

WEST SLOPE WATER DISTRICT
Regular Board of Commissioners Meeting
October 19, 2022
Meeting Summary

CALL TO ORDER

Present on Virtual Meeting: Chair Paul Schuler, Commissioners Ramesh Krishnamurthy, Andy Smith, and Carol Wild

Management Staff: Michael Grimm, General Manager; Wendy Irwin, Finance & Customer Service Manager

Absent: Commissioner Susan Meamber

Public: None

1.0 – CALL TO ORDER

Chair Schuler called to order the regular meeting of the West Slope Water District Board of Commissioners at 5:01 P.M., Wednesday, October 19, 2022. The meeting was held through Zoom remote teleconferencing technology. The public was made aware of the meeting through the District’s website (the meeting agenda and Zoom meeting link were posted on the website).

2.0 - PUBLIC COMMENTS/COMMUNICATIONS

The District had not received any public comments regarding agenda items or other issues for the Board to consider

3.0 – CONSENT AGENDA

Commissioner Smith made a motion to accept the complete Consent Agenda. Commissioner Wild seconded the motion, and the motion passed unanimously (3-0).

4.0 – DISTRICT ACTIVITIES

4.1 – General Managers Report

Mr. Grimm highlighted several key issues from the General Manager’s report:

- Long term source of supply: Mr. Grimm shared with the Board comments Portland made during the recent WMAB meeting that because (according to Portland’s SCADA data) all wholesale customers are peaking on an hourly basis off of the Portland system, a peak hour demand factor is appropriate to include in the rate model. In truth, like most wholesale customers, West Slope most certainly does NOT peak off the Portland

system on an hourly basis. Most if not all wholesale customers adjust flow once per day to set the demand flow for their system ... more to come on that issue

- Beaverton-Hillsdale Hwy Water Main Project: Mr. Grimm stated Emery & Sons will be meeting with AKS Engineering & Forestry and District staff on October 20 to finalize the contract and discuss schedules and material procurement. Emery estimates that all materials for the project should be delivered by late March 2023, and construction could start in early April to be completed by the end of September. Permitting issues with ODOT, Washington County, and City of Beaverton will be discussed as well. Commissioner Smith asked about the District's communication plan to rely the traffic control plans and anticipated impacts to the Board as well as customers in the construction zone and the public in general. Mr. Grimm stated the District will need to use a variety of mechanisms including the District's newsletter, bill stuffers and website as well as outside public outreach outlets (e.g. Raleigh Hills Business Association, West Slope NAC, etc.) and even face-to-face meetings with impacted customers. Commissioner Smith asked if these mechanisms could also be used to inform customers how projects like this project fit into the District's asset management program and how/why that benefits West Slope WD customers. Mr. Grimm responded indeed the mechanisms will be great opportunities to inform the public on why this project is needed and how it fits into the District's overall capital improvement and replacement project program. Commissioner Smith thanked the staff for keeping these opportunities in mind and stated it seems like a good way to connect recent water rate increases with the needed capital projects. Chair Schuler agreed the broader communication process is a great idea
- Mr. Grimm stated OHA has accepted machine learning / artificial intelligence based predictive modeling for customer service line inventories in order to comply with the Revised Lead & Copper Rule. The acceptance means the District's work with 120Water will be approved by OHA as compliant.
- Until the fall rains begin to refill the Bull Run reservoirs, the Portland Water Bureau is currently supplying wholesale and retail customers with a blend of 35% Bull Run and 65% groundwater from the Columbia South Shore Wellfield. The reason behind the blended supply is to augment the remaining surface water supply. Commissioner Wild asked about the difference in water quality between Bull Run and groundwater. Mr. Grimm replied the Bureau has a water quality parameter comparison table that compares the two sources. Mostly the concentration differences are in hardness, sodium, silica, specific conductance, and total dissolved solids (all slightly higher in a groundwater/surface water blend). Mr. Grimm added that none of the changes in these parameters are health related and traditionally are not perceptible to customers. Chair Schuler noted the switch to groundwater is later than the usual shift needed in August. Mr. Grimm agreed and noted the Bull Run watershed had a high volume of water throughout the summer due to late spring snow & rain and a cool/wet early summer. The delayed Fall rainy season has kept new supply volumes low in the watershed and demands high for Portland retail and wholesale customers.
- Mr. Grimm informed the Board that staff is communicating with a local company, Frontier Precision, to host a fully functioning GIS platform for the District. The District would have the District's asset risk analysis work with Fracta layered into the Frontier Precision GIS platform. Frontier Precision will conduct an equipment demonstration for District field staff on November 8. Chair Schuler asked if Frontier Precision is then providing a service to the District, and Mr. Grimm replied that a contract would be a subscription contract to create and host the platform, provide software updates and overall manage the imported data from the District, and provide user friendly, custom

reports for District use. Commissioner Wild asked if this GIS platform would be compatible with GIS platforms at other regional utilities and how control of the District's data be managed between West Slope, Fracta, and now Frontier Precision. Mr. Grimm replied the GIS platform used by Frontier Precision is the ArcGIS platform used by nearly all utilities, and it would be compatible with other regional utilities to share information and layers between utilities. The risk analysis work that Fracta would continue to do for the District would be enhanced by the field generated asset location and condition data from the GIS platform. At some point, we could decide if the risk analysis work could be scaled back if Fracta results are similar from year to year. Commissioner Wild asked if the District chooses not to renew the contract in 10 years, would the District lose the risk analysis data. Mr. Grimm replied the District would retain ownership of data already provided by Fracta at the time of contract termination. Currently, the District is in the middle of the second year of a three-year contract (annual subscription is \$1,200).

Commissioner Krishnamurthy joined the meeting at 5:21 pm

- Mr. Grimm reminded the Board the SDAO conference will be February 9-13 at Sunriver, and the lodging portal is currently open for reservations. The conference registration portal will open December 1.

5.0 – COMMISSIONERS COMMUNICATIONS

Commissioner Wild stated she attended the recent Regional Water Providers Consortium Board meeting representing West Slope. The key topics covered were summaries on the region's Emergency Drinking Water Framework and the upcoming update work for the Consortium's strategic plan. The Framework project is the result of an earlier table-top exercise conducted by regional water providers to learn where gaps are in the region's ability to locate emergency drinking water resources. Chair Schuler stated he recently attended WEFTEC's annual conference where the West's critical water supply issues were a major topic of discussion.

Commissioner Smith asked about the recent legislative-directed report on system development charges (SDCs). Mr. Grimm mentioned the 2021 legislative directed a "findings" report be conducted on SDCs that would identify cost determination methodologies, affordability impacts based on when SDCs would be collected, and impacts from deferring or subsidizing full SDCs. Based on the report's executive summary, there does not appear to be any resolution or recommendation to move forward as the 2023 legislature begins to commence in January 2023. Commissioner Smith agreed after his reading of the executive summary and parts of the report that the core of this issue is a money issue also stating the cost of development is also commensurately driving the cost of public infrastructure. Commissioner Smith stated the challenges will be to scale SDCs for "middle housing development" where the necessary infrastructure could be less than needed than for single family housing, and how utilities may be able to subsidize low-income housing development or shift costs to more expensive housing development.

At the Board's request, Mr. Grimm invited Mark Landauer to attend the January Board meeting to provide the Board with a brief legislative bill update prior to the start of the 2023 session. Commissioner Wild asked if the Consortium's strategic plan could be a topic for the Board's December meeting. Chair Schuler asked to see if a joint meeting with Tualatin Valley Water District's board could be put back on the table.

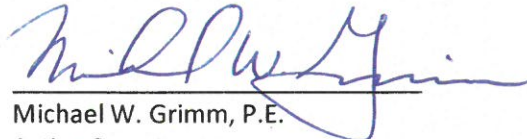
Mr. Grimm inquired with the Board to see if the Board's desire was to continue working with Judy Clark to manage the General Manager's performance evaluation process. Citing the Board's satisfaction with the process last year, the Board agreed to having Judy Clark manage that process again this year. Mr. Grimm will bring back additional information to the November Board meeting.

6.0 - ADJOURNMENT

There being no further business to discuss, Commissioner Krishnamurthy moved to adjourn the meeting. Commissioner Smith seconded the motion, and the motion was approved unanimously (4-0). Chair Schuler adjourned the October 19, 2022 Regular Board of Commissioners meeting at 6:06 PM.

Respectfully Submitted,

Approved:



Michael W. Grimm, P.E.
Acting Secretary

