



Neskowin Regional Water District

PO Box 823

Neskowin, OR, 97149

Phone: (503)392-3966

Email: nrwd@neskowinwater.com

Web: www.neskowinwater.com

MINUTES

THE NESKOWIN REGIONAL WATER DISTRICT PUBLIC HEARING FOR THE 2026-2027 BUDGET ADOPTION.

June 25th, 2026

Commissioners Present: John Metschan, Guy Sievert, Paul Bender, Tom Prehoditch, and Diane Saunders.

Commissioners Absent: None.

Staff Present: Troy Trute and Joy Neufeld.

Public Present: Jeff Walton.

CALL TO ORDER: (00:08:36)

President John Metschan called the Public Hearing for the NRWD 2026-2027 Budget Adoption meeting to order at 1:00 p.m. at the District's Frank E. Clanton Municipal Water Plant, 5880 S. Fairway Rd, Neskowin, Oregon, and it was also hosted remotely via Google Meet.

1. John Metschan read Resolution 2026-03, Budget Adoption – Fiscal Year 2026- 2027, aloud.
2. ****Motion****: Guy Sievert moved to adopt Resolution 2026-03, Budget Adoption – Fiscal Year 2026- 2027, adopting the Budget as presented. Tom Prehoditch seconded the motion, which passed unanimously.
3. Guy Sievert suggested Troy add the total estimated taxes to be received to the future Budget Resolutions. Troy said he would.
4. Troy said the date is wrong on Resolution 2026-03, Budget Adoption. Troy said that he would correct the date and have John and Diane sign the resolution. (00:14:33)

ADJOURNMENT: (00:12:40)

1. John adjourned this meeting.

MINUTES

THE NESKOWIN REGIONAL WATER DISTRICT BOARD OF COMMISSIONERS REGULAR MEETING.

JUNE 25th, 2026

Commissioners Present: John Metschan, Guy Sievert, Paul Bender, Tom Prehoditch, and Diane Saunders.

Commissioners Absent:

Staff Present: Troy Trute & Joy Neufeld.

Public Present: Jeff Walton.



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CALL TO ORDER: (00:13:01)

John Metschan called the regular Board meeting to order at 1:02 p.m. at the District's Frank E. Clanton Municipal Water Plant, 5880 S. Fairway Rd, Neskowin, Oregon, and the meeting was held remotely via Google Meet.

REVIEW MINUTES: (00:13:09)

1. The Board reviewed the draft minutes from the May 28th, 2026, Regular Board Meeting and the 05/28/2026 Budget Committee Meeting.
2. ****Motion****: Tom Prehoditch moved to accept the 05/28/2026 Budget Committee Meeting minutes. Diane Saunders seconded the motion, which passed unanimously.
3. ****Motion****: Tom Prehoditch moved to accept the 05/28/2026 Regular Board Meeting minutes. Guy Sievert seconded the motion, which passed unanimously.

OPERATOR'S REPORT: (00:16:05)

Distribution System (00:16:18)

1. Twenty-three leaks were discovered during the meter reading that occurred on June 3rd.
2. Construction has finished on the District's South Beach Road Pipeline Extension project. Final Bill and project closeout documents are expected soon.
3. Troy said that there were overage costs due to the unanticipated rock boring.
4. Troy said there were also delays during the project due to the bridge crew not allowing the District's contractor to stage the boring project, even though they had agreed to it prior.
5. We have completed our 2" main replacement on South Beach Court.

Treatment System (00:26:09)

1. The District's bacteriological testing has had no detectable amounts of coliforms this month.
2. We have completed our state-mandated PFAS testing. We have tested quarterly for the last year and have had no detectable amounts of PFAS in our source water
3. The water filter is functioning correctly and producing excellent, potable water.

FINANCIAL REPORT: (0:27:18)

1. Troy reviewed the financial reports for the end of May 2026.
2. The District will transition to a quarterly format for printed financial reports to improve readability.
3. The Board reviewed internal accounting and financial statements for May 2026.

BILLS TO BE PAID: (00:31:22)



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1. The Board reviewed the check detail report for April 20th, 2026, to May 20th, 2026, that was not available at the last meeting. They also reviewed the current check detail report for the period from May 20th, 2026, to June 20th, 2026.

OLD BUSINESS: (00:34:28)

BOARD WORK PLAN TASKS: (00:34:28)

1. Fourth Quarter Tasks (April, May, June 2026): (00:34:28)

1.1. Board Performance Evaluation: (00:34:51)

1.1.1. The Board discussed the performance evaluation process, emphasizing the importance of aligning Board assessments with shared understanding and performance expectations.

1.1.2. The Board reviewed the importance of Board education, noting that completing approved courses from the SDAO (Special Districts Association of Oregon) helps the district qualify for a 2% deduction on insurance premiums.

1.1.3. Troy asked the Board to let him know if they complete any SDAO Board training.

1.2. Draft Annual Board Work Plan for the upcoming Year: (00:42:17)

1.2.1. John said that this is complete.

2. WATERSHED ACQUISITION DISCUSSION: (00:42:43)

2.1. Possible Executive Session:

2.1.1. Troy provided an update on the potential land acquisition involving the Kowalski family and the North Coast Land Conservancy.

2.1.2. Troy said he will be meeting with the Kowalski family with the final numbers from the appraisal.

2.1.3. The District is obtaining accurate property appraisals based on timber cruises for the Kowalski and Schlicting properties. It has secured an OWEB extension for signed purchase and sale agreements until October 31, 2026.

2.1.4. The Kowalski family has until July 8, 2026, to complete and sign the sales agreement.

2.1.5. Guy said that Weyerhaeuser sold their land to the Campbell group, and he has not been able to contact them.

2.1.6. Troy said he is currently vetting a list of attorneys provided by Kim Anderson and is investigating grant funding to cover potential legal fees associated with upcoming acquisitions.

3. HORIZON HILLS & WI-NE-MA WATER SYSTEM ANNEXATIONS: (00:51:04)

3.1. Troy said he is currently vetting a list of attorneys provided by Kim Anderson and is investigating grant funding to cover potential legal fees associated with upcoming acquisitions.



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4. UPDATE ON THE SOUTH BEACH MAIN EXTENSION PROJECTS: (00:56:06)

4.1. Nothing new was discussed

5. RATE REVIEW COMMITTEE: (00:53:15)

5.1. The board deliberated on a proposed 3% to 5% rate increase. There was consensus to focus the increase on the base rate rather than usage fees, as this approach better distributes costs among all users, including seasonal residents and high-volume customers like the local RV park.

5.2. There was a consensus on the need for a mechanism—such as a figure tied to the Consumer Price Index—to standardize these increases. However, members debated whether to use national or western regional indices, with 3% to 5% being cited as potential targets.

5.3. Troy suggested the Board approve a 5% plus rate increase.

5.4. Troy said that to implement a new rate, the District must provide 30 days' notice prior to a rate hearing. It was decided that the Board will finalize the proposed rate at the next meeting, with the goal of holding the official hearing to accommodate the required notice period for an October 1st implementation date.

6. ODOT PROJECT: (01:13:58)

6.1. Butte Creek Project Status: (01:14:02)

6.1.1. Guy said that he received an email from ODOT that said the construction on the project will start next spring.

6.1.2. Troy reported that the previously planned \$49,000 bore replacement for a 2-inch pipe, mandated by the Oregon Department of Transportation, was no longer the optimal path forward.

6.1.3. Instead, the board approved a plan to install an 8-inch water main across Highway 101 at Schoolhouse.

6.1.4. Troy said this project will provide more robust system capacity, improve fire flow for the fire hall, and facilitate future connectivity along Highway 101, ultimately preventing the waste of funds on a 2-inch pipe that would eventually require replacement. The District is also considering installing one or two fire hydrants at the fire hall.

6.1.5. Guy and Troy discussed the possibility of the Fire hall being moved out of the tsunami zone.

NEW BUSINESS: (01:24:27)

1. OVERTIME/COMPTIME DISCUSSION: (01:24:28)

1.1. Troy raised concerns regarding the sustainability of the current comp time policy, noting that staff is accumulating significant amounts of time off, particularly during weekend duty rotations where they accrue 12 hours of comp time per weekend. Troy said they need to convert this comp time to overtime.



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- 1.2. Troy emphasized the need for a formal policy change to be decided by the Board, rather than managed at the staff level.
- 1.3. Guy suggested changing the District's employees' work week schedules from Monday through Friday to Tuesday or Wednesday to Saturday or Sunday.
- 1.4. Troy said that he would strongly recommend that the Board not change the employees' weekly schedule, as most weekday work activities require all of the employees to work together to complete them.
- 1.5. The Board discussed the need to revise this policy, potentially by capping comp time accrual or adjusting work schedules, to avoid excessive future liabilities.
- 1.6. Troy said he would highly recommend that the Board keep three employees on staff during normal business hours, Monday through Friday.
- 1.7. Guy, Paul, and Troy will discuss this further to iron out the details and bring their results to the Board at the next Board meeting.

2. PUBLIC COMMENT AND MEDIATION GRATITUDE: (01:42:02)

- 2.1. Jeff Walton addressed the Board to express gratitude to the Board and to Troy for allowing Troy to join him as an expert on how to build easements.
- 2.2. Jeff noted that Troy Trute acted as an expert mediator during a contentious easement negotiation with the Sewer District, providing much-needed expertise even though the negotiations did not reach a final agreement. Jeff said that Troy did a fantastic job.

3. MERGER PROPOSAL AND RATEPAYER ENFRANCHISEMENT: (01:45:53)

- 3.1. Jeff led a discussion regarding the long-term benefits of merging the Water and Sewer Districts to achieve operational integration and improve management efficiency.
- 3.2. Additionally, Jeff addressed the issue of ratepayer disenfranchisement, noting that a significant majority of ratepayers who do not live in the District cannot vote on District Board matters.
- 3.3. The Board acknowledged these points as priority topics for future investigation and potential action. Troy said he could check in with the District's lawyer about enfranchisement.

4. FUTURE MEETING DATES: (01:55:40)

- 4.1. The next NRWD regular Board meeting is set for Thursday, July 30th, 2026, at 1:00 pm, Subsequent NRWD Board meetings are tentatively set for Thursday, August 27th, 2026, at 1:00 p.m., and Thursday, September 24th, 2026.

ADJOURNMENT: (01:59:00)

1. There being no further business, the meeting was adjourned at 2:46 pm. ****Motion****: Tom Prehoditch moved to adjourn this board meeting. Guy Sievert seconded the motion, which passed unanimously.



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Respectfully submitted,
Joy Neufeld
Recording Secretary, Neskowin Regional Water District

John Metschan, President

Diane Saunders, Secretary