

BEVERLY BEACH WATER DISTRICT MINUTES

JULY 19, 2017

IN ATTENDANCE: Board President Jack Barbay, Board Members Gene Hogan, Tim Gross, Leon Nelson, and Kendra Holloway; Water Operator Ted LePine; and guests Charles and Lillian Myers

Gene Hogan passed out copies of the minutes from the Special Budget Meeting Hearing on June 21, 2017, as well as minutes from the regular water district meeting that followed the Special Budget Meeting Hearing. Jack Barbay passed out copies of the agenda for tonight's meeting. He also passed out copies of the resolution required to adopt this year's budget, and copies of the Form LB-50 for 2017-2018 (Notice of Property Tax and Certification of Intent to Impose a Tax, Fee, Assessment, or Charge on Property) that was submitted to Lincoln County on June 28, 2017.

The meeting was called to order by President Barbay at 7:04 p.m.

PAST MEETING MINUTES: Jack Barbay allowed time to read the minutes from the previous meetings (June 21, 2017- Both the "Special Budget Meeting Hearing Minutes," and the "Regular Water District Meeting Minutes"). Kendra made a motion to approve the minutes from both the Special Budget Meeting Hearing and the Regular Water District Meeting. The motion was seconded by Leon. In Favor: Jack, Gene, Tim, Leon, and Kendra. Opposed: None. The minutes from both the Special Budget Meeting Hearing on June 21, 2017, and the Regular Water District Meeting on the same date were approved unanimously.

WATER OPERATOR'S REPORT:

Ted said that everything at the plant was relatively good. The water level in the creek is good. The reservoir is measuring in the mid 30's. He recently switched back to using alum at the plant, but it was not doing as well so he switched back to PAC.

Kendra said she has a chlorine smell in her water, and Ted said he would check it. He said he normally tests at the plant, and at various places throughout the neighborhood. He said we have some dead ends and he tries to flush them. Tim said he also smelled some in his water too. Lillian Myers said she has not had that problem.

Ted said the pumps and valves in the plant are working well.

Ted mentioned that he was asked to do a disconnect at 11457 Avery due to non-payment of the bill beyond 60 days. He turned it off only to find out later that it had been mysteriously turned back on. He said he would re-cap it after he turns it back off again tomorrow. Tim said next time that that happens we should call the County Sheriff's Department. Jack gave Ted the board's authority to call the police. Tim said that if they turn it back on, it'll probably be within a day. Tim said there are locking parts on their service connections at the City of Newport. Ted said he can tack a notice to the door too. Kendra said he can sign and date a "Proof of Service" when he delivers the notice.

Other's requiring a disconnect due to failure to pay are Tracy Goudy and the Mackie property.

Ted said he had spoken to Keith Cochran today, and told him to go to the website to request things from the district. He is clearing the land next to Tina's (between Benton and Coos Streets), and is planning to build this summer.

Apparently our Water Superintendent, Darrel Lockwood, says he completed the Consumer Confidence Report months ago. Jack asked for a copy, and asked Ted to nudge him. It was due out July 1st.

Gene asked about the road that used to go between Benton and Coos Streets at approximately 113th Street, and whether it would be put back in, since it had been blocked off. Ted said the actual platted street for 113th Street is north of where the old road through had been.

*****Ted left the meeting at 7:23 p.m. as all water business had been discussed*****

TREASURER'S REPORT:

Jack said that our overall balance was "in the black" (barely) at year's end, as per the end-of-the-fiscal-year reports from Lurlyn Patrick.

Jack went over the Form LB-50 and resolution form he passed out. He said that last year Frances had way "under-taxed" us on the LB-50, so we only collected \$30-40,000 for the district from taxpayers. The LB-50 was required to be submitted to Lincoln County by July 15th. There are more budget forms needing to be filled out and submitted by September. Jack said he and Lurlyn will do these.

Guest Lillian Myers asked why the district office building is not used as a meeting place for functions that the community might like to host. Jack informed her that in fact the district was having an Open House for all Beverly Beach residents on Saturday, August 19th. It was mentioned that the building was available to rent for functions, and Jack asked Mrs. Myers if she'd volunteer to co-ordinate parties for gatherings.

OLD BUSINESS:

DISCONNECTS (Item 5a on agenda): The topic of disconnects was discussed earlier in the meeting. Kendra's situation regarding past bills will be handled when the Bylaws are changed.

RATE CHANGE MEETING (Item 5b on agenda): Announcement of the rate change hearing (as per the form created by Jack in his e-mail) will be included in the August billing to residents. Also to be included are copies of the proposed Bylaws changes, and an announcement for the Open House scheduled for August 19th at the district building. In addition to these three items, it was also recommended to include the Consumer Confidence Report for 2016.

Lillian Myers asked if we were changing the water rates for vacation rental units in the neighborhood. Mrs. Myers seemed to think that only she had gotten a letter from the county announcing that there were vacation rental units within a certain distance from her house, but Tim and Kendra stated they too had gotten them.

Tim Gross made a motion that we adopt Resolution No. "2017-BBWD Budget." Gene seconded the motion. In Favor: Jack, Gene, Tim, Leon, and Kendra. Opposed: None. Resolution No. "2017-BBWD Budget" was unanimously adopted.

REVIEW PROPOSED BYLAWS RE: RENTAL PROPERTRIES, DISCONNECTS AND CONNECTIONS, AND FINES AND PENALTIES(Item 5c on agenda):

The Lincoln County Ordinances that pertain to short-term vacation rentals are Ordinance 487 and Ordinance 490. Tim said he could add "as documented by Lincoln County Ordinances 487 and 490" to the definition of "commercial property" in our proposed Bylaw revisions.

\$58.80 and \$108.80 will be the new monthly water rate for residential and commercial users, respectively.

*****Mr. and Mrs. Myers left the water board meeting at this time, 7:51 p.m.*****

The board opted to add a disconnection fee of \$200.00 to the Bylaws. We need a definition for "disconnection." It should include that it involves physically removing a connection from the water system, and that re-establishment of service requires payment of a new service fee.

The board compared the two examples of where Kendra Holloway actually has no structure on her property, and no connection versus the Beverly Beach Store, which has capped it's connection to the water system, but still has a structure and fire protection for that structure, thereby still benefitting from the system.

Jack asked that Leon make the necessary changes to the proposed Bylaws revisions that appear on the web site so that if the public wants to review them prior to the public meeting they can.

With regard to accessory units or dwellings, the board determined that anything over 200 square feet should require a separate charge. The board discussed whether each dwelling in a multi-unit apartment house should have its own service.

Jack said he has identified 6 vacation rentals who have not yet registered with the county.

Discussion continued for quite some time narrowing down "definitions" in the proposed Bylaws.

It was determined that we should require a service connection per "dwelling unit," which is referenced in Lincoln County Ordinances 487 and 490 as units that contain places designed for eating, sleeping, and cooking.

OPEN HOUSE (Item 5d on agenda):

The board decided that on August 19, 2017 they will hold an open house from 2:00-5:00 p.m., with an optional plant tour at 5:00 p.m. We will provide foods such as chips, hot dogs, buns, sodas, and have condiments, coolers, grills, and ice on hand. Jack said we could have Ted run the plant for anyone wanting a tour of the plant.

NEW BUSINESS:

NON-REGISTERED SHORT-TERM VACATION RENTALS (Item 6a on agenda):

Discussion was had regarding complaint forms for disclosure of vacation rental units not conforming to new county registration regulations.

TRAINING SESSION:

Gene mentioned that there is a training session for Board Directors and Management Staff being hosted by SDAO at the Best Western in Newport on August 29th. He asked if the board would pay the \$75.00 training fee for board members who wanted to attend. The board responded that they would, and Gene and Leon were nominated to go as they seemed interested. Jack made a motion to approve funds to cover their registration costs, and Tim seconded the motion. In Favor: Jack, Gene, Tim, Leon, and Kendra. Opposed: None. The motion carried un-opposed.

Gene made a motion to adjourn the meeting, which was seconded by Leon. In Favor: Jack, Gene, Tim, Leon, and Kendra. Opposed: None. The motion carried unanimously, and the meeting was adjourned at 8:30 p.m.

Signed and respectfully submitted _____

Gene Hogan, Sec. Beverly Beach Water District- July 20, 2017