



Devils Lake Water Improvement District
Regular Board Meeting

Taft Hall
1206 SE 48th St.
Lincoln City, Oregon
and via zoom

February 12, 2026

MINUTES

1. **Called to order at 6:02 pm** by President Tina French,

2. **Roll Call:**

Board members present: In person: Dayton Mays, Susan Elworth, Tina French

Virtual: Two members joined virtually during the dredging project discussion: Bob Stolberg @ 6:16 and Keith Fowler @ 6:26.

Board members absent: none

Staff present: Boone Marker, Lake Manager

3. **Approval of February Consent Agenda and January 8, 2026 Board Meeting Minutes**

Discussion: No changes

MOTION: Moved by Dayton Mays, seconded Susan Elworth, to approve the February Consent Agenda and minutes of the January 8, 2026 meeting, as presented.

Voting: Susan Elworth – yes; Dayton Mays – yes; Tina French – yes; Keith Fowler – absent;
Bob Stolberg - absent

Motion passed unanimously.

4. **Approval of Monthly Financial Reports – December 2025 and January 2026**

Discussion: Tina reported that Bob had reviewed the reports and had no concerns.

MOTION: Moved by Tina French, seconded Dayton Mays, to approve the December 2025 and January 2026 financial reports as presented.

Voting: Susan Elworth – yes; Dayton Mays – yes; Tina French – yes; Keith Fowler – absent;
Bob Stolberg - absent

Motion passed unanimously.

5. Public Comment on Agenda Items

None

6. Approval of Budget Calendar

One vacancy, not yet advertised. Plan to appoint in April. Boone said he would advertise the vacancy soon.

MOTION: Moved by Tina French, seconded Dayton May, to accept proposed budget calendar with change to date of appointing budget committee and budget officer to April 9, 2026.

Voting: Susan Elworth – yes; Dayton Mays – yes; Tina French – yes; Keith Fowler – absent; Bob Stolberg - absent

Motion passed unanimously.

7. Blue Heron Landing

Discussion:

Boone reported that he sent documents the buyer requested, including the Brownfield report, Civil West Engineering report, dock usage lease assignment, Mitch's conceptual design to the realtor.

First possible closing date was discussed. It was agreed that it would be no later than September 6th. Tina will contact Noel about sale. Nothing left to do at this point.

8. Dredging Project

Discussion

Phase 1 permit from DSL was approved, they need short term access and sand and gravel permits (where sand will be taken). Boone said he talked to DEQ about 401 permit today, about invoice payment. Conditional Use Permit, flood development permit and natural resources development review are needed before approval. Hoping for no test determination from DEQ. Waiting until March 19 for CUP resubmittal. Boone will follow up with Jamie at LEI. Army Corp of Engineers in Coos Bay requested photos of sand samples and pictures of impoundment structure for no test determination. Good for 10 years (all sand).

Bob asked about timeline to be sure work is done timely. RFP process may take some time. Boone said 85% complete at this point. March or April could go out for bid, (30 days). Tina asked Boone for timeline with deadlines to be sure project is on track. Tina asked about City's sewer project and it will probably not be done this year. Susan suggested to ask SDAO about full permits before going to bid. Bob asked about how this would be funded. Tina suggested Blue Heron sale proceeds. Boone said there is \$600,000 in general fund. Susan suggested reaching out for grants. Bob said that funding options should be included in the timeline (with options). There may be matching funds required for grants. Susan suggested SDAO as resource. Keith asked about local contractors doing work. Discussion took place about wording of RFP. Tina said she was talking to Nathan Knott about the number of contractors who turned out for a job in June, and said everybody is looking for work. Discussion of experience needed for in-water work. LEI can help with language to include in RFP. Bob stressed the importance

of contractor's safety record. Ann Williams has been unavailable, no response, but Boone has her signature on the required paperwork. Senator Anderson offered assistance when Boone presented at Kiwanis meeting.

9. Staff Report

District Projects & Operation

Devil Lake Aquatic Vegetation Management & Water Quality

- Coordinating with the testing facility we used last year to start sending samples in July. Will need to work this into the budget for the 8-weeks of summer.

Discussion: none

Blue Heron Landing/Marina

- BHL Sale – Update
 - Buyer provided February update on 2/4/25. Buyer states they don't see anything that causes any concern at this time.
 - Ernest money (\$50K) has been deposited to Fidelity National Title Company of Oregon, and we received a pre-qualification letter providing approval of \$1,170,000.
 - Reviewed seller provided documents
 - Had initial discussions with city planning department and began discussions with professional service providers: engineers, environmental consultants and architects.
 - I received a request to magnet fish at BHL. This request was denied due to the liability of people on our private property that is closed to the public.

Discussion: no further discussion at this time.

Devils Lake Flood Protection & Dredging Project

- JPA permit application has been submitted.
 - We have received approval from Department of State Lands!
 - Additional application to DSL - short term access agreement (STAA) is complete and waiting on review and signature from City of Lincoln City.
 - Sand & Gravel Permit is also being submitted to DSL.
 - DEQ 401 permit application has been submitted, and additional comments have been provided to DEQ. Application was paid for (\$1,110.73). This permit will be the last to be approved as it requires a CUP from the city, flood development permit, and natural resource development review.
 - DEQ requested we get an extension for our No Test Determination from the USACE. I have put in a request to extend or renew this exemption. The previous No Test Determination stated, "contaminants are unlikely to be resident in project area sediments."
 - USACE requested I collect dredge prism samples from the dredging area, took pictures of sand and water control structure, and submitted them to USACE for review.

- NW Hydrology provided official reports to DLWID and we received the City's report. This will be submitted back to the city for our conditional use permit that we filed on 11/9/25, but needed additional information. This will be re-submitted in the next month.
- LEI Engineering & SDAO helping with RFP once all permits/applications and final plans are complete. We should be able to prepare for bids in April/May. This will also help with the budgeting process if we can have a contractor approved before our budget hearing.
- Lease agreement has been delivered to Ann Williams, still waiting for signatures.
- Spoke with Senator Dick Anderson about this project after presenting at Kiwanis on 1/22. He seemed in favor. Will plan to schedule

Discussion: No further discussion at this time.

Operations

- Attended Budget Law webinar on 2/2/26.
- 2/18/26 - Attending Oregon Employers Association training on Paid Leave Oregon. We will update our district handbook to comply with new statues in Oregon. This will be on our March agenda.

Discussion:

Boone reported on things he learned at the budget law training re: contingencies. He will be working on updating the employee handbook. Tina talked about Paid Leave Oregon issues.

10. Board Comments:

Susan asked about public meetings law training and OGEC required training.

Discussion took place about lake level. Discussion of heavy rains and flooding in December. It was pointed out that the lake level is at least 4 feet lower now.

11. Public Comment: none

Next Meeting: Thursday, March 12, 2026

Meeting adjourned at 6:46 pm

Submitted by Susan Wahlke