

WESTLAND IRRIGATION DISTRICT
Monthly Board Meeting
August 17, 2017

The Regular Monthly Meeting of the Westland Irrigation District Board of Directors was held Wednesday, August 17, 2017 at the Westland Road Fire Station, 78760 Westland Road, Hermiston Oregon.

Board members present were Chairman Bob Levy, Jordan Bennett, Justin Terry, Jack Bellinger, and Cindy Parks. Others present were Office Manager Tami Sherer, Field Supervisor Robert Bailey, Ditch Rider Alex Troppmann, and Mechanic Steven Cleveland. Patrons in attendance were, Jim Kooch, Art Prior, David Prior, Maurice Ziemer, Lawrence Smart, Roy Vogt, Lon Wadekamper, Glen Saul, Dona Lewis, Donna Brown, Mike Taylor, Craig Parks, Brad Lund, Dixie Echeverria Teres Fair Bob Emert and Dick White. Visitor Anne Kirkpatrick from Hermiston Irrigation District.

Chairman Levy called the meeting to order at 7:00p.m.

MINUTES: The minutes for the July 19, 2017, regular monthly Board meeting, were presented for review with Director Terry making a motion to approve and Director Bennett seconding. The motion carried unanimously.

FINANCIALS: On a motion by Director Bellinger and seconded by Director Parks, the July 2017 financial reports were approved as presented. The motion carried unanimously. Chairman Levy asked Tami Sherer to provide a year to date Financial Statement at the September 2017 board meeting.

MANAGER'S REPORT: Field Supervisor Bailey reported on crew activity. Alex is ditch riding with Bobby and Steven working on mowing and spraying weeds on the canal roads. Bobby continues to review the canal and apply Magnicide. Repairs to flow meters and upkeep to the equipment continues.

With the absence of Mike Wick, Chairman Levy read the Manager's report. The report as follows:

Irrigation Season & Reservoir Storage: Umatilla River live flow has declined to 35 and 40 cfs. Demand at the Westland main canal gauge on August 14 was 165 cfs, with 55 cfs in the A-line and 30 cfs in the B-line. Fish water releases from McKay Reservoir are due to begin again within the next two weeks.

Water demand has been high due to the hot weather this summer. I will have a storage report for the board meeting.

NOWA McKay Water: JR Cook has requested a second bid process be undertaken for the remaining 165 acre-feet of McKay water left following the first bid process in late June. A second mailing to patrons will be made as soon as possible.

Litigation: OWRD employee depositions are scheduled for August 23rd in Pendleton.

Data Center: The bridge canal crossing design for access to the proposed data center near Westland Road and Cottonwood Bend Road has been reviewed by and approved by IRZ. The written agreement for the crossing should be executed soon.

Reclamation Grant: Equipment for the canal level sensor project has been received. The installation and electrical work will be scheduled, and then programming the telemetry equipment will complete the project. Dexter Fortson will program.

F9 Lateral: Bobby Bailey is working with parcel owners on Agnew Road to install a new pipeline lateral to replace a failing, private steel line installed years ago when the open ditch system was in place. Water Use: Tami has been busy inputting water use data and communicating with patrons on their use and remaining allotment.

SDAO Priority Planning Process: I contacted George Dunkel of SDAO about scheduling a day to go through the Priority Planning Process with the board and staff. He recommended a day in October or November, when work involving delivery of irrigation water is reduced. Please check your calendars and send me potential days in those two months that I can use to coordinate with George.

Meetings with CTUIR: The Tribal Negotiation Team is scheduling meetings to continue discussions regarding their proposed water right settlement on August 29 with Hermiston and Stanfield Irrigation Districts plus the Small Ditch Companies, then again on August 30 with the Federal Negotiation Team.

Chairman Levy then read the Manager's Report addendum:

Remaining McKay Storage: As of August 1, approximately 16,000 acre-feet of Westland stored water remained for use. When the reservoir last filled in 2014, remaining storage on August 1 was 11, 750 acre-feet and water lasted to September 19 with no carryover. At 16,000 remaining, water should last to near the end of September but not much more.

McKay Fish Water Releases: Fish water releases from McKay will begin again on Monday, August 21 at a rate of 50 cfs and ramp up to 125 cfs by October 1.

Agenda Items:

1. **NOWA McKay water** - JR Cook will administer a second bid auction for up to 165 acre-feet of McKay water at a minimum bid of \$80 per acre-foot; total cost per acre-foot with \$5 NOWA fee plus \$17 Westland delivery fee is \$102. The Westland office will mail the bid documents to patrons; deadline to receive completed documents from patrons is 4pm August 31.
2. **Litigation** – Nothing to report other than depositions from OWRD staff are scheduled for August 23.
3. **Canal Parcel Purchase** – This is a continuation of the interest by Ramon Smith in purchasing the .76 acre parcel owned by the district that was discussed last month. David Filippi sent a policy document for the disposal of surplus real property for the board to consider for adoption; it requires a motion and majority vote of the board to adopt. Also in the board packet is an Assessor's Summary

Report showing the Real Market Value at \$530.

Recommendation: adopt the policy received from legal counsel and approve the sale contingent on Mr. Smith agreeing: (1) to grant the district an easement for continued operation of the canal at the parcel location and (2) to pay all legal and recording fees associated with the property sale and the development of the easement document.

4. **Lafollette easement** – Last month patron Lon Wadekamper asked if an easement exists on the James and Rebecca Lafollette property at 30095 Country Lane. The 2005 Bargain and Sale Deed includes a description of the real property with the following provision language:

“SUBJECT TO: Regulations, including easements, levies, and assessments of the Westland Irrigation District.” It also describes an easement and right of way recorded in the Umatilla County deed records.

It is important to note that the right to enter upon lands for inspection and maintenance of water works is provided by ORS Statue 545.237, *“The board of directors, its officers or an agent or employee of the board of directors may enter upon the land of a water user of the district for inspection, maintenance and regulation of the ditches, pipelines, gates, pumps or other water works.”*

UNFINISHED BUSINESS:

Chairman Levy asked Tami Sherer to get with him on setting up Priority Planning schedule for last two weeks of September.

Chairman Levy asked if a second mailing was going out for the bid of the NOWA water. Tami said yes she was doing it the next day.

Chairman Levy asked Bobby Bailey to explain the issue at the F9 Lateral. Bobby explained that there was a private pipeline put in across the Mike and Natallee Turner property by the previous owner to deliver water to their neighbors. At the time the pipeline was constructed nothing was put in writing for upkeep. The pipeline is leaking and needs replaced. Mr. and Mrs. Turner do not want the pipeline in the same spot. Bobby has been meeting with all the effected neighbors working on a solution to get district water delivered. He'll continue to work on a solution and then take the plan to Mike Wick for approval.

Canal parcel purchase was tabled until September meeting.

Lafollette easement. After reading Mike's answer to Lon Wadekamper's question, Chairman Levy thinks there should be a plat showing the easement. Further research into this matter is needed.

NEW BUSINESS:

Chairman Levy read the letter from Manager Mike Wick. After much discussion the board decided to wait to see if Mike was resigning before taking any action.

Chairman Levy asked Bobby Bailey about operations of canal and placement of flow meters. Who orders McKay water? Bobby explained all 3 ditch riders order

McKay water. Chairman Levy would like the board to discuss a report at a future meeting on accounting of all water entering and leaving the system. Bobby also explained that it takes up to 30 hours for a correction of water from McKay damn flow to make it to the end of the ditch.

The floor was opened for comment from the patrons. Mike Taylor suggested that the board work on finding where the most savings of water is and work on those issues. Dixie Echeverria asked about a well that was drilled by VA Data next to the canal. The board wasn't aware that had been done. She also wanted to know what the district gets out of the canal crossing. Maurice Ziemer asked who was paying for the bridge design done by IRZ.

No Executive Session held.

ADJOURNMENT: There being no further business before the Board, the meeting was adjourned at 8:16p.m.



Robert Levy, Chairman



Tamara Sherer, Secretary designee