

Scappoose Drainage Improvement Company
Board of Directors Special Meeting Minutes – November 2, 2021

Present via Zoom video/teleconference:

Jeff Mapes, President	Geoff Wenker, Landowner
Gary Wheeler, Vice President	Tim Berge, Landowner
Amanda Hoyt, Secretary/Treasurer	Marie Gadotti, Landowner
Len Waggoner, Director	TJustesen per Zoom ID
Karen Kessi, Director	Bob Short per Zoom ID
Chase Christensen, General Manager	D Murphey per Zoom ID
Laurie Mapes, Staff	

President Mapes called this special meeting to order at 6:05 p.m. through the Zoom virtual meeting platform. Introductions were made. Minutes below associate with agenda items.

Evans Pump Station Pump #2 repair update and change order

GM Christensen discussed reports from Electric Motor & Machine in Salem and explained that the Evans pump #2 motor has more damage than guessed. The cause is not certain. The motor and windings need to be rebuilt. Windings were not included in the original bid. The windings have to be manufactured. There are only a couple of manufacturers in the country. GM Christensen was not able to locate a used motor; the 720 rpm motor is rare. A new motor is around \$60,000 unconditioned. A special plate for a new motor to sit on would need to be made, and the head shaft, both at additional cost. The best option appears to be to have the motor rewound. The original bid for motor repair was \$7,780. The updated bid is \$26,751. Marie Gadotti stated in public comment that she thought the proposed repairs made sense. Tim Berge, who has history with the pumps, also stated that the proposed repairs are a good idea and added information about future options for the Evans pump motors. GM Christensen explained that the discharge bowl, which also needs repair, probably would have to be manufactured if it were to be replaced with a new one, so the proposed repair of the cavitation damage to the bowl, at a cost of \$17,915, is a better option. The re-install cost is included in the total anticipated project cost of \$56,241 that GM Christensen had prepared. Director Kessi made a motion to authorize GM Christensen to spend up to \$60,000 to complete the current Evans pump #2 repair project. President Mapes seconded the motion. Marie Gadotti asked the total project cost so far. GM Christensen stated that bills from Ness Campbell and Crow Water for their work to date have not been received, but those costs are included in the \$56,241 figure. All directors voted in favor of the motion. President Mapes stated that he appreciated GM Christensen's work on this project and the information he provided to the board. GM Christensen noted that he solicited three bids for the project consistent with advice from legal counsel.

Land Use referral from City of Scappoose for Thompson Woods Preliminary Subdivision Plat

President Mapes noted that City of Scappoose staff sent this land use referral to the SDIC board recently with a deadline of November 8 to respond, which is before the next regular SDIC board meeting. President Mapes noted that the documents provide that "The proposed stormwater facility will detain post-developed stormwater flows for the 2, 10, and 25-year storm events to the pre-developed stormwater flows." There was discussion of the impact to SDIC of systems designed for a 25-year storm rather than a 100-year storm and of the desirability of giving consistent responses to land use referrals. Director Wheeler and Geoff Wenker noted that storm water detention for a project at Airpark, with Ed Freeman, was re-engineered to the 100-year

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storm event after SDIC responded to a land use referral and requested the change from 25-year storm design to 100-year storm design. Director Wheeler noted his concern about the cumulative impact of more and more projects being built for a 25-year storm in accordance with the city's design standard. Mr. Wenker noted that, according to city engineering staff, the Elm Street drain pipe adjacent to the proposed Thompson Woods development is already at capacity. President Mapes made a motion that the board check box No. 2 on the land use referral form ("Please see either our comments (below) or attached letter") for the Thompson Woods Subdivision and proffer under the "Comments" the following comment: "It is the position of the Scappoose Drainage Improvement Company that all development in, or draining into, our boundary should not increase the rapidity or quantity of runoff into our boundary under any conditions. All facilities built to detain stormwater should be sized to a 100-year storm event. We would appreciate the opportunity to discuss this further, including during your preparation of the new Storm Water Master Plan." Director Waggoner seconded the motion. As public comment, Marie Gadotti stated that, if the board wanted its response to land use referrals to be consistent, it could look to responses to land use referrals of the past. Laurie Mapes stated that she appreciated the board's addition of specificity to the comments because the accreditation and flood mapping processes have illuminated the impacts of retention systems that are not designed for 100-year storm events. All directors voted in favor of the motion.

Adjournment

Director Kessi made a motion to adjourn. President Mapes seconded the motion, and all voted in favor of it. The meeting adjourned at 7:14 p.m.

Associated documents:

- Meeting agenda
- Electric Motor & Machine Estimate #505
- Electric Motor & Machine Estimate #506
- Evans Pump #2 Rebuild Revised 11-1-2021
- City of Scappoose Land Use Referral (SB2-21 Thompson Woods Subdivision)

Approved by the Board of Directors on : Nov. 11, 2021

Laurie Mapes
Signature

Laurie Mapes, Staff
Printed Name and Title