Managers Report
April-May 2026

Treatment Plant

Since the last board meeting the area had 1.6 inches rain.
The current level of the lagoon is 10".
The treatment plant is performing well.

4/29/26 A digester bio solids sample was taken to Newport for pick up by analytical labs.
4/29/26 With the level of the lagoon at 7" the flow from the lagoon to the creek was turned off.
5/11/26 With the lack of rain and low level in Neskowin creek The plant flow was shut off from the creek and directed to the lagoon for the summer. Discharge to Neskowin creek is prohibited June 1 to September 31 or if the flow in Neskowin creek drops to less than 10 cubic feet per second.
5/19/26 We received the bio solids test results from analytical labs. They were forwarded to Port of Tillamook Bay for there approval to have the bio solids hauled to there facility.

The April DMR was submitted on time via NetDMR.

Collection System

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

3/20/26 The collection system lines were flushed from The new 4" clean out located in S.B. RD to Proposal rock loop.
5/11/26-5/12/26 S.B. RD was paved by Road and driveway in the area were there were bridges recently installed. There were three manholes and one clean out in the area affected by the paving. The manholes and clean out were inspected 5/13/26. All three manholes and clean out were brought up to grade with iron riser rings. All three manholes did not have sealant applied between the added riser rings which has led to the manholes rocking on two of the three and the lack of sealant could also allow water to infiltrate during rains. One manhole had a PVC pan under the lid for preventing rocks and water from entering. The iron riser ring were added over the top of the pan sealing it in not allowing access to the manhole. Bill Bush with the S.B. Road association was called and notified of the issues.

Alarms this month: None

STATUS OF CUSTOMER SERVICE:

35 TL#214 (S.B. RD O.V.V. New Home) 5/11/26 I received an email from John Smits stating he was contacted by the property owner and asked about engineering STEP plans for the new home.

36AA TL#400 (Hawk Hills new home) 1/27/26 I met on site with home designer David Bryan to discuss possible tank locations. 2/2/26 I received an email from John Smits notifying me he would be engineering STEP plans for the new home.

36BB TL#4500 (Proposal Rock loop new home) 7/1/25 I received an email from John Smits notifying me he would be engineering STEP plans for the new home. 7/15/25 We received preliminary plans. 7/23/25 We received the final plans which were approved by us and sent to DEQ for their approval. 8/7/25 We received the DEQ approval for the plans. 10/10/25 Rural septic systems installed the concrete 2 compartment 1,500 gallon Willamette greystone tank with added anti buoyancy straps. 10/15/25 Willamette Greystone sealed the inside of the tank. 10/20/25 The tank water tightness test was started. 10/21/25 The tank passed the water tightness test. 11/11/25 The effluent line pressure test was performed it passed.

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. 2/10/25 RK construction began work on the S.B. Road mainline extension. 2/28/25 We checked on the progress of the mainline installation and found that approximately 300' of pipe had been installed with the incorrect glue and without the use of primer. The contractor was notified of the issue. 3/7/25 With all glue joints corrected with the proper glue and primer the pressure test was performed at 100 PSI for 60 minutes. It passed. 3/10/25 A video inspection of the 420' of newly installed pipe was performed. The pipe was found to be free from any debris and was then connected to the existing sewer main. 4/7/25 A email was sent to engineer Alex Simpson of Harper Houf Peterson Righellis INC. notifying them that with the completion of the mainline extension that we would need the DEQ required certificate of proper construction for submission to DEQ. A request was also made for the required as-built plans. 6/5/25 We received as-built plans from HHPR upon review they were found to be incorrect the engineer was notified. 6/11/25 We received the corrected as-built plans and the certificate of proper construction from HHPR. 6/26/25 The certificate of proper construction was sent to DEQ.

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. 1/8/26 A call was received from Ole Bergman excavating notifying that they would be completing the STEP install. 1/8/26 The tank water tightness test was started. 1/9/26 The tank lost over 2" of water and failed the test. The contractor was notified of the issue. 1/15/26 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. 4/7/25 RK construction dug the hole for the 1500 gal concrete single compartment tank followed by a 500 gal. concrete dosing tank. 4/9/25 Willamette Greystone set the two concrete tanks for the STEP system. 4/29/25The tank water tightness test was started. 4/30/25 The tank passed the water tightness test. 5/29/25 We observed RK construction digging by the tank and upon inspection found that they had broken the sewer stub piping for the lot. The ball valve and check valve were replaced and the line was repaired. 6/6/25 The effluent line pressure test was performed it passed.

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

5/7/26 American Backflow tested all six backflow devices all passed.

Sutton Creek Washout (Proposal Rock Loop) 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 2/2/26 I was contacted by Andrea Paris a member of the Proposal Rock road district and notified they were working on moving forward with the replacement of two culverts. 5/7/26 A meeting was held at the site of the washed out road to discuss options for moving forward. The meeting was attended by NNWC, NRWD, NRSA, U.S. Forest service and members of the Proposal Rock home owners association.

Recommended Capitol Improvement Plan

Project Name	Priority Ranking	Total Recommended Project Budget (1)
Storage Lagoon Liner Improvements Preliminary Design,Permitting	1	$161,703
Storage Lagoon Liner Improvements	1	$1,401,429
SBR Decant Rate Flow Control Valve	1	$80,851
Subtotal Priority 1 Improvements		**$1,643,983**
UV System Improvements	2	$323,406
Effluent Pump Station Improvements	2	$700,713
Administration Building	2	$1,034,899
Lagoon Pump Station Control System Improvements	2	$80,851
Master Plan Update	2	$80,851
Rockview Way Collection System Improvements	2	$269,500
South Beach Trunk Sewer Replacement	2	$188,653
Hawk Street Trunk Sewer Extension	2	$808,515
Common Force Main Improvements	2	$501,279
Salem Pump Station Force Main Project	2	$215,603
Salem Pump Station Control System Upgrade	2	$80,851
Inn Pump Station Control System Upgrade	2	$80,851
Coho Pump Station Control System Upgrade	2	$80,851
Proposal Rock Pump Station Control System Upgrade	2	$80,851
Salem Pump Station Capacity Improvements	2	$916,319
Subtotal Priority 2 Improvements		**$5,443,993**
Highway 101 Trunk Sewer Extension	3	$2,910,658
Hawk Street Trunk Sewer Upgrade (Amity St.-Salem St.)	3	$398,868
Main Pump Station Improvements Phase II	3	$916,319
Subtotal Priority 3 Improvements		**$4,225,845**

Notes

1. Project costs are in 2026 dollars (January 2026 ENR Construction Cost Index=14,118) 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.