

Managers Report

June-July 2026

Treatment Plant

Since the last board meeting the area had 2.4 inches rain.

The current level of the lagoon is 3'1".

The treatment plant is performing well.

7/4/26 Due to the higher than average flows (110,000 gal.), the plant was hand operated part of the day. The treatment plant and collections system performed well without any issues.

The June DMR was submitted on time via NetDMR.

Collection System

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

6/18/26 We checked nine Prelos processor 1500 gallon tanks in Hawk Hills with Connor Gilham from Orenco. All tanks were four years old or less. All were found to be functioning well with the exception of two having a crack in the mold line on the discharge assemblies. Connor stated that he would have replacements sent.

6/26/26 We received a call from the owner of 25CC TL#4800 stating that they had recently experienced three different sewer blockage issues at the home and wanted to make sure they did not have a tank that needed to be pumped. The inspection camera was used from a clean out located in the home and ran all the way to the sewer mainline in the street. The home was verified as a direct connect. There was a section of steel line located under the home that had heavy root intrusion. The home owner was notified of the findings.

6/30/26 The collection system lines were flushed from Rockview to proposal rock P.S.

6/30/26 The collection system lines were flushed from the Point to Salem P.S.

7/2/26 I received an email from Kaufman homes a contractor working for the owner of 35DA TL#2100. The email was notifying that the home owner had experienced a backup and it was believed to be caused by rough concrete at the tank inlet. The contractor asked if we would be paying for repairing the tank inlet. The email contained video inspection footage of the tank inlet and a quote from Oregon sewer and drain for \$6,795 to replace the tank inlet. N.W. Septic and Haft excavating were asked for quotes. Haft excavating gave a quote for \$3,275. 7/20/26 Haft excavating replaced the tank inlet. The home owner was notified of the repair.

7/3/26 We received a call from the owner of 36BB TL#1000 with a smell complaint. Upon arrival, there were no longer any apparent smells. The pump tank and panel were inspected and found to be in good working order. The home owner stated that there were ten more occupants at the home than normal, and the smell was in the morning and evening while showering. We concluded that the smell was from gases exiting the roof vent with the additional flow.

7/8/26 We received a call from the owner of 36BB TL#3500 stating that there home lines were backed up. Upon arrival we determined that the home was a direct connect. The Manholes upstream and downstream of the home located in the street were opened and inspected for any signs of a backup none

were found. A 500 gallon tank of pressurized water was flushed down the 8" sewer mainline which did not resolve the home owners blockage issue. The home owner was notified the issue was between the home and the mainline in the street.

7/9/26 The collection system lines were flushed from Nescove court to Proposal rock P.S.

7/17/26 The collection system lines were flushed from the new bridges in S.B. Road to Coho P.S.

Alarms this month: 6/27/26 5:35 pm We received a call from the owner of 25CC TL#4700 stating that the drains were backed up in the home. Upon arrival the pump tank was found to be in a high level state but the alarm was not sounding. The tank alarm located in the garage was found to be unplugged. Once plugged in the alarm sounded. The vac trailer was used to pump the tank low enough to work on. The pump was found to be faulty. The pump was replaced and all floats were tested. The pump and alarm functioned well. The home owner was notified.

STATUS OF CUSTOMER SERVICE:

36BC TL#100 (S.B. Nescove) 5/28/26 We received preliminary plans from John Smits for review.

6/17/26 We received the final plans which were approved by us and sent to DEQ for their approval.

7/9/26 We received DEQ approval for the plans.

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.

6/10/26 We received preliminary plans from John Smits for review. 6/30/26 We received the final plans which were approved by us and sent to DEQ for their approval. 7/16/26 We received DEQ approval for the plans.

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. 6/4/26 We were notified by the owner the tank was ready for the water tightness test. Upon arrival the tank was visibly leaking from around the inlet side riser. The owner was notified. 7/9/26 The tank water tightness test was started. 7/10/26 The tank passed the water tightness test.

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. 4/29/25 The 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

7/15/26 A tour of the treatment plant and holding lagoon was given to Shannon Joseph and Shawn Spargo from Windsor engineering.

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.