Managers Report
November-December 2024

Treatment Plant

Since the last board meeting the area had 10.4 inches rain.
The current level of the lagoon is 4'4".
The treatment plant is performing well.

The November DMR was submitted on time via NetDMR.

Collection System

The collection system is performing well. Tanks are being checked and maintained.

11/25/24 The collection system lines were flushed from Rockview to Proposal rock P.S.
11/29-24 A call was received from 35DC TL#503 stating that there was water coming out from the tank lids. The homeowner was asked if the alarm was sounding and he replied no. This was there first time at there new home. I had the homeowner check the house breaker that supplies power to the control panel and he stated that both breakers for the alarm and pump were in the off position. I asked the home owner to turn on the power. Once the power was restored to the panel the alarm came on and the pump came on. I let the home owner know to call back if the alarm had not turned off within 20 minutes. There was no return call. With this being a new home the general contractor had failed to turn on the power to the STEP system. The STEP system installer and general contractor were notified of the issue.
12/2/24 Haft excavating repaired the rock armoring around the manhole located at the end of Carlton street that had been damaged from recent high surf events.
12/10/24 N.W. Septic pumped one 1,200 gal. gravity tank and one 1,500 gal. pump tank. While performing the work at 35DA TL#400 the control panel was found to have water inside and corrosion on the wiring. A quote for replacing the panel was requested from N.W. Septic.

Alarms this month: 12/17/24 Power outage 3:30 pm-4:30pm 12/18/24 Power outage 1:48am-5:30am

STATUS OF CUSTOMER SERVICE:

35DC TL#402 (S.B. OVV) 6/11/24 We received preliminary plans from John Smits for review. 6/24/24 We received the final plans they were approved by us and sent to DEQ for their approval. 7/30/24 We received the DEQ approval for the plans.

36BC TL#600 (S.B. New home) 3/15/24 I received an email from John Smits notifying me he would be engineering STEP plans for the new home. 4/16/24 We received preliminary plans from John Smits for review. 4/26/24 We received the final plans they were approved by us and sent to DEQ for their approval. 5/22/24 We received the DEQ approval for the plans.

35 TL#223 (S.B. O.V.V. End of road New Home) 10/9/23 I received an email from John Smits notifying me he would be engineering STEP plans for the new home. 3/7/24 Engineer sent shared trench details the effluent line will be 1,450' of 1.25" HDPE. Due to the difficulty of the site the engineer will be specifying two 1,500 gal. tanks. 3/8/24 The homeowner agreed to pay any extra fees for pumping due to the difficulty in accessing the home site with a conventional pump truck. 5/9/24 We received preliminary plans from John Smits. 5/9/24 Preliminary plans were received via email from Harper Houf Peterson Righellis INC. for extending the 4" South Beach sewer mainline 425' to bring service to 35 TL#223. Comments were made and sent via email. 6/21/24 We received revised plans for the mainline extension they were forwarded to Westech for review. 7/2/24 I received a call from Chris Brugato (Westech) he said he had reviewed the sewer mainline extension plans and they looked acceptable. 7/22/23 We received the final plans for the STEP system and main line extension they were approved by us and sent to DEQ for their approval. 9/4/24 We received the DEQ approval for the STEP system plans. 9/6/24 We received the DEQ approval for the South Beach RD sanitary sewer extension. We received notification that RK construction would be performing the STEP system installation and sewer mainline extension.

36BB TL#4900 (Proposal Rock Loop new home) 6/13/23 I received an email from John Smits notifying me he would be engineering STEP plans for the new home. 6/13/23 A letter of sewer availability was issued. 7/18/23 We received preliminary plans from John Smits. 7/31/23 We received the final plans they were approved by us and sent to DEQ for their approval. 8/10/23 We received the DEQ approval for the plans. 8/7/24 Clearview construction installed the concrete 2 compartment 1,500 gallon Willamette greystone tank with added anti buoyancy straps.

36AA TL#200 (Hawk Hills new home) 5/10/23 We received preliminary plans from John Smits. 5/15/23 We received the final plans they were approved by us and sent to DEQ for their approval. 6/1/23 We received the DEQ approval for the plans. 7/30/24 The tank was found to be installed without notification or inspection. The builder and home owner were called. The builder Twin peaks returned the call and said they had installed the tank. They were informed that the install needed to be inspected and there needed to be a DEQ licensed installer on record for the project. 10/28/24 The tank was removed and the hole was inspected for proper bedding. 11/14/24 The tank water tightness test was started. 11/15/24 The tank failed the water tightness test there was water visibly leaking from the tank to riser connection. The contractor was notified of the issue. 12/4/24 The contractor called and requested inspection for the effluent pressure test and the tank water tightness test. Upon inspection the effluent line was found to not be ran on the route that was shown on the engineered STEP plans. The STEP system effluent line was ran across the neighbors property to gain access to the sewer main line. The contractor was notified that the line would not be tested or accepted in the current location without an easement from the owner of the property. The contractor said he would look into getting an easement. The tank water tightness test was started. 12/5/24 The tank passed the water tightness test.

36BC TL#203 (S.B. New home) 3/30/23 We received preliminary plans from John Smits. 4/14/23 We received hard copy plans for review. 4/17/23 The plans were approved by us and sent to DEQ for there approval. 4/24/23 We received the DEQ approval for the plans. A meeting was held at the property with the owner and Ryan Knott of RK construction to discuss tank and line placement details. 11/28/23 The tank water tightness test was started. 11/29/23 The tank passed the water tightness test. 11/30/23 The effluent line pressure test was performed it passed.

35DA TL#4800 (S.B. OVV new home) 11/8/22 I received an email from John Smits notifying me he would be engineering STEP plans for the new home. 11/18/22 We received preliminary plans. 12/19/22 We received the final plans they were approved by us and sent to DEQ for their approval. 1/13/23 We received the DEQ approval for the plans. 7/10/23 I was contacted by John Smits and notified that the contractor Winsome Construction is having issues finding somebody that can install the planned 3,000 gal. concrete tank. The concrete for the foundation of the home has already been poured hindering the ability to use the lot to set the concrete tank. The contractor called to inform me that they had hit solid rock and wanted to know what the minimum height of the tank riser could be. I let him know 12" was the minimum to fit all electrical and plumbing. 9/21/23 Jason Bauer installed the 3,000 gal. 2 compartment concrete willamette greystone STEP tank.9/27/23 The tank water tightness test was started. 9/28/23The tank passed the water tightness test.9/29/23 The effluent line pressure test was performed it passed.

35DA TL#3500 (South Beach new home) 3/2/21 We met with Dave Crimp from Clearwater Engineering for a site check. 4/22/21 we received the preliminary plans. 5/4/21 We received the plans they were approved by us and sent to DEQ for their approval. 5/24/21 We received the DEQ approval for the plans.10/11/22 DEQ extended their approval until 5/4/23. 9/11/24 DEQ extended their approval. 10/23/24 The property owner notified us that the specified 2,000 gal. tank was no longer available. I let the property owner know that we would accept a 1500 gal. single compartment tank followed by a 500 gal. dosing tank. I let the property owner know that I would need to check with DEQ to see if the revised plans would need to be reviewed again. 10/30/24 I received notification from DEQ stating that they would need to receive and approve changes to the original plans but they would waive the review fee. The property owner was sent the notification from DEQ for resubmittal and approval for changes to the plans. 10/31/24 We received notification from John Smits that he would be revising the plans for the property owner. 12/11/24 We received the revised STEP plans they were emailed to DEQ for review. 12/12/24 We received the DEQ approval for the revised plans.

25CD TL#2800 (Hawk Hills existing home) 3/2/21 We met with Dave Crimp from Clearwater Engineering for a site check. 3/8/21 Met with Don Drayton of Rural Septic Systems to go over tank placement details and effluent line routing. 5/7/21 We received the plans they were approved by us and sent to DEQ for their approval. 5/24/21 We received the DEQ approval for the plans. 8/9/21 We met with Del Bibler from KD Construction to discuss tank placement and installation details. They will be installing the Step system

Other Issues

12/9/24 The clutch rod on the F-450 came out of the master cylinder causing the clutch pedal to rise up to the dash. The clutch still functioned but not easily. 12/13/24 the alternator stopped charging the battery on the F-450. 12/16/24 The F-450 clutch master cylinder and slave cylinder Assembly was replaced. The alternator was also replaced.

South Beach Road culvert replacement 4/18/23 I spoke with Bill Busch about replacing two culverts located on S.B. Road. In 2021 we had spoken with Stricker engineering about the culverts to be replaced. Bill Bush informed me Stricker engineering would no longer be engineering the culvert replacement. He asked if I could send him any information I had. 4/19/23 I sent information containing

the size and depth of the sewer for the upstream culvert location. 11/27/23 An update was received from Watershed council director Dave Scheivelly that new engineers from Smith,Monroe, and Gray would be working on the culvert replacement project. 3/11/24 We received 90 percent complete plans for review. The plans were also sent to Westech for review. 4/1/24 Westech comments were forwarded to Dave Scheivelly and Smith,Monroe and Gray. 4/2/24 Smith,Monroe, and Gray responded to Westech comments. 4/9/24 Westech suggested that the upstream bridge sewer line be attached to the bridge versus going under the stream due to the 4" line servicing a large number homes. The downstream crossing was recommended to be placed under the stream bed with the line being a larger 8"diameter. 4/10/24 We received an email from the watershed council director stating they would review the recommendations. 6/5/24 Plans were received to review. Dave Scheivelly inquired about who would review the plans and how long would it take as they would like to begin work July 1-September 15. Dave Scheively also gave notice that he would be leaving the watershed council and would be replaced by Staci Merkt. I replied letting him know that once our consulting engineer Westech had reviewed the plans and we had reviewed the plans and if found to be sufficient they would be approved by NRSA then sent to OR DEQ for final approval which could take up to thirty days. 6/13/24 Chris Brugato reviewed the plans and emailed the plans with marked up notes to all involved. 6/14/24 Chris Brugato sent an email to all involved stating that it would be a better idea to abandon the idea of two new manholes and attaching the line to the bridge on the upstream bridge due to the possibility of sewer overflowing out of the manholes during high flow. He proposed that the line be placed under the stream bed as originally planned.

Sutton Creek Washout 1/16/23 We received the 30 percent complete plans for two culvert replacements located in the proposal rock loop area. They were passed onto Westech engineering for review and comments.
2/7/23 I sent measurements and pipe size info to Westech.
2/27/23 We received a response from Westech engineering. They said the 30% plans should be rejected because it would leave the existing 8" main line vulnerable. They suggested that the two homes next to the washout have tanks installed then the 8" could be replaced with a 4" pressure line and be ran under the stream bed. 3/8/23 STEP system plans were sent to Stillwater engineering to use as a reference. 3/14/23 The video inspection equipment was used on the Proposal rock loop upstream crossing culvert replacement. The approximate pipe depths were recorded. 3/16/23 We met with engineer Mark Snyder from Stillwater engineering at the upstream crossing. Three septic tanks were opened and liquid level measurements were taken. 4/5/23 We received the 60% plans for review. They were passed onto Westech engineering for review and comments. 6/14/23 I spoke with Watershed council director Dave Scheivelly and was informed the washout would not be repaired until possibly 2024.

Main P.S. Upgrade Phase 1 New controls, pumps, discharge piping, valve vault, portable generator.
5/3/23 Estimated cost $914,000.
8/16/23 Awarded Contract Amount $746,500
3/24/23 Westech was contacted and asked to put the project back out for bid. 5/5/23 The project was advertised for bidding. 5/11/23 We received the signed updated permit of entry document from the Neskowin Shores HOA. 6/1/23 Pre-bid meeting was held at the job site there were five attendees. 6/13/23 Met with a contractor at job site to discuss details. 6/22/23 bidding closed. Three bids were received. 6/23/23 The board approved to move forward with the bidder recommended by Westech pending the board chairs review and approval. 6/28/23 We received the proposal for construction services from Westech. 7/7/23 Approval to proceed with awarding the bid to HP civil was received. 7/10/23 Westech was notified that NRSA would like to proceed with awarding the bid to HP Civil. The proposal for construction services was signed and returned to Westech. 7/28/23 The contract documents were signed by the board chair and returned to Westech. 8/16/23 A pre-construction conference was

held via zoom. 8/16/23 The notice to proceed was issued. The estimated start date will be 7/15/24 and project completion by 8/30/24. 11/27/23 The updated ODOT permit application and cultural documents were signed and returned to Westech. 2/15/24 I was notified that Ray Engel of Westech would be the new contact for the Main P.S. Project. 5/14/24 A payment request for $137,020.06 was received. 5/29/24 A change order for $3,159.06 was signed and approved. The change order was for an electrical disconnect panel that was available to keep the project on track. The original specified panel was unavailable. 6/13/24 HP Civil used an excavator to pothole and verify sewer line location and size. The sewer lines were found to not be were they were shown on the plans. The force main for the Salem P.S. Will need to be rerouted. Notes were taken and submitted to Westech. 6/19/24 A preconstruction meeting was held at the job site. The schedule was discussed and the rerouting of the Salem P.S. Force main was discussed. 7/8/24 HP Civil mobilized equipment. 7/9/24 HP civil began work on the Main P.S. Upgrade. 7/10/24 A work order from TPUD was received for building a new transformer bank for a new 277/480 service. Amount $19,795.46. The work order was submitted to Westech for review. 7/15/24 I met with Trevor Spires of HP Civil on site to discuss solution for rerouting the Salem P.S. Force main. 7/17/24 I received an email from westech stating that they had reviewed the TPUD work order and found it acceptable and to be paid by NRSA as soon as possible to avoid a delay in work. 7/18/24 The payment for the work order was delivered to TPUD by the office manager. 7/19/24 The Main P.S. Was shutdown and put on by pass pumping. The electric pump that was set for primary use was having issues blowing the breaker. The diesel secondary pump was put into primary service. I asked if they had a back up plan and they said the diesel generator would be fine until Monday when they could replace the breaker. I emailed the engineer with my concerns and he contacted HP civil letting them know they needed a backup plan and asked what there emergency response plan was. They responded stating that the diesel generator would be fine until Monday and they could have someone respond within 30 minutes if there was a alarm call out. 7/20/24 I received a call from the HP civil site foreman at 11:31am letting me know he had a high level alarm call at the Main by pass P.S. I let him know I was close by and could check it while he was on his was he said OK. I arrived at the P.S. About five minutes after speaking with him and found the wet well overflowing into the job site. The sewer was contained on the job site in the area dug out for piping. The diesel primary pump was not running and when I checked the electric pump it was in the off position. I turned on the electric pump and then called the site foreman and informed him of what was happening. I had to reset the electric pump breaker twice before the arrival of the foreman. The foreman arrived at 12:20 pm not in the required 30 minutes. The diesel pump had a high temp alarm then once cleared had a low lube alarm. The electric pump continued to trip the breaker so as to avoid tripping the breaker the foreman decided to leave the electric pump running continuously it stayed that way until Monday. 7/22/24 I informed Westech of the by pass issue over the weekend. I was told that they had cleared the alarms on the diesel pump and the breaker had been replaced for the electric pump and everything was functioning properly. 7/22/24 The Salem P.S. Was temporarily shut down for rerouting of the Salem P.S. force-main at the main P.S. Job site. Zwald used there vac truck to assist with keeping the level low in the Salem P.S. While the work was performed. The work was completed within 1.5 hours and then tested and put back into service. 8/21/24 The Pump station was setup and tested with utility power and on generator power all functioned correctly. The pump station was put into service. There will be a diesel back up by pass pump connected for one week if needed. 8/23/24 The influent manhole was rehabbed by underground tech. 8/27/24 All areas of exposed dirt were smoothed out then hydro seeded. 8/29/24 The by pass pump was removed. 8/29/24 The parking lot was cleaned and all equipment was removed except for a skid steer and outhouse. 9/13/24 The skid steer and outhouse were removed from the parking lot. 12/9/24 The final electrical transformer panel was mounted.

Recommended Capitol Improvement Plan

Project Name	Priority Ranking	Total Recommended Project Budget (1)
Storage Lagoon Liner Improvements Preliminary Design,Permitting	1	$154,974
Storage Lagoon Liner Improvements	1	$1,343,111
SBR Decant Rate Flow Control Valve	1	$77,487
Subtotal Priority 1 Improvements		**$1,575,572**
UV System Improvements	2	$309,949
Effluent Pump Station Improvements	2	$671,555
Administration Building	2	$991,835
Lagoon Pump Station Control System Improvements	2	$77,487
Master Plan Update	2	$77,487
Proposal Rock Collection System Improvements	2	$578,571
South Beach Trunk Sewer Replacement	2	$180,803
Hawk Street Trunk Sewer Extension	2	$774,871
Common Force Main Improvements	2	$480,420
Salem Pump Station Force Main Project	2	$206,632
Salem Pump Station Control System Upgrade	2	$77,487
Inn Pump Station Control System Upgrade	2	$77,487
Coho Pump Station Control System Upgrade	2	$77,487
Proposal Rock Pump Station Control System Upgrade	2	$77,487
Salem Pump Station Capacity Improvements	2	$878,188
Subtotal Priority 2 Improvements		**$5,537,746**
Highway 101 Trunk Sewer Extension	3	$2,789,537
Hawk Street Trunk Sewer Upgrade (Corvallis St.-Salem St.)	3	$382,270
Main Pump Station Improvements Phase II	3	$878,188
Subtotal Priority 3 Improvements		**$4,049,995**

Notes

1. Project costs are in 2024 dollars (ENR Construction Cost Index=13,532) and include construction costs and soft costs. Soft costs are estimated at 20%, 5%, 5%, and 10% of construction cost for engineering, permitting, administration, and contingency costs.