

**SUMMARY NOTES
FROM THE OCTOBER 11TH, 2011
UAB MEETING**

MEMBERS PRESENT: CHAIRMAN RAY KINDLEY, CO-CHAIRMAN ALICE RICHMOND, MICHAEL MONICAL, EDWARD KEONJIAN, JON MILLER, BILL FRAZIER, ERIK SIMSHAUSER

GUESTS: NORM EDER AND DAN HENNIGER FROM WES

STAFF: RICHARD SEALS (Chief Financial Officer), JIM WHYNOT (Water Supervisor), JODY CARSON (West Linn City Councilor), CHRIS KERR (Senior Planner)

AGENDA ITEM #1: CALL TO ORDER AND INTRODUCTIONS.

The meeting was called to order by Chairman Kindley at 6pm.

AGENDA ITEM #2: APPROVE THE SEPTEMBER 13, 2001 SUMMARY NOTES.

A motion was made and seconded to approve the summary notes from the September 13, 2011 meeting.

AGENDA ITEM #3: DISCUSS THE OPTION OF PURCHASING THE BLUE HERON PROPERTY WITH NORM EDER AND DAN HENNIGER FROM WES.

Norm Eder and Dan Henniger discussed information regarding the purchase of the Blue Heron property for the purpose of meeting the regulatory requirements from DEQ. The purpose of the proposal is to meet the requirement to discharge thermal temperatures when the flow reaches 12,000,000 gallons a day which is projected to happen in the next 10-15 years during the dry weather flow.

- If the two districts (City of West Linn and the Clackamas County) were to acquire the 39 acres of the Blue Heron property, 5 acres will be reserved to be used for the outfall and the remaining acreage to be used for future public use.
- The discharge will not be treated on the Blue Heron property but instead will be treated by the Tri Cities and the treated discharge will be pumped upstream to the Blue Heron property to disperse through the existing outfall into the Willamette.
- The alternative methods for taking care of the regulatory requirement could include purchasing 700-800 acres of farmland in Carver which we would then flood to restore to have thermal release through land application; building refrigeration units which is currently used in sections of Tualatin, or building cooling towers which are all more expensive methods.
- The purchase will decrease monthly rates by approximately \$10 over the next 25-30 years compared to a larger increase in rates with the alternative methods.
- There are no other potential bidders for the discharge permits at the present time.

- NRI Global has bought most of the equipment on the Oregon City side and has agreed to do most of the management on the site.
- DEQ would be the main regulatory agency.
- This area is zoned industrial and residential, however these zones would not be lost to development as it is mostly unbuildable land because of conservation easements and flood plain issue.

AGENDA ITEM #3: DISCUSS THE WATER MASTER PLAN WITH RICHARD SEALS (CHIEF FINANCIAL OFFICER AND JIM WHYNOT (WATER SUPERVISOR.

Richard Seals and Jim Whynot distributed answers to the questions from the September 13, 2011 meeting, which produced more questions as follows:

- Do we invest in both GO Bonds and Revenue Bonds or just one type?
- Do we sell the bonds for all projects mentioned in the Water Master Plan as a whole or start with the Bolton Reservoir Project first, Health and Safety Lines next, and then other projects as needed?
- The GO Bond looks like the best option financially, but is there going to be any political issues on the part of the citizens regarding GO Bonds when the city as the largest water user will not be required to pay for water usage?
- Does splitting between a GO Bond and a Revenue Bond take care of the inequities?
- How many citizens outside the city will be affected by the Revenue Bonds?
- If the city helps pay for their portion of the water usage, will it cause the parks to be less maintained?
- If the school is required to pay for their portion of the water usage, will they have to increase costs in other areas to cover these costs?

Board Member Frazier requested that staff prepare an informational summary on why we need both the extra capacity, along with of the age and problems of the Bolton Reservoir.

Chairman Kindley requested more documentation about why the Bolton Reservoir project is necessary and what other alternatives have we have looked into.

AGENDA ITEM #4: ADJOURNMENT

Chairman Kindley adjourned the meeting at 7:17 pm.