



WINCHESTER BAY SANITARY DISTRICT

936 Salmon Harbor Drive

PO Box 1256

Winchester Bay, Oregon 97467

Phone 541-271-4214 • Fax 541-271-3564 • Email: wbsd@epureto.org

MINUTES

Winchester Bay District Conference Room

February 10, 2022

Open Regular Meeting

President, Bill Taylor opened the Regular Meeting on Thursday, February 10, 2022 at 6:00pm in the District conference room. In attendance were Board members, Don Cox, Bob Greig, Lin Labit, District Manager Ray Davenport, and secretary, Sonnia Rowe. Roger Hermansen was absent.

Lin Labit moved, and Don Cox seconded to approve the Consent Agenda which includes the February 10th Agenda, January 2022 Financial Report, and authorizes a Board member to approve payments, or sign checks, necessary before the April 2022 meeting. The motion passed unanimously.

The January 27, 2021 Minutes were accepted as presented.

Visitors

Sonia and Ben Gregory

Old Business

A. District Manager attended a meeting February 8th at the MAC Center with Salmon Harbor employees, Douglas County, Dyer Engineers, and 3 contractors to discuss the upcoming bid for the dump station construction. Construction should began end of March and be completed by Memorial Day. Bids need to be in by Feb 22nd and will

be opened the following day, on the 23rd, at the televised Commissioner's meeting.

- B.** The District Manager informed the visitors that the first notice of a \$10 per EDU rate increase will become effective July 1, 2022. The early notice sent out is to give rate payers time to incorporate the increase into their budget.

The cost of repairs and maintenance of the plant has increased 2.5% just this past year. Considering the rates haven't been raised in 8 years, the costs have increased several times, but rates have stayed the same. After the plant was completed, the engineer suggested that the rates be raised 3% per year but the Board choose not to do that increase every year.

The District was notified by Umpqua Bank, that although all of the loan payments have been made in a timely manner, the refinance loan for constructing the new plant was going into default due to the debt-to-income ratio not meeting the contract specification of 2%. At this time the District is at 1.5%. After discussing this with the District auditor he listed several options that would possibly satisfy the bank, and we should start by raising the rates to increase the income and bring up the ratio. Umpqua Bank has agreed to amend the refinance loan contract to reflect the debt-to-income ratio to be 1% - 1.5%.

There are indications that new developments are being considered in the future which would increase rate payers the would also add to income to keep the debt-to-income ratio in compliance with the amended contract.

Because Winchester Bay is fast becoming a destination area, Mr. Gregory suggested trying to pass the burden of running the sewer plant on to the tourists. He said a new study should be consider evaluating what impact

the increased number of campers and RVs have on the plant. The Board was in favor of such a study. The District Manager said he will be having a conversation with the engineer about doing such a study. The District does charge for every stall in the public restrooms to off-set some of the costs.

New Business

The District Manager stated that our ordinance requires the System Development Charges to be re-evaluated every few years. Construction cost have increased to the point that SDC's need to be increased also.

The District Manager gave a positive oral evaluation of Sonnia Rowe, the District secretary. She has declined any wage increase this year.

The District Manager also gave a positive oral evaluation of Tom VonFlatern, one of the District's operators. Bill Taylor moved, and Lin Labit seconded to give Tom a 2% cost of living wage increase. Motion passed unanimously.

District Managers Report

There were no questions concerning the District Manager's Report.

Bill Taylor moved, and Don Cox seconded to adjourn the meeting at 6:46pm. Motion passed unanimously.

Minutes Approved: As Written: ✓ As Amended:

Signature:  Date 3-10-22