



Devils Lake Water Improvement District
Regular Board Meeting

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

March 13, 2025

MINUTES

1. **Called to order at 6:01 pm** by Chair Tina French
2. **Roll Call:**
Board members present: Tina French, Dayton Mays in-person; Susan Elworth online
Board members absent: Bob Stolberg, Keith Fowler
Staff present: Boone Marker, Lake Manager

3. **Approval of March Consent Agenda and February 13, 2025 Board Meeting Minutes**

Discussion:

MOTION: Moved by Dayton Mays, seconded by Susan Elworth, to approve the March consent agenda and February 13, 2025 meeting minutes, as presented.

Voting: Dayton Mays – yes; Susan Elworth – yes; Tina French – abstained; Bob Stolberg – absent; Keith Fowler – absent. Motion passed

4. **Approval of Monthly Financial Reports – February**

Discussion: Boone reported that he met with Cameron (the bookkeeper). They discovered that the Pacific Power bills were allocated to marina, should have been lake. Boone is checking credit card charges carefully to be sure they are divided correctly. Discussion of credit card statement and who it is being sent to. Tina will talk to Bob about where statement is sent and it was agreed that Boone should see the bill first and indicate where charges should be entered. Percentage has been corrected.

Approval tabled until April.

5. **Public Comment on Agenda Items**

None

6. LEI Engineering

Discussion: Jamie from LEI reported that he reviewed the schematic plan of the area in preparation of dredging and determined equipment needed. He explained ways to protect the wetlands, and said they will need a long boom excavator. He talked about the dewatering process, and use of a conveyor. There will be five phases, and one remaining piece. Textured steel plate would be needed. Further description of hauling dredge to disposal site. Estimated 6500-7000 yards of dredge, should be no problem with DSL. Decisions about dewatering may need to be done on site. In-water work period month of August or August and September - limited time to work, but accomplishable. Tina noted that there would be a practically dry river bed that time of year. Dewatering process discussed. Susan said she thought it was a great plan to do most of dewatering in the river. Further discussion of how the process is envisioned. Discussion of possible feedback when permit submitted. Discussion of City's timeline. District on track for work to be done summer of 2026. Bid to go out to bid this time next year. Discussion of funds available to complete the project. Jamie will wait to hear from Boone.

7. Blue Heron Landing Update

Discussion: Dennis Regan reported that he had two showings this week, one on Monday and one earlier that day. People on Monday came with broker from Salem, not sure what their plans are, but aware of opportunities. The other client from St. George, looking to do development here. Pretty interested, will discuss and get back. Dennis described the current listings on the lake – four active house listings, Dennis described those properties and prices. Year to date there have been ten properties sold from \$875,000 to \$1.2 M. Lakefront land – only two properties for sale at this time. Dennis talked about commercial properties for sale in the city. RC zoning allows for commercial or residential. Susan asked about cross-listing for Blue Heron Landing. Dennis described the various ways the property is listed. The board thanked Dennis for his report.

8. Dredging Project

Boone talked about the contract with LEI Engineering. Invoice is pretty close to estimate, \$35,000. Discussion of next steps, a new contract is needed for next steps. Discussion of how much work is covered with this new contract. No financial commitment to Campbell at this time, future work at hourly rate. Tina asked for ball park amount. Discussion of budget for this year.

MOTION: Tina French moved to accept the new statement of work, seconded by Dayton Mays.

Voting: Dayton Mays – yes; Susan Elworth – yes; Tina French – yes; Bob Stolberg – absent; Keith Fowler – absent. Motion passed unanimously.

9. 2025-26 Budget Committee

a. Committee Applications and Appointment

Discussion: Application from Russ Cramer was presented. After this appointment, still three positions empty. Discussion took place about possible candidates.

MOTION: Tina French moved to approve Russ Cramer as a budget committee member. Susan Elworth seconded the motion.

Voting: Dayton Mays – yes; Susan Elworth – yes; Tina French – yes; Bob Stolberg – absent; Keith Fowler – absent. Motion passed unanimously.

10. Staff Report

District Projects & Operations

Devil Lake Aquatic Vegetation Management & Water Quality

- Aerator control panel is being worked on by Green Light Electric. Parts have arrived and work is being completed. If the new control panel doesn't fix the issue, we'll need to send it to the manufacturer for complete maintenance.
- Aerator easement application - \$415K – DSL is applying a rule that will accept DLWID's services and benefits of aerator system in lieu of payment.

Discussion: Boone talked to Julie this week, parts arrived today, hopefully this fixes problem, so that it doesn't need to be shipped. Need the aerator up and running by May. Tina asked Boone to stay on top of it. Discussion of how often the aerator needs to be running and reasons for keeping it running. Discussion of solar power. If power surge caused problem, then shutting off during storms would be good.

Boone reported about easement application and 30-year easement and work done by DLWID in lieu of payment for how much benefit this is for the lake. It was suggested that the email about rule to waive payment would be good to hold onto.

Blue Heron Landing/Marina

- Brownfields assessment at BHL
 - On-property decommissioned heating oil tank
 - Off-property decommissioned gasoline underground storage tank
 - Mold, asbestos-containing material, and lead based paint
- Moving forward with Phase II of assessment, this includes:
 - Mold and hazardous building materials survey
 - Sub-slab soil vapor sampling
 - Phase 2 will take approximately 4 months to complete.
- BHL sale update – property shown this week and additional inquiries
- Renewed dock easement permits from DSL..

Discussion: Boone talked about Phase 2 of the Brownfields assessment and discussion of following through if pending sale.

Dock easement permit has been renewed and is transferable

Devils Lake Flood Protection & Dredging Project

- LEI Engineering progress:
 - Concept design is complete

- New Scope of work includes:
 - Erosion Control and Site Grading
 - Hardscape/Dredging Plan Design
 - Offsite street & Utility Design
 - Construction staking surveying, observation, engineering
 - As-build survey for submittal to City/County
- Campbell Environmental to submit JPA
- City's sewer plan is at 30% - seeking partnership to accomplish some work this summer. Have not submitted their environmental permits.

No further discussion at this time.

Budget/Grants/Fundraising

- The first budget hearing is May 8th, second is June 12th.

Discussion: Discussion of grant from Tribe, unused for harvester and maintenance of harvester, may need to return. Maybe could be used for maintenance that was done (about \$8000). Tina asked if the grant money could be used for vegetation management. Tina will send all invoices for harvester maintenance.

Parks and Rec working on new life jacket station and possible additional locations. Boone may reach out to Tribe for grant for life jackets at Sand Point. Discussion of where people launch their boats. Updated signs will be installed.

Discussion of hydrogeologist report on SE 3rd – not yet complete.

Operations

- First stocking of Trout – week of March 10 & 24
- Board Elections May 20, 2025 – 4 seats up for election
- June 7 – Free Fishing weekend event at Regatta Park – potential “Grass Carp Festival”

Discussion: Location of stocking unknown. Boone will participate June 7th. Discussion of whether enough time to organize carp festival by then. Discussion of cost of fireworks on the lake. Show will be changed, to reduce cost. Discussion of timing of a fundraiser for the fireworks show. Boone said he is willing to book live music.

Board Comments

Susan asked for April meeting with Boone for performance evaluation. It was agreed to meet before the April board meeting.

Susan pointed out that there is a \$25 fee for inclusion in the voter pamphlet. Just \$10 to file. Everyone needs to run except Tina.

Public Comment:

none

Meeting adjourned at 7:18 pm

Next Meeting: April 8, 2025 – 6:00 pm

Submitted by Susan Wahlke

DRAFT