

Southwood Park Water District
PO Box 2024
Lake Oswego, OR 97035



Commissioners:
C. Whit Middlecoff
Jon Howell
Eric Leatham
Kelli Byrd
Sue Weston

spwd.specialdistrict.org

April 26, 2023 Southwood Park Water District General Board Meeting Minutes Meadow Springs Community Church, Portland, OR 97219

Board Chair Whit Middlecoff called the General Board meeting to order at 7:02 pm

Roll Call - In Attendance:

Whit Middlecoff, Eric Leatham, Sue Weston, Jon Howell, Kelli Byrd, Michelle Cushing

Business:

1. The Board reviewed the agenda for tonight's meeting.
2. Public Comment – 6 guests in attendance - limited to 3 minutes per attendee
 - a. George Albrecht, a resident of Southwood Park, asked how the mapping of the District was going. Tom Farrell of PACE Engineers stated they with Hiland, are identifying and surveying the water lines this week and next week, plan to fly a drone over the District. Michelle added this information to the website and will mention the drone flying over homes, roughly 100-150 feet above the street.
 - b. Phil Kubischta, a resident of Southwood Park, did not receive the recent Spring newsletter. One of the children of a Board Commissioner, walked the District and hand delivered the newsletter. The Board apologized to Phil. Several meeting attendees said they would drop off a copy for Phil. Michelle stated she did post the newsletter to the website.
 - c. Phil shared some opinions on the meter replacement project. The Board heard his thoughts and rely on information from the experts in both Hiland and PACE Engineers.
3. The Board reviewed the revised minutes from the Board meeting on January 26, 2023.
 - a. Sue moved to approve the minutes; Eric seconded the motion. **Motion passed unanimously**
4. The Board reviewed the minutes from the Board meeting on March 29, 2023.
 - a. Kelli asked that Michelle revise the minutes as she had seen the policies amendment from Hiland and Michelle thought no Board Commissioners had seen it. Michelle confirmed that none of the remaining 4 Board Commissioners had seen the policies amendment. Michelle thanked Kelli and she will revise the minutes and the Board will approve at their next meeting.
5. The Board reviewed the monthly financial reports.
 - a. The Board does not care for the reports from Hiland and their new accounting system. They find the reports difficult to read and the data is not presented well. Jon will reach out to Silas and Devin and suggest reports similar to what Hiland used to send the District. Jon is also going to talk with Hiland about delinquent accounts and their efforts in collecting these overdue balances.

- b. The Board asked Michelle to reach out to Silas and Devin and invited them both to the next Board meeting on Wednesday May 31 at 6pm.
- c. Eric moved to pay the bills as presented; Jon seconded the motion. **Motion passed unanimously.**

6. Old Business

- a. Tom Ferrell of PACE Engineers updated the Board on the findings from MIT and the Diving and Coating Tank Project.
- b. The majority of the tank itself seemed to be in fair to good condition. There were places the coating was missing, which will lead to more rapid degradation of the metal, but this wasn't the case in the majority of the areas. There was some staining and peeling on the exterior walls and roof panels, but corrosion at the weld seams and the seismic hardware were minimal. The manway, inspected from outside and inside, appeared to be in good condition with minor corrosion. The access hatch on top of the tank was warped and corroded and took significant effort to open. There was heavy staining throughout the inside of the tank, on both walls and floor panels. Below the staining, there was minimal corrosion in most areas. The weld seams were overall in good condition, but more corrosion was seen in the upper panels. The interior piping was in fair condition due to corrosion, with some nodules on the inlet and outlet. The drain appeared to be in good condition. Tom asked if the team could wire brush and epoxy the piping to coat and extend its life, but they feared that could make it worse. The interior floor panels themselves were in poor condition. The coating had deteriorated, exposing bare metal. The floor panel seams and floor to wall seams were in good condition. The average sediment depth in the tank was 3 inches. Sediment buildup was dried/caked onto the bottom of the tank. The team had to scrape the sediment to break it up to remove it. That, combined with the well disturbing the floating sediment, caused the additional day of work. The ladder was in fair to good condition. There was some pitting and minor corrosion, but the welds connecting the ladder to the wall were in good condition. Moderate corrosion and minor delamination were observed in the upper wall to roof seam. The roof supports were in fair condition, with minor corrosion and delamination where the roof supports meet the roof panel. The piping in the pump house closest to the tank is heavily corroded, with moderate cell corrosion on all piping. In the event of an overflow, water will free fall from the top side wall of the tank.
- c. The Special District election is Tuesday May 16. Sue Weston is not running for re-election and Lisa Hilker will be running unopposed for Position 1. Ballots will be mailed next week by Clackamas County.

7. New Business

- a. The Spring 2023 Newsletter was hand delivered in April. Michelle also posted to the website. The Board may due another newsletter in the Fall.

- b. Gary Jackson from SDAO Risk Management reached out to Kelli and said he was going to be in the District on Thursday May 11 about 9am. Sue and Eric are both available to meet with him. Michelle will respond to Gary with both Sue and Eric's cell phone numbers so they can connect directly.
- c. Sue asked once all the water meters are replaced and uniform, what will be the replacement schedule? Jon stated the meters would be replaced as needed and there will be funds in the budget to replace them but not prematurely or ahead of their useful life. The replacement meters are part of the Board's goal to address the water district's neglected infrastructure and deferred maintenance issues. The new meters will provide more accurate readings, less billing errors and therefore better service to SPWD customers.
- d. Michelle distributed a listing of other small water districts in our area and who they use as their water operator. Phil Kubischta shared that the process takes upwards to a year for the change in water operator. The Board has a duty to the Southwood Park residents to provide the best service at the best cost. More discussion to follow.

The Board meeting adjourned at 8:45 pm.