I have been reviewing how our internal systems are working so that I can begin to develop a plan for better administrative efficiency overall. This includes taking a closer look at QuickBooks Online to improve how we track and report financial information and assessing the District's current autopay (ACH) system. I have noticed that ACH transactions can be difficult to track and reconcile, which may result in payment discrepancies.

General Manager Michael Ostensen and I have been building internal tracking tools and spreadsheets to monitor District operations over time (i.e., electrical usage and chemical testing schedules). Ideally, I aim to strengthen our institutional knowledge, as we are woefully lacking in long-term historical data.

Upcoming PFAS regulations and testing requirements are expected to increase operational costs and staff workload. Current estimates suggest testing alone could cost the District several thousands of dollars per year. Additionally, the costs associated with installing the required mitigation systems should the District test above the four (4) parts per trillion (ppt) limit are currently unknown. The United States Environmental Protection Agency (EPA) is offering funding for agencies like ours to implement these systems, and Michael and I are examining our options in securing funding if necessary. We will continue to monitor regulatory developments and gauge potential impacts so that we can be sure we are prepared for whatever is coming down the pike.

Lastly, because part of my duties involves risk management, I would like the Board to consider ending the practice of delivering printed Board packets to individual homes. This is no longer a common practice, as it can create avoidable risk, particularly when potentially sensitive information is left outside of a secure environment. Board packets are already provided electronically in advance of each meeting, and printed copies can be made available for pickup at the District office upon request. Board members may also print materials independently as needed. Moving away from home delivery would reduce staff time spent on this task and better support secure handling of District Information. Of course, staff are happy to continue supporting the Board in whatever manner it prefers, but I wanted to share this perspective so that the Board can make an informed decision about how certain District information is handled in the future.

Melissa Rondeau, Office Manager
Completed 3/19/2026

FAIRVIEW WATER DISTRICT GENERAL FUND
Accounts Payable Breakdown - February 2026 1st Security Bank Statement

Type	Date	Vendor	Notes	Amount	Total
Payroll Wages	02/26/26	Paychex, Inc.	Payroll - 02/2026	14,995.27	
Payroll Taxes	02/26/26	Paychex, Inc.	Payroll taxes - 02/2026	5,657.18	
Payroll EIB	02/27/26	Paychex, Inc.	Payroll processing fee - 01/2026	154.10	
Retirement	02/12/26	Oregon PERS	Employer Contributions - 01/2026	4,745.89	
Retirement	02/12/26	Oregon PERS	Employee Contributions - 01/2026	1,188.96	
Health	02/23/26	Special District's Association of Oregon	Health premiums - 03/2026 - Check 522	4,523.00	31,264.40
Banking Fees	02/04/26	Gateway Banking Fees	Credit card processing fees	49.98	
Banking Fees	02/19/26	Gateway Banking Fees	Credit card processing fees	54.02	
Banking Fees	02/27/26	1st Security Bank	1st Express Bundle Fee	30.00	134.00
Bank Transfer	02/18/26	Oregon Local Government Investment Pool	Reversal for incorrect interfund transfer	14,000.00	14,000.00
Cashier's Check	02/10/26	Trailer City PDX, LLC	Maxx-D G8X tilt trailer and \$5 check fee	13,785.86	
Check 505	02/02/26	City of Bay City	Monthly intertie fee	68.00	
Check 511	02/02/26	Alexin Analytical Laboratories	Water testing 10/15/25 to 12/17/25	700.00	
Check 512	02/04/26	Correct Equipment, Inc.	(Qty 12) Meter boxes & lids	1,246.51	
Check 515	02/02/26	Northwest Government Legal Advisors, LLC	Legal services	741.00	
Check 516	02/13/26	OR Department of Consumer & Business Services	Workers' benefit fund payment(s)	45.06	
Check 517	02/05/26	Davison Auto Parts	Air filter for vac trailer	331.87	
Check 518	02/04/26	Rosenberg Builders' Supply	Well 3 - door installation supplies	51.21	
Check 519	02/19/26	HASCO Stations, LLC	Fuel	159.42	
Check 520	02/19/26	John Casteel	Reimbursement for conference costs	776.90	
Check 521	02/18/26	Cable Huston	Legal services	280.00	
Check 525	02/26/26	Tillamook Farmers' Co-Op	System supplies, AA batteries	53.86	
Check 526	02/23/26	City Sanitary Service	Garbage service	59.70	
Check 527	02/25/26	One Call Concepts, Inc.	Locate tickets	16.94	
Check 529	02/24/26	Core & Main	(Qty 2) 2" Poly ball valves	220.22	
Check 530	02/25/26	Country Media, Inc.	Notice of 1st reading of ORD 2026-01	52.70	
Check 532	02/26/26	HDPE Supply	System supplies	314.28	
Check 533	02/24/26	Special Districts Insurance Services	Adjustment to liability policy	1,076.00	
Check 534	02/27/26	HASCO Stations, LLC	Fuel	131.04	20,110.57
Online	02/02/26	Starlink, Inc.	Monthly Starlink internet service	120.00	
Online	02/02/26	Computer Support Services	Monthly computer antivirus subscription	5.00	
Online	02/11/26	Oregon Department of Transportation	Maxx-D G8X tilt trailer registration fee	119.00	
Online	02/13/26	United States Postal Service	Stamps	156.00	
Online	02/18/26	ULINE	Ceramic heaters for shop workspace	651.97	
Online	02/18/26	Adobe, Inc.	Monthly Adobe Acrobat Pro subscription	19.99	
Online	02/19/26	Tillamook People's Utility District	Monthly electrical costs	3,583.36	
Online	02/25/26	Harbor Freight	Tool storage boxes	147.96	
Online	02/25/26	Coastal Farm Stores	Harsh weather gear	149.99	
Online	02/27/26	Backflow Management, Inc.	S. Whitaker Cross Connection Certification	725.00	
Online	02/27/26	Amazon	Label maker & tape	65.18	5,743.45
			Total	71,252.42	71,252.42

Budget v Actual Report - Fairview Water District

Periods 1-8 Year 2026 (July 2025-February 2026)

Account	Description	Budget	Jul-2025	Aug-2025	Sep-2025	Oct-2025	Nov-2025	Dec-2025	Jan-2026	Feb-2026	YTD	Variance	%
014004	Revenue - Sales/Service/Labor	500.00										500.00	
014006	Revenue - Late Payment Fee	500.00			40.00	55.00	235.00	365.00	240.00	120.00	1,055.00	(555.00)	211.00
014162	Revenue - Miscellaneous	2,500.00	322.81	359.93	283.36	262.84	389.26	360.17	345.66	399.24	2,723.27	(223.27)	108.93
014163	Revenue - Property Taxes	31,000.00					32,063.71				32,063.71	(1,063.71)	103.43
014164	Revenue - LGIP Interest	15,000.00	921.25	843.18	819.06	747.26	658.80	643.87	691.43	564.18	5,889.18	9,110.82	39.26
	Total Revenue	439,500.00	1,244.06	1,203.11	1,142.42	1,065.10	33,346.77	1,369.04	1,277.09	1,083.42	41,731.16	397,768.84	9.50
014007	Revenue - Base Rate	240,000.00	19,464.51	19,774.57	19,725.82	19,762.51	19,837.67	20,416.37	20,490.45	20,359.05	159,830.95	(80,169.05)	66.60
014008	Revenue - Consumption	270,000.00	24,724.52	32,875.63	11,347.40	22,172.81	21,822.19	22,826.63	19,540.41	18,175.09	173,484.68	(96,515.32)	64.25
014001	Revenue - Water Sales	510,000.00	44,189.09	52,650.20	31,073.22	41,935.32	41,659.86	43,243.00	40,030.86	38,534.14	333,315.69	176,684.31	65.36
	Total Water Revenue	510,000.00	44,189.09	52,650.20	31,073.22	41,935.32	41,659.86	43,243.00	40,030.86	38,534.14	333,315.69	176,684.31	65.36
	TOTAL REVENUE	949,500.00	45,433.15	53,853.31	32,215.64	43,000.42	75,006.63	44,612.04	41,307.95	39,617.56	375,046.85	574,453.15	
017000	Payroll Benefits & Taxes	125,000.00	11,099.95	11,467.99	3,703.10	8,312.65	22,847.25	9,214.15	10,921.23	10,611.95	88,178.27	36,821.73	70.54
017100	Payroll Wages & Taxes	315,000.00	15,605.00	15,605.00	16,048.31	16,006.81	18,089.43	20,244.85	20,652.45	20,652.45	142,904.30	172,095.70	45.37
	Total Payroll Expenses	440,000.00	26,704.95	27,072.99	19,751.41	24,319.46	27,788.15	29,459.00	31,573.68	31,264.40	231,082.57	208,917.43	52.52
017130	Insurance	14,000.00	587.87	240.12	587.89			365.88		1,205.00	2,986.76	11,013.24	21.33
017135	Engineering/Easements/Surveys	10,000.00							3,540.00		3,540.00	6,460.00	35.40
017138	Compliance/Operating Costs	3,000.00	56.59		134.04	136.00	54.99	143.00	1,003.78	255.00	1,783.40	1,216.60	59.45
017139	Audit/Accounting	16,000.00			66.00	2,000.00		750.00	300.00	6,370.00	9,486.00	6,514.00	59.29
017140	Legal Services	3,000.00				1,197.00	(735.00)	171.00	741.00	280.00	1,654.00	1,346.00	55.13
017141	Licenses/Dues/Certs/Memberships	1,500.00		45.00	492.50	140.00	195.00	642.00			1,514.50	(14.50)	100.97
017154	Security Forest Patrol	600.00					443.77				443.77	156.23	73.96
017155	County Rent/Lease Agreement	200.00										200.00	
017156	Contractor Services	20,000.00		3,330.00	11,458.74	350.00	2,002.50	3,740.00			20,881.24	(881.24)	104.41
017157	Contracted Services	15,000.00	1,519.54	1,946.02	56.64	3,246.14	138.16	108.14	120.22	120.94	7,255.80	7,744.20	48.37
017158	System Repairs & Materials	45,000.00	2,525.44	1,382.87	3,064.64	2,751.66	6,092.36	4,484.50	1,796.18	1,276.37	23,374.02	21,625.98	51.94
017159	Building Maintenance	10,000.00				569.39		81.38		852.32	1,503.09	8,496.91	15.03
017164	Water Tests & Compliance	6,000.00	4,565.00		122.00		3,495.00		700.00		8,882.00	(2,882.00)	148.03
017166	Training & Education	3,500.00	170.00	55.00			212.00	63.58		725.00	1,225.58	2,274.42	35.02
017170	Electricity	55,000.00	3,909.39	4,213.04	4,680.33	4,645.82	3,739.25	3,406.72	3,372.38	3,583.36	31,550.29	23,449.71	57.36
017195	Shop Truck Maintenance	3,500.00			1,580.00			137.00		13.25	1,730.25	1,769.75	49.44
017196	Fuel	6,000.00	332.23	677.71	332.85	266.91	208.85	260.54	185.99	484.12	2,749.20	3,250.80	45.82
017215	Public Notices	1,000.00								52.70	52.70	947.30	5.27
017216	Budget & Election	1,000.00	379.44								379.44	620.56	37.94
017221	Board Training/Miscellaneous	3,500.00			155.00				1,517.66	776.90	2,449.56	1,050.44	69.99
017225	Communication	3,000.00	154.15	154.15	154.15	753.55	154.20	196.38	274.22	34.22	1,875.02	1,124.98	62.50
017247	Miscellaneous	500.00				281.48	85.64		176.21	149.99	693.32	(193.32)	138.66
017250	Office/Administration/Postage	20,000.00	816.32	3,505.89	850.58	227.89	2,289.21	2,371.93	213.79	389.21	10,664.82	9,335.18	53.32
017272	Refunds & Charge-offs	300.00	13.14								13.14	286.86	4.38

Account	Description	Budget	Jul-2025	Aug-2025	Sep-2025	Oct-2025	Nov-2025	Dec-2025	Jan-2026	Feb-2026	YTD	Variance	%
	Total Material & Services	241,600.00	15,029.11	15,549.80	23,735.36	16,565.84	18,375.93	16,922.05	13,941.43	16,568.38	136,687.90	104,912.10	56.58
017581	Capital Equipment & Tools	60,000.00		1,116.46	4,750.42	70.98				13,780.86	19,718.72	40,281.28	32.86
017582	Capital Engineering/Easements/Surveys	15,000.00								14,000.00	14,000.00	1,000.00	93.33
017587	Capital System Improvements & Repairs	175,000.00	24,981.70		33,917.81		14,532.25		51.21		73,482.97	101,517.03	41.99
	Total Capital Outlay	250,000.00	24,981.70	1,116.46	38,668.23	70.98	14,532.25		51.21	27,780.86	107,201.69	142,798.31	42.88
	TOTAL EXPENSES	931,600.00	66,715.76	43,739.25	82,155.00	40,956.28	60,696.33	46,381.05	45,566.32	75,613.64	474,972.16	1,406,572.16	
017800	CONTINGENCY	17,900.00										17,900.00	
	Total Contingency	17,900.00										17,900.00	
	* CURRENT YEAR SURPLUS		(21,282.60)	10,114.06	(49,939.36)	2,044.14	14,310.30	(1,769.01)	(4,258.37)	(35,996.08)	(99,925.31)	99,925.31	

Account	Description		Jul-2025	Aug-2025	Sep-2025	Oct-2025	Nov-2025	Dec-2025	Jan-2026	Feb-2026	YTD
04-4008	Revenue-SDC LGIP Interest		346.45	347.80	337.86	348.27	327.70	326.26	320.69	282.04	2,637.07
04-4009	Revenue-SDC Charges		-	-	-	-	2,952.39	(2,952.39)	-	-	-

END-OF-MONTH ACCOUNT BALANCES										
		Jul-2025	Aug-2025	Sep-2025	Oct-2025	Nov-2025	Dec-2025	Jan-2026	Feb-2026	
SDC LGIP Account Balance		\$ 89,024.25	\$ 89,372.05	\$ 89,709.91	\$ 90,058.18	\$ 90,385.88	\$ 90,712.14	\$ 91,032.83	\$ 91,314.87	
SDC Checking Account Balance		\$ 1,626.30	\$ 1,626.30	\$ 1,626.30	\$ 1,626.30	\$ 4,578.69	\$ 1,626.30	\$ 1,626.30	\$ 1,626.30	
1st Security General Fund Account Balance		\$ 73,261.77	\$ 47,474.87	\$ 44,539.03	\$ 36,513.07	\$ 27,594.62	\$ 29,228.97	\$ 26,822.35	\$ 53,978.87	
LGIP Account Balance		\$ 215,821.49	\$ 216,664.57	\$ 217,483.63	\$ 193,230.89	\$ 162,889.64	\$ 195,597.22	\$ 196,288.65	\$ 158,852.83	

Delinquent Accounts Summary

3/26/2026 Board Meeting

13 Delinquent accounts

* Past due account balances: \$ **1,820.74**

* Total account balances: \$ **2,698.16**

2 Accounts noticed for shut off

8 Accounts noticed of delinquency

3 Accounts on repayment plans

Last Payment	Past Due	Balance	Note
01/13/26	17.70	50.10	Late notice
01/02/26	39.12	75.44	Late notice
02/17/26	133.37	167.43	Repayment plan
01/12/26	49.26	57.09	Late notice
01/05/26	22.90	44.45	Late notice
01/02/26	37.05	72.90	Late notice
10/20/25	42.67	71.97	Late notice
01/15/26	84.10	128.05	Shut-off notice
02/23/26	866.38	939.35	Repayment plan
06/19/25	19.40	49.90	Late notice
07/17/25	27.33	55.13	Late notice
02/03/26	162.85	196.98	Shut-off notice
03/05/26	289.31	409.29	Repayment plan in progress
	1,820.74	2,698.16	

* Delinquencies accurate as of 03/19/26

FAIRVIEW WATER DISTRICT

ORDINANCE 2026-01

AN ORDINANCE CLARIFYING HOW WATER RATES ARE ESTABLISHED, MAINTAINING CONTINUITY OF EXISTING RATES, AND SUPERSEDING PRIOR RATE ORDINANCES.

WHEREAS, the Fairview Water District is authorized under Oregon Revised Statutes (“ORS”) 264.310 to set and collect charges for water service; and

WHEREAS, water rates and charges have been established over time through a combination of ordinances and resolutions adopted by the District’s Board of Commissioners (“Board”); and

WHEREAS, the Board seeks to consolidate and clarify prior rate-related ordinances in order to provide a clearer and more consistent framework for establishing water rates going forward;

NOW, THEREFORE, THE BOARD OF COMMISSIONERS OF THE FAIRVIEW WATER DISTRICT HEREBY ORDAINS AS FOLLOWS:

1. From the effective date of this ordinance, the Board shall adopt or modify District water rates, fees, and charges by resolution without requiring amendment of any ordinance.
2. All water rates, fees, and charges in effect as of the effective date of this ordinance are hereby affirmed and shall remain in effect unless and until modified by resolution of the Board.
3. Any provisions of the following ordinances that establish specific water rate amounts or schedules are superseded by this ordinance. All other provisions of the ordinances listed below, and all provisions of other District ordinances not related to the establishment of specific water rate amounts, are hereby ratified and shall remain in full force and effect unless modified or repealed by future actions of the Board:
 - 2.1 Ordinance No. 2019-1
 - 2.2 Ordinance No. 2019-2
 - 2.3 Ordinance No. 2000-1
 - 2.4 Ordinance No. 2021-1
4. Nothing in this ordinance is intended to interrupt the District’s authority to bill and collect charges and fees for water delivery, nor to create any lapse in the rates currently in effect.
5. This ordinance shall take effect thirty (30) days following its adoption.
6. In compliance with ORS 198.560, a copy of the adopted ordinance shall be filed in the District records, and a certified copy shall be filed with the Tillamook County Clerk and made available for public inspection.

IT IS HEREBY APPROVED:

AYES: _____

NAYS: _____

ABSTENTIONS: _____

SIGNED:

Board Chair

Date

ATTEST:

Board Secretary

Date

FIRST READING: February 26, 2026

SECOND READING: _____, 2026

EFFECTIVE DATE: _____, 2026

FAIRVIEW WATER DISTRICT



403 Marolf Loop Road
Tillamook, OR. 97141
www.fairviewwater.com
(503) 842-4333

WATER BILL REDUCTION REQUEST

FOR CONSUMPTION USE DUE TO HOMEOWNER LINE BREAK

Service Address: [REDACTED] 12th St Tillamook OR 97141

Customer Name(s): [REDACTED]

Cause of Leak: Broken hot water pipe Feb 2nd to
the 12th

Previous Usage: 1539 Current Usage: 1602

Customer Signature: [REDACTED] Date: _____

OFFICE USE ONLY

Board Meeting Date: 3-26-2026

Board Decision: _____

Comments: CUSTOMER CONSUMPTION AMT. OF. \$97.65

Fairview Water District

Title Customer Account [REDACTED]

Date 03/09/2026 10:57 AM

Account No: [REDACTED]

Location: [REDACTED] 12TH STREET

Attn: [REDACTED]

Name: [REDACTED]

Address: [REDACTED] 12TH STREET

Address: TILLAMOOK State Zip OR 97141

Route

Date	Period	Ref	Paid Ref	Current	Previous	Usage	Meter	Description	Tier	Amount
2/01/2026		0						Previous Balance		57.05
2/11/2026	2607	338890				1.00		Late Charge		5.00
2/28/2026	2608	338986		1,602.00	1,539.00	63.00	100105	Residential-1		20.00
2/28/2026	2608	338986		1,602.00	1,539.00	63.00	100105	FWD Cons \$1.55/1K Gal		97.65
3/02/2026	2608		OLP					Payment #:10178070		-108.50
3/02/2026	2608	339822				1.00		OLP Convenience Fee		3.50
Account Balance										<u>\$74.70</u>

Senate Bill 179 - Opt-in Immunity for Special Districts

Oregon's trail-use immunity statute, ORS 105.668, offers targeted protection against negligence claims arising from the use of trails and similar structures located within public easements or unimproved rights of way by non-motorized users. Beginning January 1, 2026, Senate Bill 179 expands the authority to opt into this immunity to all local governments (including special districts), complementing the statute's automatic coverage for certain large cities and related parties. This overview explains when the immunity applies, who can benefit, and why districts with any connection to trail use should evaluate opting in as a practical way to reduce liability exposure – without creating any new duty to build, improve, maintain, or allow public access.

Overview

ORS 105.668 provides limited protection from lawsuits for personal injuries or property damage resulting from the use of a trail or other structure located within a public easement or unimproved right of way by users who are on foot, on an equine, or using a bicycle or other non-motorized conveyance. In those circumstances, users are barred from bringing a "private claim or right of action based on negligence."

ORS 105.668(2) automatically extends this trail-use immunity to:

- (a) cities with a population of 500,000 or more;
- (b) officers, employees, or agents of such a city to the extent they are entitled to defense and indemnification under ORS 30.285;
- (c) owners of lands abutting public easements or unimproved rights of way in cities with a population of 500,000 or more; or
- (d) nonprofit corporations and their volunteers who work on the construction or maintenance of trails or the structures in a public easement or unimproved right of way in a city with a population of 500,000 or more.

Previously, only smaller cities and counties could "opt in" to this immunity by adopting an ordinance, resolution, rule, order, or other regulation. Beginning January 1, 2026, Senate Bill 179 extends this opt-in authority to all "local governments," as defined in ORS 174.116, which includes special districts.

Although the ORS 105.668 immunity only applies in limited circumstances, all special districts should evaluate whether opting in would provide meaningful protection. Districts that manage or maintain trails, paths, stairs, bridges, or related structures located within public easements or unimproved rights of way should strongly consider opting in. For example, a park district that constructs and maintains trails situated within public easements granted by subdivision developers or homeowners associations would not be covered simply because the city has opted in. Similarly, an irrigation district that has granted (or consented to) easements allowing the public to walk or bike along ditch-rider roads located on property the district does not own would not be protected unless it separately opts in.

It is important to note that opting in does not create any new duty to construct, improve, or maintain trails or to allow public access. Rather, it may reduce liability exposure where public use already exists.

When applicable, ORS 105.668(3) offers significant protections, and in some respects is broader than the recreational immunity available under ORS 105.682 because (1) it applies to all users, not just those engaged in "recreational purposes", and (2) it extends beyond the owner of the land where the injury occurred. In short, for most districts with no public access or exposure, the benefit may be minimal, but districts with any connection to trail use should consider opting in. Below is a sample resolution that your district may use (or adapt into an ordinance, rule, order, or regulation) when opting into the trail-use immunity.

[SPECIAL DISTRICT] RESOLUTION NO. [2026-__]

A RESOLUTION OPTING TO LIMIT LIABILITY FOR CERTAIN CLAIMS ARISING FROM THE USE OF PUBLIC TRAILS OR STRUCTURES IN PUBLIC EASEMENTS AND UNIMPROVED RIGHTS-OF-WAY PURSUANT TO ORS 105.668.

WHEREAS, [Special District], a [local service district type, ORS 174.116(2)(a-mm)] district organized under ORS Chapter [] (the “District”), constructs and maintains trails and other structures, both on District-owned property and in public easements or unimproved rights-of-way, within the District’s geographic boundaries in and around [City], Oregon; and

WHEREAS, the District encourages (1) property owners to grant easements for public trail use and (2) private groups and their volunteers to construct and maintain trails and other structures in public easements or unimproved rights-of-way; and

WHEREAS, ORS 105.672 to 105.688 provides certain immunities from liability for owners of publicly or privately owned land (as well as to holders of easements on such land) who allow such land to be used, without charge, for recreational purposes; and

WHEREAS, ORS 105.668(2) provides that a personal injury or property damage resulting from use of a trail that is in a public easement or in an unimproved right of way, or from use of structures in the public easement or unimproved right of way, by a user on foot, on an equine or on a bicycle or other nonmotorized vehicle or conveyance does not give rise to a private claim or right of action based on negligence against: (1) a city with a population of 500,000 or more, (2) the officers, employees or agents of the city to the extent the officers, employees or agents are entitled to defense and indemnification under ORS 30.285, (3) the owner of land abutting the public easement or unimproved right-of-way in the city, or (4) a nonprofit corporation and its volunteers for the construction and maintenance of the trail or the structures in a public easement or unimproved right of way; and

WHEREAS, ORS 105.668(3) allows cities with a population of less than 500,000 to opt into the trail use immunity by ordinance, resolution, rule, order or other regulation; and

WHEREAS, 2025 Oregon Laws Chapter 220, Section 1 (SB 179) amended ORS 105.668(3) to extend these opt-in rights to any “Local government,” as defined in ORS 174.116, including any [local service district type, ORS 174.116(2)(a-mm)] district organized under ORS Chapter []; and

WHEREAS, the public uses the District’s trails for recreational purposes includes, but is not limited to, outdoor activities such as [hunting, fishing, swimming, boating, camping, picnicking, hiking, walking, running, or bicycling, nature study, outdoor educational activities, waterskiing, winter sports, viewing or enjoying historical, archaeological, scenic or scientific sites or volunteering for any public purpose project] as well as for non-recreational purposes (e.g., commuting); and

WHEREAS, the District believes it is important to protect and support the activities of the District, property owners, community groups, and volunteers that make trails available for public use; and

WHEREAS, the District desires to adopt the immunity from liability provided under ORS 105.668 to further the public interest by protecting and supporting the efforts and activities of the District, property owners, and other parties who construct and maintain trails and make such trails as well as unimproved right of ways available for public use.

NOW, THEREFORE, the Board of Directors of the District resolves as follows:

1. Findings. The above-stated findings contained in this Resolution No. [2026-___] (this “**Resolution**”) are hereby adopted.
2. Limitation on Liability. Pursuant to ORS 105.668(3), the District hereby adopts the limitation on liability provided under ORS 105.668(2). Without otherwise limiting the generality of the immediately preceding sentence, a personal injury or property damage resulting from use of a trail that is in a public easement or in an unimproved right of way, or from use of structures in the public easement or unimproved right of way, by a user on foot, on an equine or on a bicycle or other nonmotorized vehicle or conveyance does not give rise to a private claim or right of action based on negligence against any of the following: (a) the District; (b) the officers, employees or agents of the District to the extent the officers, employees or agents are entitled to defense and indemnification under ORS 30.285; (c) the owner of land abutting the public easement or unimproved right of way in the District; or (d) a nonprofit corporation and its volunteers for the construction and maintenance of the trail or the structures in a public easement or unimproved right-of-way. For purposes of this Resolution, “structures” means improvements in a trail, including, but not limited to, stairs and bridges, that are accessible by a user on foot, on equine or on a bicycle or other nonmotorized vehicle or conveyance; “unimproved right-of-way” means a platted or dedicated public right of way over which a street, road or highway has not been constructed to the standards and specifications of the local government with jurisdiction over the public right of way and for which the local government has not expressly accepted responsibility for maintenance.
3. Exceptions. This Resolution does not grant immunity from liability: (a) except as provided in Section 2(b), to a person that receives compensation for providing assistance, services or advice in relation to conduct that leads to personal injury or property damage; (b) for personal injury or property damage resulting from gross negligence or reckless, wanton, or intentional misconduct; or (c) for an activity for which the actor is strictly liable without regard to fault.
4. Severability; Effective Date. For purposes of this Resolution, the singular includes the plural, and the plural includes the singular; the word “or” is not exclusive, and the words “include,” “includes,” and “including” are not limiting. Any reference to a particular law, statute, rule, regulation, code, or ordinance includes the law, statute, rule, regulation, code, or ordinance as now in force and hereafter amended. The provisions of this Resolution are severable. If any section, subsection, sentence, clause, or portion of this Resolution is for any reason held invalid,

unenforceable, or unconstitutional, such invalid, unenforceable, or unconstitutional section, subsection, sentence, clause, or portion will (a) yield to a construction permitting enforcement to the maximum extent permitted by applicable law, and (b) not affect the validity, enforceability, or constitutionality of the remaining portion of this Resolution. This Resolution will be in full force and effect from and after its approval and adoption.

[Remainder of page blank.]

ADOPTED by the Board of Directors of the District on this ___ day of _____, 2026.

[Board Chair]

Attest:

[Executive Director]