

**Scappoose Drainage Improvement Company**  
**Board of Directors Monthly Meeting Minutes – February 11, 2021**

**Present via Zoom video/teleconference:**

Geoff Wenker, President	Marie Gadotti, Landowner
Gary Wheeler, Vice President (joined 7:11 p.m.)	Interested member of the public
Jeff Mapes, Secretary/Treasurer	Dave McAuley, CalPortland
Len Waggoner, Director	Robert Hostettler, CalPortland
Karen Kessi, Director	
Chase Christensen, General Manager	
Laurie Mapes, Staff	

President Wenker called the meeting to order at 6:03 p.m. through the Zoom virtual meeting platform. Minutes below associate with Agenda items.

**Public Comment**

Marie Gadotti stated that she spoke with President Wenker about the assessment on her property being higher than last year. She asked that someone look into whether there is an error on the assessment roll, which shows her assessment more than \$150 higher than last year. She stated her account number is 7111, line 854 on the assessment, and line 855 is a different property with more acres than hers, 82.13 compared with 71.21, but the dollar figures are all the same. She also commented that the water is too high.

**Consent Agenda**

Karen Kessi moved to approve the consent agenda. Jeff Mapes seconded the motion, and all directors present voted in favor of it. President Wenker made a motion to approve the transaction list for January 12 through February 15, 2021 plus a GSI bill for \$710, Steve Husted's January trapping bill for \$480, and a \$15,206.91 CRPUD bill. Karen Kessi seconded the motion, and all directors present voted in favor of it.

**SDIC – City of Scappoose Coordination**

President Wenker and Chase Christensen reported on SDIC's presentation before the Scappoose City Council on February 1. The city representatives appreciated the meeting. There was discussion of more regular presentations, perhaps quarterly.

**FEMA Accreditation Submittal**

President Wenker noted that meetings were held on January 25 and February 4 with representatives of FEMA, the City of Scappoose, Columbia County, and SDIC (President Wenker, Chase Christensen, Laurie Mapes) regarding assumptions used in the Interior Drainage Analysis and resulting flood mapping. WEST Consultants' engineer, James Heyen, explained the reasons for the assumptions. WEST has not yet incorporated the city's updated LiDAR data into the IDA pending the city's and county's consideration of the information shared in the recent meetings.

**Smith Pump Building Foundation Replacement**

President Wenker reported that BCI will treat Kyle Hoyt / AM Contracting as a subcontractor for insurance reasons. President Wenker reviewed an updated estimate of final expenses. Len Waggoner made a motion to appropriate \$200,000 to the project, plus the prior \$20,000 contingency to the subcommittee, for the subcommittee to complete the project. Karen Kessi

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seconded the motion. All directors present voted in favor of the motion except President Wenker, who had recused himself.

**House & Office Renovation**

Jeff Mapes reported that the project is coming in on time and on budget at this point. The water in the building is discolored. Crow Water representatives think the softener is working properly and that salt designed to prevent discoloration should prevent staining. If not, a filtration system would cost about \$7,000 and would require consistent maintenance. Karen Kessi reported that she was at the site today with the contractors, who reported that as the insulation was pulled out above the office, there were live mice jumping around everywhere. The contractor will be setting traps to eliminate as many mice as possible before the insulation is replaced.

Director Gary Wheeler joined the meeting at this point.

**Annual Landowner Meeting**

No meeting date has been set. Karen Kessi made a motion to send a postcard to landowners regarding the meeting postponement. There was no second. Karen Kessi made a motion to authorize the annual meeting subcommittee to investigate a mass mailing and to proceed if the cost is under \$500. Len Waggoner seconded the motion, and all voted in favor of it.

**Tech Issues**

President Wenker noted that internet at the district building is slow and causing significant wait times, for example with Dropbox and OneDrive. Chase Christensen noted that at times the internet browser does not even open. President Wenker made a motion that he be authorized up to \$400 plus \$100 per month to proceed with investigating and setting up an internet provider with a 30-day trial period. Karen Kessi seconded the motion, and all voted in favor of it.

**Manager's Report**

Chase Christensen gave the attached Manager's Report and the following updates. Chase and JR Shadley met regarding the upcoming weather event, expected to be a snow load followed by rain and warmer weather. They formed a plan that will include watching the Jackson Creek Diversion, the south tide gates, and the levels at Evans as well as checking for frozen pump floats.

Chase reported he found a substantial seepage boil across Honeyman Rd. from where the Cherry Orchard ditch heads east to the pumps. The water is turbid. CalPortland is looking into this issue also. Robert Hostettler reported that they have a plan to install some erosion control and then a 20" steel stand pipe to offset the head. There may be equipment and/or people in the road during the installation.

**NW Aggregates Joint Permit Application to Expand Bates-Roth Operation by 132 acres**

Dave McAuley reported that CalPortland has funded its USACE 408 process, and USACE plans to start its engineering process as early as tomorrow. It is expected to be a 2-3 week review before they have comments.

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**Western Resources Legal Center IDA Records Request**

President Wenker reported that Janell Greisen worked over the weekend to put together records, which were sent on a thumb drive to Western on Monday. President Wenker received an e-mail from Western today confirming receipt.

**Staff Issues**

The board made plans to schedule Chase Christensen's first review at the next monthly meeting. Jeff Mapes made a motion to authorize the General Manager to spend up to \$500 for necessary tools and keep the board apprised of additional needs. Karen Kessi seconded the motion, and all voted in favor of it.

**Upcoming Meetings and Adjournment**

The next regular monthly meeting is scheduled for March 11, 2021 at 6:00 p.m. Karen Kessi made a motion to adjourn. Jeff Mapes seconded the motion, and all voted in favor of it. The meeting adjourned at 8:20 p.m.

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Geoff Wenker, President

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Len Waggoner, Director

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Gary Wheeler, Vice President

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Karen Kessi, Director

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Jeff Mapes, Secretary/Treasurer

**Exhibits attached to Minutes and/or in Dropbox:**

- Meeting Agenda
- SDIC Monthly Manager's Report 2-11-21
- 2021-02-11 Balance Sheet
- 2021-02-11 P&L Actual vs Budget
- 2021-02-11 P&L this vs last
- 2021-02-11 Check Register
- 2021-02-11 Credit Card Register
- 2021-02-11 Transaction List by Date