

# Managers Report

## October-November 2023

### Treatment Plant

Since the last board meeting the area had 10.3 inches rain.

The current level of the lagoon is 6'3".

**The treatment plant** is performing well.

**10/30/23** A shipping date of 3/29/24 was received from Unit Process for the new air valve actuators.

**11/5/23** The treatment plant called at 6:42 am with an alarm for #2 air valve failing to close. After attempting to manually work the valve it was found to be very hard to turn and no longer fully closing. The valve is suspected to have failed. The #2 SBR basin was put off line and all flow was directed to the #1 SBR basin.

**11/6/23** A new valve was ordered from Unit Process for the #2 basin with an estimated ship date of 11/7/23. The new valve was received 11/10/23.

**11/13/23** The new valve was installed in the #2 basin. The old valve once removed was inspected and found to have seized. The #2 SBR basin was put back online and is functioning well.

**11/13/23** 8' Was dewatered out of the digester.

**The November DMR** was submitted on time via NetDMR.

### Collection System

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

**10/27/23** A call was received at from 25BC TL#6300 stating there house lines were not draining. Upon inspection of the tank it was found to be in good working order. The Owner had Alpha Environmental there with a sewer inspection crew and they had marked a spot at the edge of the tank where there was a suspected blockage. A hole was dug down to the tank inlet inspection port. Upon opening the 6" inspection port a large mass of roots and debris were found to be blocking the 4" tank inlet. The roots and debris were cleared and the house lines then drained. Alpha Environmental informed me they had found roots in the neighbors house line 25BC TL#6200 which connects into the same tank and had likely pushed the roots into the tank inlet. Alpha Environmental was observed making repairs to the house line at 25BC TL#6200. We brought the 6" inspection port up to the surface and installed a PVC can over it for future use.

**11/2/23** The new submersible Xylem pump for Coho P.S. was received.

**11/6/23** A call was received from the owner of 35DA TL#3800 stating the home had a bad odor and could the tank be checked. Upon arrival the floats and pump were tested and all were functioning well. The home owner was notified of the tank condition.

**11/16/23** The auto-dialers were checked at all pump stations. The auto-dialer at the Main P.S. Was found to be faulty and was replaced. The INN P.S. As well as the Proposal rock P.S. Were found to be without phone service. Centurylink was notified of the issue and set a service date of 11/20/23. On the service date of 11/20/23 they sent a text with an updated service date of 12/5/23.

**11/20/23** The new pump was installed at Coho P.S. Xylem assisted over the phone with programming.

The old pump was cleaned and had the oil changed. It will be stored for emergency back up use.  
11/22/23 The collection system lines were flushed from Rockview to Proposal rock P.S.

**Alarms this month:** 11/5/23 Call out from the treatment plant at 6:42 am the air valve had failed to close.

### **STATUS OF CUSTOMER SERVICE:**

**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.

**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.

**25CB TL#5400** (Village new home) 4/21/23 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. 5/25/23 We received the DEQ approval for the plans.

**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 their 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.

**36AB TL#3500** (Hawk Hills new home) 2/9/23 We received preliminary plans from John Smits. 3/1/23 We received the final plans they were approved by us and sent to DEQ for their approval. 3/8/23 We received the DEQ approval for the plans. 4/26/23 Coastway construction dug up the 2" mainline and located the ball valve on the service line for lots 3400 and 3500. The ball valve was closed and the service line was cut back and capped with five feet left for future use. 10/5/23 Met with the property owner on site to discuss install details. 11/27/23 The owner would like to use the stub out on 36AB TL#3600 which he owns. He was notified that he could use the stub out if he granted an easement onto lot 3600.

**25CB TL#4200** (Village) This is an existing customer building a larger home. 1/27/23 RK construction decommissioned the existing 1,000 gal. tank and capped the effluent line. 2/2/23 We received plans from John Smits via email for review. 2/10/23 We received hard copy plans for review. 2/14/23 The plans were approved by us and sent to DEQ for their approval. 2/22/23 We received the DEQ approval for the plans. RK construction installed the 1500 gal. Willamette greystone STEP tank. 9/7/23 The tank water tightness test was started. 9/8/23 The tank passed the water tightness test. 9/11/23 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.

**36AA TL#200** (Hawk Hills new home) 10/25/22 I received an email from John Smits notifying me he would be engineering STEP plans for the new home.

**35DC TL#503** (S.B. OVV new home) 6/7/22 I received an email from John Smits notifying me he would be engineering STEP plans for the new home. 6/28/22 We received preliminary plans. 7/7/22 We received the final plans they were approved by us and sent to DEQ for their approval. 7/29/22 We received the DEQ approval for the plans.

**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.

**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

**36 BC TL# 1300** (South Beach new home)3/15/19 This was a site check for a new home project in the Cove area of South Beach with the engineer from Clearwater Engineering. 3/25/19 The engineer emailed me a copy of the plans for the new system. I emailed him back to let him know the plans looked good and he could send the hard copies to me for approval. The plans were then sent on to DEQ for their approval. 4/24/19 The approval came in from DEQ, but no progress has been made at the site yet.

### **OTHER ISSUES**

**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 Scheively that new engineers from Smith, Monroe, and Gray would be working on the culvert replacement project.

**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 Scheively 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 7/15/23 and project completion by 8/30/24. 11/27/23 The updated ODOT permit application and cultural documents were signed and returned to Westech.

## **Recommended Capitol Improvement Plan**

<b>Project Name</b>	<b>Priority Ranking</b>	<b>Total Recommended Project Budget (1)</b>
Storage Lagoon Liner Improvements Preliminary Design,Permitting	1	\$150,900
Storage Lagoon Liner Improvements	1	\$1,307,800
SBR Decant Rate Flow Control Valve	1	\$75,450
<b>Subtotal Priority 1 Improvements</b>		<b>\$1,534,150</b>
UV System Improvements	2	\$301,800
Effluent Pump Station Improvements	2	\$653,900
Administration Building	2	\$965,760
Lagoon Pump Station Control System Improvements	2	\$75,450
Master Plan Update	2	\$75,450
Proposal Rock Collection System Improvements	2	\$563,360
South Beach Trunk Sewer Replacement	2	\$176,050
Hawk Street Trunk Sewer Extension	2	\$754,500
Common Force Main Improvements	2	\$467,790
Salem Pump Station Force Main Project	2	\$201,200
Salem Pump Station Control System Upgrade	2	\$75,450
Inn Pump Station Control System Upgrade	2	\$75,450
Coho Pump Station Control System Upgrade	2	\$75,450
Proposal Rock Pump Station Control System Upgrade	2	\$75,450
Salem Pump Station Capacity Improvements	2	\$855,100
<b>Subtotal Priority 2 Improvements</b>		<b>\$5,080,300</b>
Highway 101 Trunk Sewer Extension	3	\$2,716,200
Hawk Street Trunk Sewer Upgrade (Corvallis St.-Salem St.)	3	\$372,220
Main Pump Station Improvements Phase II	3	\$855,100
<b>Subtotal Priority 3 Improvements</b>		<b>\$3,943,520</b>

### Notes

1. Project costs are in 2023 dollars (ENR Construction Cost Index=13,176) 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.