

**MINUTES**  
**Sandy Drainage Improvement Company**  
**Board of Director's Meeting**  
**May 1, 2008**  
**ODOT Troutdale Conference Room**

Pursuant to advertised notice, a Board of Director's meeting of the Sandy Drainage Improvement Company was held at noon on Thursday, May 1, 2008, at the Troutdale Conference Room of the Oregon Department of Transportation, 999 NW Frontage Road, Troutdale, OR.

Board President Larry Medearis called the meeting to order at 12:17 PM

**IN ATTENDANCE**

Larry Medearis	President
Dale Shamp	Director
Bob Fowler	Director
Bob Eaton	Executive Director and Secretary/Treasurer
Dave Hendricks	Deputy Director
Adam Zucker	District Engineer
Kim McRobbie	Secretary Pro Tem

**APPROVAL OF MINUTES**

Dale Shamp moved to approve the minutes of the February 7, 2008 Board meeting as presented. Bob Fowler seconded and the motion passed unanimously.

**BUSINESS**

**Proposed SDIC/MCDD FY 2008-2009 IGA**

Eaton referred to the staff report included in the pre-meeting packet regarding the SDIC/MCDD Intergovernmental Agreement. He added time tracking is more efficient with some rates going up and some coming down. Hourly equipment rates, however, did show a small increase. Eaton stated that SDIC is billed using the person's actual time spent on each individual project. President Medearis asked if it is the intent of the District to get an exact recovery. He added the Port of Portland has an established formula rate of plus or minus actual. Medearis concluded by stating he appreciates the work staff is doing and suggested to maybe look at rounding the nearest dollar. Eaton thanked Medearis for his words and asked for any questions on the IGA adding the document is basically the same as last year with a couple minor tweaks. Eaton and staff are recommending the Board adopt the proposed SDIC/MCDD IGA. Dale Shamp moved to approve the SDIC/MCDD IGA. Bob Fowler seconded and the motion passed unanimously.

**FY 2008-2009 Budget Workshop**

Eaton began by stating that the budget documents are available for discussions today. The budget is unbalanced by about \$40,000. This is because in 07-08 the District capped out its reserves categories so those funds become unallocated for 08-09. The District Board has worked hard to get the District into a solid financial position by adopting and committing to reserves. The question now is "what comes next"?

**FY 2008-2009 Workshop - Continued**

Your options are:

- 1) assess the same, or about the same, for 08-09 as for 07-08 and allocate the funds to capital projects or other priorities;
- 2) reduce the amount of the assessment by all or some amount;
- 3) some other option of your choice.

Bob Fowler asked if a cap had been determined. Eaton responded stating there is not a cap. He added that about four years ago the Board voted to set goals for a reserves account. The Board discussed assessment rates and whether they should increase or leave it as is. Eaton stated that with the completion of the FedEx property the assessments for everyone should go down. He added that next fiscal year the assessment should go down more than the increased amount back in FY 2006-2007. He stated that as it stands the District currently has \$148,000 in assessment revenue for FY 2007-2008. He believes that another \$18,000 will be received. Eaton spoke to total cash available being \$46,101 with total revenue and resources at \$362,000. Expenditures are pretty simple and there is a small increase in total projects and contracts. All operations and maintenance remain the same with capitol improvements showing an increase. Staff needs direction from the Board on where they would like to go with expenditures. Should the reserves be dipped into? Should the Board vote to increase the assessment? The Board inquired about pump capacity when the FedEx site is complete. Hendricks responded that has already been taken into consideration with 200-300 acres being set aside for flood storage. Both Larry Medearis and Bob Fowler feel the assessment should remain the same. President Medearis asked for a vote on the assessment. Bob Fowler made a motion to keep the same assessment as last year. Dale Shamp seconded and the motion passed unanimously. Eaton said he would fine tune the budget accordingly and bring back to the June meeting.

Hendricks and Eaton have spoken to PEN 1 at their meeting about their capital needs. Staff feels that PEN 1 will have about 5 million in capital improvements in the near future. Staff suggested getting a lobbyist to try to get funds and they are suggesting the same to the other Districts. Eaton did say that SDIC would have the least amount to gain from a lobbyist's efforts. He will create a cost share and bring the numbers back in June to see if SDIC would benefit.

Hendricks spoke to the Capital Improvement Projects with funding options. The purpose, he states, is to develop a capital improvement plan and funding structure to minimize large assessment increases from year to year while providing a modern and reliable flood control system. The first of his proposed priorities is the levee seepage investigation (Radiometric) that he would like to do. Hendricks has been given the approval to go ahead by the other boards affected. This is an aerial investigation where a helicopter flies over the levee, records infrared images, and plots the data. This data is put into a computer program model and will show the areas of high saturation in colored charts. In order to perform this investigation, Hendricks states he needs the water levels to be at 18 feet NGVD or higher for a couple of weeks to capture the true saturation points. Hendricks spoke to one capitol project that he would like the board to think about right now.

### **ADDITIONAL BUSINESS**

There was none

### **STAFF REPORTS**

#### **Financial Report:**

Eaton handed out two financial reports for review. One is the Balance Sheet as of March 31, 2008. The other is the third quarter Profit and Loss Budget vs. Actual, July 2007 through March 2008. Eaton added there are no surprises, adding reports are consistent with projections. Eaton spoke to the revenue figures, as well as expenses, stating they are both within expected ranges. He concluded by saying the Capital Improvement Plan is the only budget item not likely to be spent.

### **PROJECTS:**

#### **223rd Levee Improvements**

Hendricks spoke of the standing water at the foot of NACCO Material Handling's 223<sup>rd</sup> levee property. He stated the district has placed 7000 cubic yards of soil and will need more. All the soil has been pushed to one end with a rock wall around wetland area to be done in two weeks. He added the District had to turn down 30,000 cubic yards of soil due to it being too wet. Hendricks said he would be staking the fencing after wall is completed.

### **PROGRAMS/POLICIES:**

#### **Four Board Training**

Eaton spoke to the training and BBQ back in March. He thought it had gone well and appreciates all for taking part. He would like the Board to think about new training possibilities for next year. Eaton welcomes any suggestions.

**4MAT Roundtable, April 24, PEN 1 Hosting** – Eaton spoke to the 4MAT held on April 24 saying it was a good roundtable session with very interested discussions. Phil Volker, a former TV meteorologist and current weather forecaster for the Districts, was the guest speaking on global warming and other topics.

#### **Proposed Enterprise Zone and Assessment Impact**

Eaton spoke to the cities of Troutdale, Fairview and Wood Village and the proposed freezing of some property taxes through an Enterprise Zone. Eaton had checked with Multnomah County assessment office to learn what impact this would have on the drainage districts. The response was that only new property developments would be affected and since the freeze only applies to ad valorem taxes, the assessments would not be impacted.

### **District Engineer Position**

Hendricks spoke to the selection process on filling the District Engineer position. He stated that the District has hired Adam Zucker, PE. Hendricks introduced Adam and asked him to tell a little about himself. Adam is a licensed engineer in both Oregon and Washington. He is excited to be a part of the district as he appreciates what the district stands for. All welcomed Adam aboard and told him to call if he ever had any questions.

### **Removal of Debris and Brush from Ditch Site**

Hendricks spoke to the removal of brush and debris along the ditch north of the freeway. He stated that District staff had noticed possible transients, about 50-60 people living the area. The City Administrator and Police Chief walked the area with Eaton and were surprised at the level of activity evident. The District has proposed to take down shrubs and blackberry bushes along the slough and Eaton is reaching agreements with each of three landowners to allow the District access and authority to do the work. Eaton added that the week of May 12, brushing would begin. He has spoken with Metro's Rod Parks who offered to have Metro's inmate crews out there to help clean up. Hendricks concluded by saying that T.A. and Flying J are cleaning up the area behind their property and appreciate the work done by the District.

## **PLANNING:**

### **Diversion of Salmon Creek**

Hendricks reported that the City of Troutdale has approved an IGA with SDIC setting aside \$150,000 for the weir on Salmon Creek. Staff needs to work now with Port and City officials to determine where the weir is to be placed. Use of the weir would inundate 300 acre feet of wetland property set aside by the Port for flood control.

### **LOMR/CLOMR/Base Floodplain Elevation (BFE)**

Hendricks reported that David Crawford has completed the computer flow model. Hendricks has met with the Port of Portland regarding a proposed model East of Sundial Road. The District has met with Jim Galloway and Bob Cochran and they are all right with the model. David Crawford has been instructed to finalize the packet to submit to FEMA. Hendricks concluded by saying the model should be ready to submit by September.

### **Levee Gate Vandalism and Trespassing**

Hendricks spoke to the increase in vandalism East of Sundial Road at Hawkeye Electric. He added that just last night they had another break in through the levee gate. Hendricks feels that it is the security responsibility of the landowner and the local police department. He added the District does not have the resources available to supply security.

**BOARD BUSINESS:**

Larry Medearis spoke to the rumor of a bill that currently in legislation to separate the drainage districts and place them under an umbrella with Multnomah County. Eaton said he had not heard of a bill, but has spoken with State Representative Tina Kotek regarding the Bridgeton neighborhood. Eaton invited Rep. Kotek to the District office and took her on a tour of the Districts. Eaton feels that Tina Kotek is informed but he will follow up and check into the rumor.

**ADJOURNMENT:**

There being no further business to bring before the Board, Bob Fowler made a motion to adjourn the meeting at 1:50 p.m. Dale Shamp seconded and the motion passed unanimously.

**APPROVAL:**

These minutes were approved at a duly held meeting of the Board of Directors on June 5, 2008.

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Larry Medearis, President

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Attest: Bob Eaton, Secretary

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Dale Shamp, Director

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Bob Fowler, Director