

Minutes of Twin Rocks Sanitary District

June 10, 2026, Board Meeting

Board Members

- 1) George Bean Board Member at Large
- 2) Joann Baker Secretary
- 3) Jerry Berndt Vice-Chair
- 4) Ron Hemberry Chairman
- 5) Jerry Stanfill Treasurer/Finance

Staff

- 1) Cory Perkins Plant Operations Manager
- 2) Jennifer McHugh Office Administrations Manager

Meeting Called to Order on Wednesday, at 1:00 pm

Roll Call by Ron Hemberry. All present.

Public Comments:

No Public in attendance.

Minutes:

Members read the Minutes for the May 14, meeting.

Motion to approve Jerry S Second, George B motion carried, Minutes approved.

Emailed Minutes to all Board Members 2 days before the Board Meeting for review and a copy printed for the meeting.

FINANCIAL REPORT & AUTHORIZATION OF BILLS:

Approval of Bills and the Financial Report – Checks # 5565 - 5581, EFT, and ACH payments.

Motion to approve Jerry S. Second, George B. Motion carried. All bills are to be paid.

Two board members reviewed and signed all bills and payments before the meeting.

Committee Reports:

Safety Comm. (Cory) – All the fire extinguishers have been serviced for this year.

Old Business:

Electronic Billing for April Quarter and AR – We had 3 properties sell this month. Each were originally annuals, the buyers are quarterly. We now have 124 customers set up in Auto Pay, 91 of those are quarterly. All the April Annuals are paid and our current AR total for the FY is \$18,349. Today we are at 99% collected of invoiced this FY. We will go over the end of the FY next month.

Update on LB-50 – To answer questions from last month – of the 23 customers at the start of our list this year; 3 were on the list the last two years, 7 were on the list the last 4 years, 7 are new this year, and 6 of the 23 are on the list at the beginning of each year but pay before sent to the county.

5/14 sent out 23 letters, 6/1 five have paid, 6/2 added two more and mailed out 20 certified letters, 6/3 one has paid. Now the list is 19 for \$11,806.

Where do people live that are on the list? 16 of the 20 certified letters are Rockaway residence.

We do have one customer one the list that has filed a Chapter 7 Bankruptcy. SDAO did explain to me that this means it would cost us thousands of dollars to have an attorney add us to their creditors list, only to have a

judge discharge most of their debt. I have sent them a lien letter already and everything I do throughout the year. I propose adding them to the LB-50 anyway for their invoices owed that is a total of \$633, as they do owe quite a bit to the county as it is, as we do not sent our lien customers to a collection company anyway. **All agreed this was the appropriate thing to do.**

New Business:

Board Picture – I framed the picture we took last month and gave you each a copy. Did you want the board picture on the website? The board agreed it would be a good idea to add.

Pine Beach Lift Station Repair and New Camera Quotes – Cory - We received our spare **pump for Pine Beach** last month. When we had power surges in December we learned recently it affected the VFDs which caused loss of some settings, now that has affected the pumps. Both pumps are not working and have needed to be turned on manually. We were able to replace one with the spare pump we just purchased and replace the VFD for that pump also. But now we still need to purchase and replace the second pump that is not working and VFD. This will fall on next year's FY as it has a 3 week lead time. There was some board discussion and questions on flow and usage. **Jerry B. motioned approval to buy one new pump today for \$10,547, Jerry S seconded. All voted unanimously.** Next we will still need to purchase a new spare pump next FY so Pine Beach will have a spare. Before we buy a spare pump though, we will see if the two bad pumps can be repaired.

The Generators just had their annual service. Of the four generators we had the cooling system serviced on two of them in last year's maintenance service, this year we need to have the other two done. I have a quote for the main generator cooling system service as \$8,412. With scheduling this will fall in next FY. **Jerry B motioned to have the cooling system maintenance for the main generator done with the quote of \$8,412. Jerry S seconded. All voted unanimously.**

New Camera System Quotes – Cory has one quote for \$14,700, one \$13,600, and one for \$15,600 these are also all different types of cameras. Cory is asking for the board to give him a set price then he can take his time to evaluate cameras more on what we really need vs. what would be great to have in a more constructive manner. There was some board discussion of what was discussed last month and was decided it is something we still do need to move forward with. **Jerry B motioned Cory can evaluate cameras with the time he needs, then order a camera up to, but not over \$16,000. Joann B seconded. All voted unanimously.**

26/27 Employee Health Insurance – Corey with Hudson came by to discuss health insurance with Cory and Jennifer. Handout of our current insurance with new rates for next year and three other comparable plans. Cory and Jennifer wish to stay on the same plan they are currently on and this will have a monthly increase of \$365. This is a lot less than the increases of the other comparable plans. **All agreed this was fine.**

New Proposed Ocean Easement Fee Update - Cory brought this to our attention at the April meeting in correspondence, email from Scott McMullen (OFCC). We have been researching our outfall for a lease with the county. Jennifer submitting this Proposed Ocean Easement Fee from DSL (Dept. of State Land) to SDAO – Submit Your Legislative Concept. This new fee for ocean easement relates to our outfall. Currently the ruling states: for cables and other utilities with a diameter up to 3": $COMP = \$3 \times L \times D \times T$. To us this means our fee for our outfall would cost us \$1.8 million for 20yrs. Currently we do not have a fee. This is a new Ruling that may end up in legislation soon. Mark Landauer for SDAO consulting is now working on this now with the League of Oregon Cities. There was lots of discussion on this this and how all it affects all the cities and special district sewer service with outfall. DEQ would rather sewer services use outfall instead of streams. Cory and Jennifer are still researching our outfall lease and we will update with more information as it comes.

Best Practices and Public Meeting Policy – Jennifer went over this year's SDAO Best Practices. So far we have everything checked off, except for an updated Public Meeting Law Policy with training added. Since our expenditures are over the State's threshold of \$1million our board is required to take a State approved class. All Board members have all taken an authorized Public Meeting Law class. Each board member has there

completion certificate for their own records, and a certificate will be filed in our election book as board members need to take a State approved class at least once a term.

2025/2026-4 – Public Meeting Policy and Public Meeting Training Updated - Policy was read. This new updated policy will keep us in compliance with ORS 192 and 192.700 for the training requirements for a public governing body in a Public Meeting. Jerry B motioned to approve this new Public Meeting Law policy for Twin Rocks Sanitary District, Jerry S seconded it. All voted unanimously.

Correspondence – none this month

Staff Reports:

Plant – Cory:

Most was the Pine Beach Loop work this month. We did re-plumb the chorine room water so we can use city water if we lose our process water pump, as that did happen a couple of months ago.

Office – Jennifer:

Our memorized transactions are all set with the new rate for the July quarter.

I did send Accuity our preliminary reporting for our audit and signed the engagement letter, our on-site will be August 11th this year. I am working on updating the leases for Watseco and Twin Rocks Water. We will go over them at the next meeting.

I am taking a couple of days off next week. Wednesday and Thursday – Friday is a holiday for us, Juneteenth, the office will be closed on Thursday for that holiday and I am taking Wednesday for my birthday holiday. The next Holiday is before our next meeting, July 4th. This is on a Saturday so the Federal Holiday is Friday, but I am off on Friday and Thursday is 7/2, that is invoicing. So taking the office holiday on Monday 7/6. Our next meeting is that same week on Thursday, July 9th

Board Concerns – Watch out for black bears, one was spotted in the Pine Beach area.

**Motion to adjourn Jerry S, seconded by Jerry B, the meeting adjourned at 2:15 pm
Next meeting: July 9, 2026, Thursday @ 9am**

Ron Hemberry, Board Chairman

Date