

OCEANSIDE WATER DISTRICT
PO Box 360, Oceanside, OR 97134
(503) 842-0370
office@owd-oregon.org
owd-oregon.org

January 20, 2026 Minutes

The Barbara Bennett Community Hall, 5690 4th N.W. in Cape Meares

Board Members Present: Paul Newman (Chairman), Spike Klobas (Secretary), Pam Zielinski, Chris Grant Charles Ansoerge (Vice Chair/Treasurer) via Zoom

1. **Staff Present:** Christian Anderson (District Manager), Amber Sprague (Office Manager), Dennis Johnson (Aldrich Advisors) via Zoom
2. **Guests Present:** Sarah Absher (Director) and her assistant, Elizabeth Wipperman (Office Specialist) of Community Development, Tillamook County.
3. CALL TO ORDER. 1:05pm
4. APPROVAL OF AGENDA: Add Journal Entry/Reconciliation Report with Dennis Johnson after #6. **A motion was made by Ms. Zielinski to approve January 20, 2026 Board Meeting Agenda as amended. Mr. Grant seconded the motion. Motion Passed unanimously.**
5. APPROVAL OF PREVIOUS MINUTES: December 16, 2025 Board Meeting Minutes. **A motion was made by Ms. Zielinski to approve December 16, 2025 Regular Board Meeting Minutes. Ms. Klobas seconded the motion. Motion Passed unanimously.**
6. NEW BUSINESS: NEW BUSINESS, *PART ONE*: System Development Charge Rebate by Tillamook County for new ADU construction (Sarah Absher)
 - a. The purpose of the rebate on ADU development is one of many attempts to address the severe housing shortage for middle- and low-income workers countywide. An Accessory Dwelling Unit (ADU) is a subordinate dwelling unit, in/attached to the main dwelling or is free-standing.
 - b. Tillamook County is looking to partner with water and sewer districts to remediate the cost of System Development Charges, one of the barriers to building new ADUs. Oceanside is one area in the county where new ADUs can be developed. By contrast, they cannot be built in Cape Meares due to CC&R's.
 - c. Rebate program: the County will pay the SDC or a portion of the SDC up to \$5000 to the applicant building a new ADU. ADU cannot be used as short-term rental and would include additional commitments by the property owner. The total program may be funded at \$40,000 which would essentially enable 8 new ADUs.
 - d. OWD commissioners and staff discussed the issue and communicated interest in the program.
 - e. Ms. Absher will reach out again when the program becomes fully developed and approved by the County.
7. REVIEW OF FINANCIAL STATEMENTS: Presentation of financial statements by Dennis Johnson of Aldrich Advisors. **Board consensus approved financial statements.**
8. REVIEW OF ACCOUNTS PAYABLE: Accounts Payable from December 13, 2025, through January 16, 2026 was presented to the Board for acceptance. **A motion was made by Ms. Zielinski to accept Accounts Payable from December 13, 2025 to January 16, 2026. Ms. Klobas seconded the motion. Motion Passed unanimously.**

9. DISTRICT REPORT: Memo from Treatment Plant. (Christian Anderson)

- a. Water Flow Measurements: Oceanside Area Daily Average: 43,306gal/day, Cape Meares Area Daily Average: 13,668gal/day

	Gallons Consumed in December 2025	Gallons Consumed in December2024	Gallons Sold in December 2025	Gallons Sold in December 2024
Oceanside	1,110,618	1,081,123	926,578	943,489
The Capes HOA	154,140		140,756	154,484
Total	1,264,758	1,081,123	1,067,334	1,097,973
Cape Meares	355,829	391,730	269,095	419,493
	% Change Consumed 2024 - 2025	% Change Sold 2024 - 2025	OS % Water Loss Dec 2025	CM % Water Loss Dec 2025
	OS: 16.99% CM: -9.16%	OS: 5.357% CM: -7.77%	14.96%	24.38%

- b. Treatment: Short creek is still down to one pump; reinstallation of second pump to be scheduled. OWD crew cleared out silt in Short Creek immediately surrounding the raw water intake.
- c. Distribution: No new leaks to report. Water loss is at tolerable percentages on both sides of the district. However, leak detection is increasing in importance. Based on December's use data, OWD is losing a little over 150K gallons in the Village, 21K in Camelot, 8K on Maxwell mt, 13K in the Capes, and 86K in Cape Meares.
- d. Fire Fighting Water Flow on Maxwell Mountain: All reservoirs meet residential water flow for homes under 3600 sq ft. Fire flow is not adequate for homes over 3600 sq ft. (which there are one or two). NOFD is aware and understands how fire will be treated on Maxwell Mountain with these constraints.
- e. Miscellaneous: Philip and Walter both passed their level two treatment certification exams. The OHA Sanitary Survey of OWD is scheduled for February 11, 2026.

10. OFFICE REPORT: Memo from Business Office. (A. Sprague)

- a. Update on Delinquent Accounts and Payment Plan Progress
- b. Update on New Service Connections in Progress
- c. SDIS Property & Casualty Insurance Premium invoice will be sent to Bill.com for approval and payment.

11. ON-GOING BUSINESS: (Board Discussions and/or Actions)

- a. Status of the transition from Nationwide to T. Rowe Price. (P. Newman)
- i. Completed transition. Out of Nationwide into individual T. Rowe Price
 - ii. Issue with a former OWD employee needing permission to remove his own funds. T. Rowe Price is addressing the issue.
 - iii. Transition to correct fund bucket will take 60 days, rather than 30 days as promised.
- b. 2025 Financial Audit with Singer Lewak. (P. Newman, Dennis Johnson)
- i. Plan of Action is filed with the Oregon Secretary of State. Audit process is complete.
- c. SDC Incentive Program (P. Zielinski)
- i. Participation with the Tillamook County SDC Rebate Program fulfills the spirit of this initiative.
- d. Progress on grant application to update SCADA software (C. Anderson, C. Grant)

- i. Have been awarded \$2,500; the vendor, The Automation Group is looking at what could be purchased with \$5,000.00. Possibly request from NOFD to match funds

12. NEW BUSINESS, continued: (Board Discussions and/or Actions)

- a. Review System Development Charge findings regarding Restaurants and New Service Connection Fees (A. Sprague, P. Newman)
 - i. Board Consensus approves SDC Refund to M. Kaye for overpayment.
 - ii. Table issue regarding New Service Connection Fees
- b. Resolution 26-01 Trail Use Immunity Opt-in. A motion was made by Ms. Zielinski to approve Resolution 26-01 Trail Use Immunity Opt-In. Ms. Klobas seconded the motion. Motion Passed unanimously.**

13. CORRESPONDENCE: none

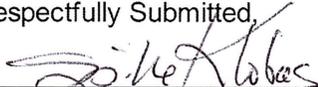
14. COMMISSIONERS COMMENTS:

- a. Next Board Meeting: February 17, 2026, to be held at 1pm at Oceanside Treatment Plant, 2270 Cape Meares Loop Rd
- b. BOARD MEMBERS Paul Newman and Charles Ansorge will approve payments for the month of February 2026 through Bill.com.

15. EXECUTIVE SESSION needed: PER ORS 162.660(2)(i) AND 192.660(8). **A motion was made by Ms. Zielinski to enter Executive Session. Ms. Klobas seconded the motion. The Board Commissioners entered Executive Session at 4:15pm.**

16. ADJOURN MEETING **A motion was made by Ms. Zielinski to adjourn the Regular Board Meeting at 4:20pm. Mr. Grant seconded the motion. Motion Passed unanimously.**

Respectfully Submitted,



Spike Klobas, Secretary

Minutes taken by Amber Sprague