

**Scappoose Drainage Improvement Company**  
**Board of Directors Monthly Meeting Minutes – March 11, 2021**

**Present via Zoom video/teleconference:**

Geoff Wenker, President	Marie Gadotti, Landowner
Gary Wheeler, Vice President	Christy McDonough, Cadman
Jeff Mapes, Secretary/Treasurer	Dave McAuley, CalPortland
Len Waggoner, Director	Kyle Hoyt, Landowner
Karen Kessi, Director	Robert Hostettler, CalPortland
Chase Christensen, General Manager	
Laurie Mapes, Staff	

President Wenker called the meeting to order at 6:03 p.m. through the Zoom virtual meeting platform. Minutes below associate with Agenda items.

**Agenda Approval**

The consensus was to move the Manager’s Report to item 7.

**Public Comment**

There was none.

**Consent Agenda**

Karen Kessi moved to approve the consent agenda. Jeff Mapes seconded the motion, and all directors voted in favor of it.

**Manager’s Report**

Chase Christensen reviewed his SDIC Monthly Manager’s Report dated 3/11/2021. He added that the snow made it difficult to get to the pump stations during the recent snow/freezing event. Evans pumps are fully automated now, meaning the float systems are “dialed in.”. The mercury switches are archaic but now functional, and the pump station continues to be monitored by camera. The power panels and staff gauges can be seen remotely by Chase and JR Shadley as well as Gary Wheeler. The system seems to be working well and is saving time.

A letter from the Oregon Department of Environmental Quality was received regarding mercury load in the Willamette Basin waters. Chase spoke today with the Multnomah Channel sub-basin contact person. SDIC is considered a “responsible party” because it conveys water to the river, and therefore may be required to develop a plan for reducing mercury load. There are 177 responsible parties, including the City of Scappoose, the county, and all drainage districts. There will be a workshop in May on this issue.

**Assessment Table & Map Update**

President Wenker reported that review of the 2020-21 assessment by GSI confirmed that the Gadottis were assessed \$215.64 too much for their property but that no other errors in the assessment were identified. Jeff Mapes made a motion to move forward with a March 2, 2021 estimate from GSI of \$3,000 to update the 2021-22 assessment table. Karen Kessi seconded the motion, and all voted in favor of it.

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**Smith Pump Building Foundation Replacement**

Chase reported that CRPUD confirmed that SDIC will be responsible for all costs to upgrade the electrical service.

**CalPortland Pit #2 High Water Surface Elevation Across from Cherry Pump Ditch Tee**

Rob Hostettler reported that CalPortland installed an 18-inch standpipe to let the water rise inside the pipe and alleviate pressure. The upwelling spread instead of remaining within a single stream, as if the pipe was not wide enough. CalPortland met with Chase and consultants on March 10 to discuss options for keeping turbid (discolored) water out of the Cherry Orchard ditch. The current plan is to extend the existing culvert further inland to the west. An order for a pipe coupler was placed yesterday, the extension will be ten to fifteen feet long, and it is expected to be installed next week. Mr. Hostettler was asked his thoughts on the cause of the upwelling. He stated he thinks the upwelling seems to be more active when the river is higher and during rain events and less in the summer. He tends to think it is a more recent occurrence because the water is tinted, and some of the tint may be due to the water coming up through the sand layer underground, according to information he has gathered. Older upwellings tend to produce more clear water because the fines have been removed over time; tinted water suggests a more recent occurrence. Chase Christensen noted that the river generally has been low, enough to use the north tide gates for drainage, but agreed that a rain event in January brought the river level up at that time.

**House & Office Renovation**

Karen Kessi and Jeff Mapes did a walk-through with Dan Daoust with Double D, the contractor. The contingency authorized previously should cover the change orders. There is a small amount of extra flooring that has been placed in the storage room in the house. President Wenker made a motion that he be given permission to sign change orders #3 (\$4,400) and #4 (\$950). Len Waggoner seconded the motion, and all directors voted in favor of it. Jeff Mapes made a motion to issue a contract to Double D for painting for \$3,640. Karen Kessi seconded the motion, and all voted in favor of it.

**Annual Landowner Meeting**

The annual landowner meeting subcommittee has finalized text for the postcard to be sent to all landowners regarding postponement of the annual meeting. The postcard will include links to website pages, which have been updated by Janell Greisen to add notice of the annual meeting postponement and the proposed amendments to the bylaws.

**Tech Issues**

President Wenker reported that the new internet system the board authorized may cost more than expected and that he has not yet moved forward with it.

**NW Aggregates Joint Permit Application to Expand Bates-Roth Operation by 132 acres**

President Wenker reported that he and Chase Christensen have prepared comments on the Groundwater Flow Model prepared by Golder Associates and that GSI estimated a cost of \$14,500 to review the model. Jeff Mapes made a motion to ask and authorize GSI to charge up to \$1,500 to make an initial review of the Golder report and to prepare for a Zoom meeting with the SDIC board, with the meeting a potential additional charge. Len Waggoner seconded the

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motion. Jeff Mapes stated he would prefer a verbal to a written report from GSI. All directors voted in favor of the motion.

**FEMA Accreditation Submittal**

This agenda item was not discussed.

**Staff Issues**

At 8:25 p.m., the board went into executive session under ORS 192.660(2)(a) to discuss a staff matter.

The board returned to public session at 9:27 p.m. Jeff Mapes made a motion to increase the wage of Chase Christensen to the top wage advertised for the position, \$36.06 per hour. Karen Kessi seconded the motion, and all voted in favor of it.

**Smith Pump Electrical Service Upgrade**

Chase Christensen said the electrical system that feeds the Honeyman and Smith pumps is insufficient, and he has looked into updating it to 480 volt. The current system is old, and parts are difficult to find. Other interior pumps also are 480. President Wenker recused himself from the discussion. Jeff Mapes made a motion to authorize Chase Christensen to begin the process of soliciting a bid from the CRPUD to implement 480 service to the Smith pump for an anticipated cost of \$20,000, with the bid then presented to the board for acceptance. Karen Kessi seconded the motion. All directors except President Wenker voted in favor of the motion.

President Wenker then rejoined the meeting discussions.

**Upcoming Meetings and Adjournment**

The next regular monthly meeting is scheduled for April 8, 2021 at 6:00 p.m. Jeff Mapes made a motion to adjourn. Karen Kessi seconded the motion, and all voted in favor of it. The meeting adjourned at 9:40 p.m.

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Geoff Wenker, President

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Len Waggoner, Director

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Gary Wheeler, Vice President

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Karen Kessi, Director

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Jeff Mapes, Secretary/Treasurer

**Exhibits attached to Minutes and/or in Dropbox:**

- Meeting Agenda

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- SDIC Monthly Manager's Report 3-11-21
- 2021-03-11 Balance Sheet
- 2021-03-11 P&L Actual v Budget
- 2021-03-11 P&L This vs Last
- 2021-03-11 Check Register
- 2021-03-11 Credit Card Register
- 2021-03-11 Transaction List by Date