Tooley Water District Board Meeting Agenda

Version 1.1 (updated 4/16/23)

Meeting Date: Wednesday, April 19, 2023 7:00pm

Location: Online via Microsoft Teams. <u>https://teams.microsoft.com/l/meetup-</u> join/19%3ameeting_NzI0OWVkNjUtOWZmNi00MjQwLTg0OTEtNTRIZjVkMTlyZjI2%40thread.v2/0?con text=%7b%22Tid%22%3a%2263870596-78a8-4ee2-93b9de492e15c25f%22%2c%22Oid%22%3a%227710e67a-7223-411a-975f-b495630b89e5%22%7d_

Type of meeting Board Meeting

Chairperson Carol Mauser

Minute keeper Debby Jones

Topics

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Item 1 - Approval of Agenda

Item 2 – Approval of Minutes

Tooley Water District March 16, 2023, Board Meeting Meeting held virtually.

Present: John Amery, Debby Jones, Amanda Valentine, Carol Mauser, and Larry Russ

Carol opened the meeting at 7:01 pm

Carol asked for approval of the March agenda. Larry made the motion to approve the March agenda as presented. Amanda seconded. All approved. Motion passed.

Carol asked for approval of the February minutes. John made a motion to approve the February minutes. Larry seconded. All approved. Motion passed.

Financial Report

Checking:	\$ 10,704.86
Money Market:	\$ 50,000.00

John updated board members on the financials.

Water Report February Water Loss: 37.68%

System Updates

- Tooley Water District is required to take chlorine residual tests twice a week. Larry has reached out to Dave Nelson to see if he would be willing to take on this responsibility with some compensation. Nelson agreed to take on the responsibility and has been trained by Hiland. John will reach out to SDIS for guidance on independent contracting procedures.
- Larry shared information on a possible electronic system that could be purchased to take care of the chlorine testing in the future.

Emergency Preparedness

• No updates

Delinquent Accounts

- Board discussed the former Dunigan property. The account is still accumulating the monthly charge even though. John had reached out to the property representative to inform them of the situation. There has not been any further correspondence. The board discussed filing another lean and or determine in the meter has been abandoned. If it is abandoned, the new hook up fee would go into effect. John will reach out to Hiland for an updated report on when the last payment was made on this specific property.
- Board also discussed the Saylors property. Hiland shared that Mr. Saylors had told them that

there was a well on the property. This has not been verified. Hiland had been in communication that payment must be received or water will be turned off. John also questioned whether Saylors had been charged for Hiland coming out to turn the meter back on. John will confirm with Devin.

- The following discussion led the board to discuss the need to increase the overall system hookup fee. Board briefly discussed increasing the fee to \$7,500. This will be brought before the budget committee in the spring for consideration.
- Board discussed the leak in the pump house. Larry will reach out to Hiland for further information

Nitrate Resolution Plan:

- John and Carol has been working diligent on this issue. On March 15, 2023, letter of interest was sent to Business Oregon to potentially apply for funding. Carrie Pipinach has been very helpful through the process.
- John shared with the board an additional grant program through Business Oregon, which has several stipulations and if not managed property the county/city are responsible for the funding. John has discussed the option with governmental officials and has helped them understand the difficulty of the nitrate issue. MCED may be willing to manage the grant, which would be more appealing to the county/city. There is a max grant amount and there would still need to be additional funds sought. John also shared additional potential funding options.
- John will update OHA on the progress regarding the resolution plan.

Tooley Policies

• No updates

Outdoor Kiosks

• Amanda has connected with an individual to install the kiosks and John will provide specifics with the installation.

Budget Committee

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John

made a motion to approve Jovonne Lentz to position 4 and Mark Stern to position 5. Amanda seconded. All approved. Motion carried.

John made a motion to approve Carol Mauser as the Board Chair. Larry seconded. Motion carried. Carol made a motion to approve John Amery as treasurer. Larry seconded. All approved. Motion carried.

John made the motion to approve Debby Jones as the secretary. Larry seconded. All approved. Motion carried.

New Business

• No updates

Next Meeting: Wednesday, April 19, 2023

Meeting adjourned at 8:33 pm

Item 3 - Financial Reports – Mr. Amery

Copy of current account totals from Washington Federal Website

Screenshot from Washington Federal website on 4/16/23

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🚓 Account Snapshot			\$ ×
Checking 🛧	Current Balance	Available Balance	
Checking	\$10,967.05	\$10,967.05	>
Money Market $ \downarrow $	Current Balance	Available Balance	-
Money Market	\$50,101.35	\$50,101.35	>

Recent Savings Transactions

	Tooley Water District 4/16/2023 2:52 PM									
Register:	ister: Savings at Washington Federal									
From 03/	from 03/14/2023 through 04/16/2023									
Sorted by	: Date, Type, N	umber/Ref								
Date	Number	Payee	Account	Memo	Payment	С	Deposit	Balance		
03/31/202	23	Washington Federal	Interest Income	Interest		х	101.35	50,101.35		

	Tooley Water District 4/16/2023 2:52 PM									
From 03/14/	Register: Checking at Washington Federal From 03/14/2023 through 04/16/2023 Sorted by: Date, Type, Number/Ref									
Date	Number	Payee	Account	Memo	Payment	С	Deposit	Balance		
03/15/2023		S.D.I.S	Materials and Services:	Deposit		Х	162.00	7,781.16		
03/20/2023			Interest Income	Interest		Х	1.59	7,782.75		
03/31/2023	5117	Amanda Valentine	Personal Services:Boar	March Board	50.00			7,732.75		
03/31/2023	5118	Carol Mauser	Personal Services:Boar	March Board	50.00			7,682.75		
03/31/2023	5119	Debby Jones	Personal Services:Boar	March Board	50.00			7,632.75		
03/31/2023	5120	John Amery	Personal Services:Boar	March Board	50.00			7,582.75		
03/31/2023	5121	Larry Russ	Personal Services:Boar	March Board	50.00			7,532.75		
03/31/2023	5122	Hiland Water Corp	Accounts Payable	Services Perfor	2,241.00			5,291.75		
04/10/2023			Water Revenue:Water	Deposit		Х	3,441.30	8,733.05		
04/10/2023		PandaDoc	Materials and Services:	PANDADOC,	228.00	Х		8,505.05		
04/16/2023		Wasco County Clerk	Materials and Services:	COUNTY OF	79.00	Х		8,426.05		

Recent Checking Transactions

Profit and Loss Budget vs. Actual

Tooley Water District Profit & Loss Budget Performance March 2023

2:50 PM

04/16/23

Accrual Basis

	Mar 23	Budget	% of Budget	Jul '22 - Mar 23	YTD Budget	% of Budget	Annual Budget
Ordinary Income/Expense							
Income Water Revenue							
Water Sales	2,737.15	3,226.53	84.8%	33,431.78	35,246.31	94.9%	44,763.25
Total Water Revenue	2,737.15	3,226.53	84.8%	33,431.78	35,246.31	94.9%	44,763.25
Total Income	2,737.15	3,226.53	84.8%	38,431.78	35,246.31	109.0%	44,763.25
Expense Capital Improvements	0.00	0.00	0.0%	5,191.93	0.00	100.0%	12,000.00
Contingency Materials and Services	0.00			0.00	0.00	0.0%	0.00
Computer and Internet Expenses Copies	0.00 0.00	0.00 16.66	0.0% 0.0%	0.00 0.00	116.05 149.94	0.0% 0.0%	762.92 200.00
Dues and Fees Laboratory Fees Dues and Fees - Other	0.00	70.00	0.0% 0.0%	0.00 375.45	630.00 349.61	0.0% 107.4%	840.00 360.00
Total Dues and Fees	0.00	70.00	0.0%	375.45	979.61	38.3%	1,200.00
Grant Fulfillment	0.00	0.00	0.0%	0.00	0.00	0.0%	0.00
legal Services	0.00	0.00	0.0%	84.00	0.00	100.0%	5,000.00
Liability Insurance Boiler&Machinery	0.00	0.00	0.0%	0.00	160.50	0.0%	160.50
Excess General Liability	0.00 0.00	0.00 0.00	0.0% 0.0%	192.00 1,063.00	205.44 1,240.13	93.5% 85.7%	205.44 1,240.13
Insurance Refund	-162.00			-162.00	0.00	100.0%	0.00
N/O Auto Liability Property	0.00 0.00	0.00 0.00	0.0% 0.0%	175.00 450.00	187.25 434.42	93.5% 103.6%	187.25 434.42
Liability Insurance - Other	0.00	0.00	0.0%	0.00	0.00	0.0%	19.26
Total Liability Insurance	-162.00	0.00	100.0%	1,868.00	2,227.74	83.9%	2,247.00
Maintenance and Repairs	66.00	557.73	11.8%	1,940.62	5,019.57	38.7%	6,692.80
Network Monitoring Maintenance Office Supplies	0.00 0.00	0.00 8.33	0.0%	0.00 0.00	0.00 74.97	0.0% 0.0%	340.00 100.00
Operating Expenses Customer CC pass through	0.00	19.89	0.0%	91.00	179.01	50.8%	238.70
Disconnect Fee	0.00	0.00	0.0%	60.00	0.00	100.0%	60.00
Hiland Base Maintenance Fee	2,175.00	2,175.00	100.0%	19,575.00	19,575.00	100.0%	26,100.00
Total Operating Expenses	2,175.00	2,194.89	99.1%	19,726.00	19,754.01	99.9%	26,398.70
Postage and Delivery	0.00	8.33	0.0%	24.98	74.97	33.3%	100.00
Total Materials and Services	2,079.00	2,855.94	72.8%	24,019.05	28,396.86	84.6%	43,041.42
Personal Services Boardmember Incentives	250.00	250.00	100.0%	2,050.00	2,250.00	91.1%	3,000.00
Boardmember training/meetings	0.00	0.00	0.0%	0.00	0.00	0.0%	250.00
Crime Bond	0.00			154.00	175.00	88.0%	175.00
Meeting Expense Workmans Compensation Insurance	0.00	0.00	0.0%	0.00 634.67	0.00 668.37	0.0% 95.0%	200.00 668.37
Total Personal Services	250.00	250.00	100.0%	2,838.67	3,093.37	91.8%	4,293.3
Total Expense	2,329.00	3,105.94	75.0%	32,049.65	31,490.23	101.8%	59,334.79
Net Ordinary Income	408.15	120.59	338.5%	6,382.13	3,756.08	169.9%	-14,571.54
Other Income/Expense							
Other Income Grant Income	0.00	0.00	0.0%	11 692 00	0.00	100.0%	0.00
Interest Income	0.00 102.94	0.00 2.50	4,117.6%	11,683.00 242.59	22.50	100.0% 1,078.2%	30.00
Total Other Income	102.94	2.50	4,117.6%	11,925.59	22.50	53,002.6%	30.00
Other Expense Bank Error	0.00			0.00	0.00	0.0%	0.00
Total Other Expense	0.00			0.00	0.00	0.0%	0.00
Net Other Income	102.94	2.50	4,117.6%	11,925.59	22.50	53,002.6%	30.00
et Income	511.09	123.09	415.2%	18,307.72	3,778.58	484.5%	-14,541.54
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Checks that have not cleared

8:46 PM

04/16/23

Accrual Basis

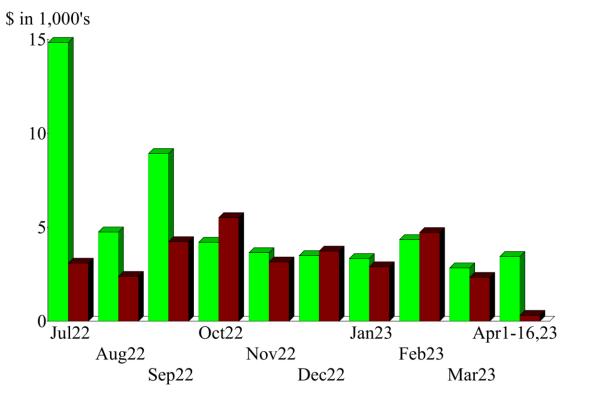
Tooley Water District Checks that have not cleared All Transactions

Туре	Date	Num	Name	Memo	Account	Clr	Split	Amount
Ch	02/28/20	5113	Debby Jones	February Board Meeting attendance	Checki		Boardmember Incentives	-50.00
Ch	03/31/20	5117	Amanda Valentine	March Board Meeting attendance	Checki		Boardmember Incentives	-50.00
Ch	03/31/20	5118	Carol Mauser	March Board Meeting attendance	Checki		Boardmember Incentives	-50.00
Ch	03/31/20	5119	Debby Jones	March Board Meeting attendance	Checki		Boardmember Incentives	-50.00
Ch	03/31/20	5120	John Amery	March Board Meeting attendance	Checki		Boardmember Incentives	-50.00
Ch	03/31/20	5121	Larry Russ	March Board Meeting attendance	Checki		Boardmember Incentives	-50.00
Bill	03/31/20	5122	Hiland Water Corp	Services Performed in March	Checki		Accounts Payable	-2,241.00
Total								-2,541.00

Income and Expense by Month – Chart

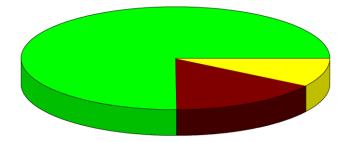
Income and Expense by Month July 1, 2022 through April 16, 2023





Expense Summary
July 1, 2022 through April 16, 2023

Materials and Services	75.18%
Capital Improvements	16.05
Personal Services	8.77
Total	\$32,356.65



Maintenance and Repairs – Details

2:42 PM

04/16/23 Accrual Basis

Tooley Water District Maintenance and Repairs details July 2022 through June 2023

Date	Num	Name	Memo	Amount	Balance
Materials and S	Services				
Maintenance	e and Rep	pairs			
07/14/2022	6137	220712 Repairs	CHECK UPPER WELL. IS PUMP RUNNING IN	150.86	150.86
07/22/2022	3919	Purchase Nitrate Tester	1 × Nitrate Reagents (300 tests)	193.00	343.86
08/26/2022		Hanna Instruments	Refund for item not delivered	-12.00	331.86
09/09/2022		Hanna Instruments	Refund for unused tablets	-181.00	150.86
09/30/2022	6310	City of The Dalles	8/24/22 - Water Utility - Samples 051	30.00	180.86
12/31/2022	3635	Hiland Water Corp	Furrow Pump - LMI Pump Repair (backup)	308.00	488.86
12/31/2022	3635	Hiland Water Corp	Furrow Pump - LMI Pump Repair (backup)	528.00	1,016.86
12/31/2022	3635	Hiland Water Corp	Ace Hardware - padlock for shut off	16.78	1,033.64
12/31/2022	3635	Hiland Water Corp	OHA Cross Connection Annual Fee	30.00	1,063.64
12/31/2022	3635	Hiland Water Corp	10% markup of items purchased Dec. 2022	88.28	1,151.92
01/31/2023	3669	Hiland Water Corp	Alexin Analytical - Nitrate tests	210.00	1,361.92
01/31/2023	3669	Hiland Water Corp	Alexin Analytical - Nitrates	210.00	1,571.92
01/31/2023	3669	Hiland Water Corp	10% markup of nitrate tests	42.00	1,613.92
02/28/2023	3707	20230201 Repairs	Robert Trotter - Installed pressure switch for air	177.00	1,790.92
02/28/2023	3707	Hiland Water Corp	Alexin - nitrate tests	60.00	1,850.92
02/28/2023	3707	Hiland Water Corp	10% markup of items purchased	23.70	1,874.62
03/31/2023	3754	Hiland Water Corp	Alexin Analytical - nitrates	60.00	1,934.62
03/31/2023	3754	Hiland Water Corp	10% markup of alexin analytical nitrate report	6.00	1,940.62
Total Mainter	nance and	l Repairs		1,940.62	1,940.62
Total Materials	and Servio	ces		1,940.62	1,940.62
TOTAL				1,940.62	1,940.62

Item 4 – Discussion – Water Report

December 2022	January 2023	February 2023	March 2023
Gallons pumped: 252,370	Gallons pumped: 224,840	Gallons pumped: 186,526	Gallons pumped: 223,684
Gallons sold: 186,880	Gallons sold: 126,626	Gallons sold: 116,234	Gallons sold: 139,300
Gallons lost: 65,490	Gallons lost: 98,214	Gallons lost: 70,292	Gallons lost: 84,384 Water
Water Loss: 25.95%	Water Loss: 43.68%	Water Loss: 37.68%	Loss: 37.72%

Item 5 – Discussion/Action – General System Updates – Mr. Russ and Mr. Amery

- Leaking booster pump
- Tooley Water District is required to take chlorine residual tests twice a week.

Item 6 – Discussion – Emergency Preparedness

Item 7 – Discussion – Delinquent Accounts

Item 8 – Discussion – Nitrate Resolution Plan

Identified Potential Funding Options – Summary Developed by Sacramento State Office of Water Programs and funded by the EPA.

	Tooley Water District Funding: US EPA Community Solution Team (CST) Summary—March 2023								
Funding Type	Program Contact	Active CST Participants	Description	Status	Amount (Match)	Timeline			
Oregon Safe Drinking Water State Revolving <u>Fund</u> (SDWSRF)	Michael Held, Business Oregon	Michael Held, Maureen Kerner, Erica Pohler- Chapman, & John Amery	This program helps fund planning, design, and construction of drinking water facility improvements. This funding should cover the remaining project costs not covered by CDBG (i.e., engineering, final construction invoices).	Letter of Intent submitted by the 3-15-23 priority deadline	\$729,000 ^{1,2,3} (50% match)	LOI Submitted March 2023 ->LOI Award July 2023 -> fall 2024 funding available			
Community Development Block Grant (CDBG)	Michael Held, Business Oregon	Carrie Pipinich, Maureen Kerner, Erica Pohler-	Grants and technical assistance are available through the Community	 Carrie is working on submitting the paperwork for an income study (req. of CDBG) Maureen is working on getting RCAC (another EFC) to conduct the income study 	\$820,000 (0% - grant administration by MCEDD may increase the total cost of the project)	Construction application fall 2023 -> Award determination January 2024 - > bid spring/summer 2024 -> construction late 2024 into 2025			
Congressionally Directed Spending with Oregon Legislature Request	Oregon Senators (e.g., Ron Wyden)	John Amery	Congressionally directed spending provides federal lawmakers the ability to demonstrate priorities at home and their fight for constituents' interests. Since the earmark moratorium, they have had to petition, lobby, and pressure federal agencies to consider local concerns. This funding should cover Tooley Water District's debt service from the 50% low interest loan match required by the SDWSRF, if approved.	John is following up with his contacts to request funding	\$364,500 (0% match)	Apply spring 2023 - > know if awarded spring 2024 -> funding available for CDS in 2025			
Christmas Tree Funding (Oregon State Legislative Appropriation)	Various State Legislature Representatives	John Amery	This funding source would require action taken by the legislature to authorize the expenditure of a designated amount of public funds for a specific purpose. This funding should cover all of Tooley Water District's funding needs, if approved and written into law.	John is following up with his contacts to request funding	\$1,549,000 (0% match)	Tooley Water District contacts legislators spring 2023 -> know if included in Christmas Tree Bill by June 2023 -> Winter 2023/2024 funding available			

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Low Income Household Water Assistance (LIHWA) Program	Kasey Buckles, MidColumbia Community Action Council (MCCAC)	Carol Mauser & Erica Pohler- Chapman	The Low-Income Household Water Assistance (LIHWA) Program is designed to provide low- income households with assistance for their drinking water and wastewater services costs. Households who are at or below 60% state median income (SMI) are income eligible for the program. LIHWA assistance payments will be paid directly to these utilities on behalf of eligible households to reconnect services, avert disconnection of services, and pay past-due amounts and current charges. This should help Tooley WD residents afford current and future rates and maintain the utility's long-term ability to finance the required infrastructure project to address	Erica put Kasey into contact with Carol. Carol is handling the utility onboarding process. Residents will need to apply and provide income verification document to MCCAC to qualify for a rate reduction.	to utility to reduce bill for rate payers with household income below 60% SMI (requires rate payers to apply) (0% match)	Spring 2023 to onboard the utility as a vendor (so they can accept payment on behalf of residents -> community outreach to encourage lower income residents to submit income verification to qualify summer 2023 -> rate relief for current customers and restored water service for lapsed accounts fall 2023
Emergency Community Water Assistance Grants through US Department of Agriculture Rural Development (USDA RD)	Charlotte Bentley & Ella Nichols, Oregon USDA RD	Chapman	the nitrate issue. This program helps eligible	Not Started - Brought to the CST group's attention 3/22/23	(0% - grant may require TBD administrative costs)	Contact USDA RD Spring 2023 -> Apply in conjunction with CDBG (similar application requirements, year- round open apply) - > funding agreement turnaround usually a couple months

This amount assumes a \$820,000 Community Development Block Grant and the total cost of drilling a new well equals the amount estimated in the feasibility study by GSI, Inc. (Well Location B: \$1,146,100) plus some extra to complete the engineering report and meet state and federal requirements (est. \$1.549 million total).

SDWSRF Request Amount Discrepancy:

(i) \$1.549 million was used in Section 1F: Project Budget of the Letter of Intent submitted to SDWSRF on March 15th, 2023.

(ii) Section 1G: Financing Sources of LOI submitted to SDWSRF on March 15th, 2023 requests a larger sum from the SDWSRF program (\$899,940, half of which the applicant would need to repay over the course of the loan term) to account for a total project cost that is higher than the feasibility report (estimate used in this section: \$1,719,940).

(iii) The revised Business Oregon OneStop debt service calculation Michael Held sent out on 3/15/23 shows a third scenario where the project costs \$1,257,350, a cost estimate provided by the utility.

³ The feasibility study did not cover all the costs needed for the SDWSRF Letter of Intent, and therefore costs in the LOI are estimates. The cost used in the Oregon OneStop debt service calculation matches the estimated cost provided by the water utility. Actual cost of drilling a new well will be finalized in the

Tooley V			ition Team (CST) Summary—March, 2023
Other Funding Sources (Not Currently Under Consideration)	Description	Timeline	Reason Funding Source Was Removed from Consideration
Business Oregon <u>Water/Wastewater</u> <u>Financing Program</u> (WW)	The Water/Wastewater Financing Program funds the design and construction of public infrastructure needed to ensure compliance with the Safe Drinking Water Act or the Clean Water Act.	Open application yearround - summer 2023 submission for application possible - > quick turn around for a funding agreement	Grant amount is up to 50% and capped at \$500,000 (pairing it with SRF funds means the total grant forgiveness is still 50% capped at a total \$500,000—i.e., the utility can't expect 50% loan forgiveness from the SRF program and \$500,000 additional dollars from the WW program). Interest rate for funds drawn from the WW program is higher than the SRF program (1.820% vs 1.000%), which significantly raises the annual debt service no matter how much is borrowed.
<u>Business Oregon Special</u> <u>Public</u> <u>Works Fund</u> (SPWF)	The Special Public Works Fund provides low-cost financing to eligible municipalities for planning, design, and construction of utilities and facilities essential to industrial growth, commercial enterprise, and job creation.	application possible -	This grant is 100% loan with no forgiveness or grant option. This program has a significantly higher interest rate (4.130%) which triples the annual debt service when compared to funding the same amount through the SRF program. This program may be quicker, but the added debt burden would incentivize homeowners and renters to sell/move away or drill their own private wells using the Water Well Abandonment, Repair and Replacement Fund (WARRF) or out of pocket—the negative social, financial, environmental, and community effects outweigh timeline benefits.

Item 9 – Discussion – Tooley Policies

SDAO has updated their Administrative Handbook. Tooley may be able to develop some policies from this handbook.

https://www.sdao.com/sdao-administrative-handbook

Another good resources is Chapter 860 of the PUC:

https://secure.sos.state.or.us/oard/displayDivisionRules.action?selectedDivision=4050

Item 10 – Discussion/Action – Outdoor Kiosks

Ms. Valentine has identified potential contractors willing to take on this project.

Item 11 - Discussion - LIHWA

Ms. Mauser has been working with Sacramento State Office of Water Programs with regards researching Oregon State's Low Income Household Water Assistance (LIHWA) program.

- <u>https://www.acf.hhs.gov/ocs/programs/lihwap</u>
- <u>https://www.oregon.gov/ohcs/energy-weatherization/Pages/Low-Income-Household-Water-Assistance-Program.aspx?wp9224=p:3#g_531224e2_81ae_463a_bde9_a9ad0cb5cb0f</u>
- <u>https://www.mccac.com/utility-assistance-and-weatherization#block-4411abd95b381c0314f5</u>

Item 12 – End of year Capital Improvement Projects

• Add Chlorination Monitoring to our Sensaphone monitoring station.

Item 13 – New Business

Place holder for new business

Item 14 – Discussion – Next Meeting

Next board meeting will take place the third Wednesday on May 17, 2023 at around 7:00pm (to take place directly after budget meeting has completed. Budget Meeting will start at 5:00pm the same day.

For virtual access – contact <u>iohnamery@tooleywater.org</u> or 541-340-0032.

Meeting Adjourned