Managers Report
August-September 2026

Treatment Plant

Since the last board meeting the area had 3.7 inches rain.
The current level of the lagoon is 5'.
The treatment plant is performing well.

9/2/26 Windsor engineering scheduled a meeting on site for 9/23/26 to discuss treatment plant and pump station controls as well as upcoming engineering needs.
9/16/26 Samples required for the NPDES renewal were taken to Newport for pick up by Analytical labs.

The August DMR was submitted on time via NetDMR.

Collection System

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

9/2/26 Zwald trucking used there vac truck to remove the grease from the INN pump station wet well. The 10" line going from the pump station wet well to the manhole located under the cafe was jetted to remove grease.
9/3/26 The preventative maintenance work to be performed by Xylem was rescheduled for 9/29-9/30.
9/6/26 I requested a quote for a new pump and an estimate for rebuilding the pump at the INN P.S. 9/7/26 A quote for a new pump was received as well as an estimate for rebuilding the pump. The rebuild was estimated to be 5-6 thousand with a turn around time of 6-8 weeks once they had the pump with a 1 year warranty. A new pump was 8,383.76 with a 4 year warranty and could be here in 5-7 days. 9/14/26 A new pump was ordered. Xylem will swap our high chemical resistant cord onto the pump when they are here to perform the preventative maintenance work.
9/14/26 I spoke with the contractor building a new home at 25CD TL#3600 Hawk hills about the connection process for the sewer and the equipment and engineering required. The contractor thought they would be installing a 50 gallon vault with a grinder pump and was unaware that they would need engineered plans or DEQ approval.

Alarms this month: 9/5/26 9:32 pm The Inn pump station called with a failed #2 pump alarm. Upon arrival the #2 pump was found to have a high temperature alarm. The alarm was cleared. When the pump was ran it had higher than normal amps then the high temperature alarm came on and the pump shut down. The pump was pulled and found to have a sweater sleeve wrapped around the impeller. The debris was removed and the alarm was cleared. The pump was tested and found to be functioning well. 9/6/26 the #2 pump again had a high temperature alarm but would not clear. Xylem was called and they assisted over the phone with bypassing the high temperature sensor. The leakage sensor for the pump also had to be bypassed. The pump functioned normal. Xylem stated that a rebuild of the pump was the only way to fix the high temperature sensor as it is built into the electrical windings of the motor.

STATUS OF CUSTOMER SERVICE:

36AB TL#700 (Hawk Hills new home) 8/27/26 I received an email from John Smits notifying me he would be engineering STEP plans for the new home. 9/15/26 We received preliminary plans from John Smits for review.

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.

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

9/1/26 The #2 portable generator was found to have a leaking fuel lift pump. A new pump was ordered.

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.