

OCEANSIDE WATER DISTRICT
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February 17, 2026 Minutes

Oceanside Treatment Plant, 2270 Cape Meares Loop Rd

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

Staff Present: Christian Anderson (District Manager), Amber Sprague (Office Manager), Dennis Johnson (Aldrich Advisors) via Zoom

Guests Present: Chris Janigo, Owner and Engineer of Topex Engineering via Zoom

1. CALL TO ORDER. 1:00pm
2. APPROVAL OF AGENDA: Amend New Business to include review of Tillamook County Solid Waste presentation attended by Ms. Klobas. **A motion was made by Ms. Zielinski to approve February 17, 2026 Board Meeting Agenda with the amended New Business. Ms. Klobas seconded the motion. Motion Passed unanimously.**
3. APPROVAL OF PREVIOUS MINUTES: January 20, 2026 Board Meeting Minutes. **A motion was made by Ms. Zielinski to approve January 20, 2026 Regular Board Meeting Minutes. Ms. Klobas seconded the motion. Motion Passed unanimously.**
4. NEW BUSINESS, *PART ONE*:
 - a. PRESENTATION OF TOPEX Engineering capabilities and competences (Chris Janigo)
 - i. Chris Janigo was OWD's engineer at Civil West Engineering (now a Verdantas company). Starting own business.
 - ii. Sub-contract with Civil West Engineering a possibility for current contracts with Mr. Janigo as Civil West might not have an engineer to work on our projects.
 - iii. Mr. Janigo offers the experience with our water system, and coastal knowledge but would sub-contract with Windsor Engineers and Civil West Engineering/Verdantas (in-progress) for 3rd party review for quality control.
 - b. Notice of planned meeting with design firm for Cougar Ridge Subdivision
 - i. Firwood Design is organizing a meeting with interested parties before paving the road up to Capes reservoir.
 - ii. Chance for some synergy- internet, electricity, mapping, pipes to be laid.
5. REVIEW OF FINANCIAL STATEMENTS: Review of financial statements compiled by Aldrich Advisors. **Board consensus approved financial statements.**
 - a. Unexpected expenses incurred for maintenance of the District's pickup truck. In addition, the Kabota is in need of maintenance and repair. Reviewed budgeted funds for potential transfer to cover the costs--Resolution for the transfer of money between accounts to be reviewed at March Board Meeting.
 - b. Next budget will include a fund to saving for new truck to replace the pickup
6. REVIEW OF ACCOUNTS PAYABLE: Accounts Payable from January 17, 2026, through February 13, 2026 was presented to the Board for acceptance. **A motion was made by Ms. Zielinski to accept Accounts Payable from January 17, 2026 to February 13, 2026. Ms. Klobas seconded the motion. Motion Passed unanimously.**

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

- a. Water Flow Measurements: Oceanside Area Daily Average: 37,399gal/day; Cape Meares Area Daily Average: 14,354gal/day

	Gallons Consumed in January 2026	Gallons Sold in January 2026	Gallons Lost in January 2026	Gallons Lost in January 2025
Oceanside	834,729	696,166	138,563	167,018
The Capes HOA	157,263	139,427	17,836	
Total	997,992	835,593	156,339	167,018
Cape Meares	407,361	320,482	86,879	79,623
	% Change Consumed 2025 to 2026	% Change Sold 2025 to 2026	OS % Water Loss Jan 2026	CM % Water Loss Jan 2026
	OS: -22.63% CM: +14.38%	OS: -23.22% CM: +15.83%	15.30%	21.33%

- b. Treatment: Both pumps at Short Creek back up and working; power supply issues will still need to be sorted.
- c. Distribution: No new known leaks to report. Completed planned quarterly drain of Capes Reservoir.
- d. OHA Visit and Audit: Full report on the recent OHA Sanitary Survey will come later, but initial site visit went well with only a few very minor things needing to be adjusted moving forward.
- e. SCADA: Need to evaluate the timeframe between purchasing a portion of equipment and completing the install to avoid equipment going out of date.

8. 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

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

- a. Status of the transition from Nationwide to T. Rowe Price. (P. Newman)
- i. Transition to Envestnet pool from Iron Fiduciary is in progress. Change should be complete by March 28.
- b. Resolution 26-02 Service Connection Fees (Board Action) **A motion was made by Ms. Klobas to approve Resolution 26-02 Service Connection Fees. Ms. Zielinski seconded the motion. Motion Passed unanimously.**

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

- a. Report of Tillamook County Solid Waste presentation (S. Klobas)
- i. Possibility of OWD abandoned-in-place pipes along Cape Meares Loop Road and on 5th past the gate to be accepted by the County's Solid Waste Dept.
- ii. **Board consensus recommends that the pipes are removed.**
- iii. Spike Klobas will continue correspondence to obtain details and update progress at the next Board Meeting.
- b. Engineering Firm of Record—Potential Need for Change and Opportunities (P. Newman)
- i. Civil West Engineering was purchased by Verdantas around October 2025.

Changes within Civil West may require a different engineering firm as our projects are not currently being worked on.

- ii. Presentation from Chris Janigo of Topax
- iii. Upcoming interview with additional engineer currently working with Netarts Water District by Paul and Christian.
- c. Appoint Budget Chair (P. Newman)
 - i. Paul Newman will head the Budget Committee but if a community member or Board Commissioner Mr. Grant is interested, would relinquish the committee chair position.
- d. Vacation Hours Accrual maximum 160 to 170 (C. Anderson)
 - i. Proposed raising the maximum accrued hours from 160 to 170 as this would allow the possibility of an annual three-week vacation by an employee.
 - ii. Board will vote on a drafted resolution at next Board Meeting.

11. CORRESPONDENCE: none

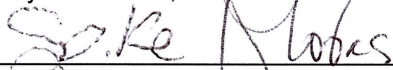
12. COMMISSIONERS COMMENTS:

- a. Next Board Meeting: March 17, 2026, to be held at 1pm at the Barbara Bennett Community Hall, 5690 4th N.W. in Cape Meares
- b. BOARD MEMBERS Chris Grant and Pam Zielinski will approve payments for the month of March 2026 through Bill.com

13. EXECUTIVE SESSION not needed: PER ORS 162.660(2)(i) AND 192.660(8).

14. ADJOURN MEETING **A motion was made by Ms. Klobas to adjourn the Regular Board Meeting at 3:07pm. Mr. Zielinski seconded the motion. *Motion Passed unanimously.***

Respectfully Submitted,

MS


Spike Klobas, Secretary

Minutes taken by Amber Sprague