



**DEVILS LAKE  
WATER IMPROVEMENT DISTRICT**

**WORK SESSION MINUTES**

July 11, 2024

**1. Call to Order** at 3:04 pm

**2. Roll Call**

**Board Members Present:** Dayton Mays, Tina French, Susan Elworth, Bob Stolberg

**Board Members Absent:** Keith Fowler

**Staff Present:** Boone Marker

**3. Public Comment on Agenda Items**

No members of the public present in person or online.

**4. SDIS Update** - information from Troy, adjuster at special districts insurance services

A. Development of building

B. Rental of docks – not insured to rent dock space

C. Personnel policy handbook should be prepared – discussion of May 2021 draft personnel policy and employee handbook with Cascade Employers, ask for any updates since then

Board members discussed the difference between what the former district manager told the board and information received from Troy. Special districts have pooled insurance and their coverage is different than commercial insurance. Discussion took place about the value of the building at Blue Heron Landing, which is full of asbestos – at least \$50,00 to remove asbestos. Discussion took place about the possibility that the building is over-insured due to the condition of the building.

Boone has received payment for one boat slip rental at this time. No trespassing signs have been placed on the docks and a new chain placed at the driveway. It was agreed that it is imperative to make a decision about what will happen with the property. It is not feasible to obtain grant funds in 6 months. It was agreed that there is nothing wrong with the foundation, there is value there, and no issues in the basement. Discussion took place about “remodeling” vs. rebuilding, and the possibility of hiring someone to lease dock space, which was generally agreed to not be a good idea. Options available would be to sell the property, sell the property and get a lease agreement, or rebuild and then have more responsibility for property/maintenance/potential liability. Discussion took place about selling the property to someone to own outright or lease to DLWID. Discussion of vision presented by Mitch Moore. It was agreed that access to the lake is the most important reason to own the property. Discussion took place about the possibility of graveling the

driveway. It was agreed to speak with Isham & Sprague about insuring the building. It was mentioned again that signage on the dock is needed. Discussion of coverage, it is insured at \$1.2 M – is this replacement value?

Trainings for board members are required. Two in-person classes in Newport and an online opportunity, on various subjects.

Bob suggested putting it up for sale with conditions and discussion of 10 to 20-year lease for office space. The need for a realtor who specializes in commercial properties was agreed upon.

Boone talked about possible trainings. He will email a list to the board members. Boone will check with what trainings are required.

Susan read a list of activities that special districts can do from ORS Chapter 552.

Boone will pull down the sign about dock space for lease. There will be no future rentals.

## **5. DLWID Current Priorities**

Good opportunity to review 2022 list of priorities in the Strategic Plan. Prior list was adopted in 2011.

Discussion: Budget information needs to be updated; Water supply and quality are fine as is; Public access - support other entities that own public access; Adjust paragraph about marina, suggested adding language about board evaluating all options to use it and remove CAFÉ language. Impoundment dates need to be updated – Boone will ask Julie Sexton for assistance with this language; Remove language at end of third paragraph on page 3.

Working with the city about dredging; Boone said DLWID needs an exemption before working with K&E or else RFP needed. Need to check code about process. Possibility of just going with RFP with narrow scope of work. Bob suggested K&E as consultant helping to write RFP scope of work. Tina asked about narrowing possibility of grants needed. Boone plans to meet with grant writer. Discussion of reasons for removal of sand to help with grant possibilities. Discussion of timing of grant funding and work to be done during in-water work period. Agreed to put out RFP and not do exemption.

Discussion of testing sites; Discussion of aerators; Follow up with DEQ about dissolved oxygen list; Conservation and Restoration – discussion of salmon runs in lake up Thompson and Rock Creeks; Removing sand should restore salmon run; Update carp situation on pages 6 and 7 – include when and how many have been added; Discussion about island in front of Indian Shores which is now under water and needs to be marked and asking sheriff's office to put a warning sign there; Remove CAFÉ language on page 8; Change "Executive Director" to "lake manager".

Shoreline planting guide updated in 2019 – printed into booklet and distributed to public and posted on website – 24 pages – Boone will forward to board. Remove engagement section on pages 10 & 11; Page 12 – VCB should be changed to ELC; Discussion of different agencies and their rules. Discussion of previous dredging permitting process and reasons for failure.

Tina asked board members for any additions to the strategic plan. 2015 priorities on the website were discussed. #1 done, these need to be replaced with strategic initiatives on page 1 of strategic plan – bullets, not numbered, and refer to strategic plan, and add hyperlinks to additional information; Discussion about volunteer committees – water quality, shoreline restoration, events, septic & sewer, possible others; Lake cleanups, road cleanups, post-fireworks cleanups, fundraising; Discussion of aging septic systems.

## **6. Public Comment**

None at this time

### **Work session adjourned at 4:53 pm**

Board and lake manager convened executive session at 5:00 pm

Submitted by Susan Wahlke