



The regular meeting and board of equalization of the Board of Directors of the Central Oregon Irrigation District (COID) was called to order by Paul Kasberger, at 9:03 AM on February 9, 2021 in the District office.

Due to COVID-19 the meeting was restricted to in person participation and done virtually. Directors Paul Kasberger, Brad Clarno, Tom Burke and Carroll Penhollow participated in person in the COID Conference Room logged into Zoom. Participating remotely by Zoom was Dan Ellingson. Craig Horrell, Secretary - Managing Director; Shon Rae, Deputy Managing Director; Erin Bathke, Accounting Assistant; Jenny Hartzell-Hill, Executive Assistant; and Heidi Dennison, Accounting Consultant participated in person. Participating remotely by Zoom were Kelley O'Rourke, Land Use Technician; Leslie Clark, Water Rights Manager; Cary Penhollow, Water Master; Kelley Hamby, Operations and Maintenance Manager. Also attending via Zoom were Matt Singer, Legal Counsel and Brian Meece, Realtor of Record. Also calling in, Todd Peplin with NRCS and at 10:00 a.m. Linda Ziveny with Raymond James Zoomed.

1. OPEN FORUM:

None

2. MINUTES:

Tom Burke made a motion to approve the minutes for the January 12, 2021 Regular Meeting as well as the January 19, 2021 and February 2, 2021 Special Meetings. Following a second by Brad Clarno the motion was approved unanimously.

3. TRANSFERS / INCLUSIONS:

A water management report was provided to the Board prior to the meeting, Exhibit "A". Carroll Penhollow made a motion to approve the transfers as presented. Following a second by Tom Burke the motion was approved unanimously.

5. REPORTS:

- A. Watermaster Report –
A written report (Exhibit "B") was provided to the Board prior to the meeting. Cary Penhollow provided a verbal update regarding the status of the reservoirs.
- B. Operations and Maintenance Report –
A written report (Exhibit "C") was provided to the Board prior to the meeting. Kelley Hamby provided a verbal update on the current projects.
- D. Hydro Report -
A written report (Exhibit "D") was provided to the Board prior to the meeting. Joshua Peed provided a verbal update to the board on production and maintenance.
- E. Internal Operations & Communications-
A written report (Exhibit "E") was provided to the Board prior to the meeting. Shon Rae provided the annual report to the Board. She also introduced Heidi

Dennison, our new Accounting Consultant. Craig Horrell also shared the Hydro brochure that was created.

F. Finance -

The written report (Exhibit “F”) was provided to the Board prior to the meeting.

6. **BILLINGS & PAYROLL:**

Tom Burke made a motion to approve the Billings and Payroll as presented. Following a second by Brad Clarno the motion was approved unanimously.

7. **OLD BUSINESS:**

• **Merkley PL 566**

Craig Horrell provided an update to the Board of the current piping project. The current project (J Lateral Piping) will be completed in 6 weeks, so everything is on schedule. Craig explained that the payments from NRCS are taking longer than expected due to the high level of detail, which is causing a backlog of invoices to pay Taylor Northwest. This puts those invoices subject to interest in the amount of \$39,000. It was suggested to pay the current invoices from the LGIP to avoid interest and then when we receive the funding from NRCS we would reimburse the LGIP. Tom Burke made a motion to pay the Taylor NW invoices in the amount of \$1,900,000 from the LGIP Account and when funds are received from NRCS to reimburse the LGIP Account. Following a second by Brad Clarno the motion passed unanimously.

• **SPP ODFW Contract Renewal**

Craig Horrell explained that COID’s suggested changes have been submitted and we have not heard back.

• **2021 Budgets**

An open motion with a second from the February 2, 2021 was carried over to this meeting. The motion was made by Dan Ellingson to approve the 2021 Budgets as presented and a second was made by Tom Burke. Discussion on this motion continued. Shon Rae explained the actuals on the 2021 wages and the budget. Following a unanimous vote, the budgets were passed. See Exhibit “G”.

8. **NEW BUSINESS:**

• **Redmond Community Solar Proposal**

A letter was presented to the Board proposing solar on the East Redmond Property, Exhibit “H”. Board consensus is to not allow solar on COID lands. Staff will respond to the request.

Since the Board was discussing the East Redmond Property Brian Meece informed the Board that he has met with the City as they would like to develop smaller industrial lots and would like to potentially include the East Redmond Property in the long-term planning. Brian is offering to volunteer his time on this committee, and he suggested possibly having Kelley O’Rourke involved in the discussions as well. He thinks this would be a good thing for COID to participate in the planning.

- **Mel's Tractor / Piping Agreement**

Clarification of a Piping Agreement was requested and has been reviewed by staff and legal counsel. A map of the subject property was provided to the Board, Exhibit "I". The piping agreement that was agreed upon was written prior to the lots being subdivided. With development of the lots, per the agreement, all property owners are on the hook for the cost share of replacement and maintenance of pipe. Staff will inform the requestor of this information.

- **Remnant Parcel / Development**

Property northwest of Redmond that is serviced by COID/Paton #359680 Jacobs, has development plans in the works surrounding it which will prove to be very challenging to get the .8 acres of water rights to the property. Staff requested Board approval to move forward with the Remnant Parcel policy on this property if the water rights holder does not agree to Quitclaiming the water rights. Tom Burke made a motion to allow staff to use the remnant parcel policy if necessary. Following a second by Brad Clarno the motion was approved unanimously.

At 9:44 AM the Board recessed the General Session and asked the Board to convene into Executive Session per:

- ORS 192.660(2)(e) to conduct deliberations with persons designated by the governing body to negotiate real property transactions.
- ORS 192.660(2)(h) to consult with counsel concerning the legal rights and duties of a public body with regards to current litigation or litigation likely to be filed.

The Board Returned to regular session at 10:01 a.m.

(Continuation of New Business):

- **Endowment Fund Update**

Linda Zivney with Raymond James zoomed into the Board Meeting at 10:01 and provided an update to the Board. She reviewed the Endowment Fund and provided a summary to the Board, Exhibit "I".

The Board recessed into executive session again at 10:17 a.m. per the above-referenced ORS.

Following the Executive Session, the Regular Session of the COID Board was reconvened at 11:48 a.m.

9. **BOARD COMMENTS:**

Board requested getting a copy of the Draft Agenda prior to finalization for review.

Dan Ellingson requested that Matt Singer give the Board some guidance on Executive Session procedures. He also requested an update on some of the ongoing projects within the District. Craig Horrell and Shon Rae also provided an overview of the outline for the On-Farm Patron Loan Program. Board is in consensus that staff can start working on the framework for the program. Dan also asked for some clarification on the timing of the EIS and the construction schedule.

The meeting was adjourned at 12:43 P.M. following a motion by Tom Burke that was seconded by Brad Clarno.

Craig Horrell, Manager

Tom Burke

Brad Clarno

Dan Ellingson

Paul Kasberger

Carroll Penhollow

APPROVED