



TDA REGULAR MONTHLY BOARD MEETING
February 23, 2026 Minutes – Approved 03/23/2026
Held on ZOOM

CALL TO ORDER: President Peter Bairey called the Meeting to order at 6:01PM.

ROLL CALL AND QUORUM: Board members present: Peter Bairey, Liz Munnely, Tom O'Connor, Gigi Bustin. A quorum was confirmed. Bill Mascot joined at 6:14PM.

Members in attendance included: Steph Bairey, Steve Bustin, Danna & Dave Herrell, Thea Hosford, Eric Kiebler, Michael ?, Del Nordquist, Mike Patterson, and Janice Solimeno.

Approval of Minutes: The Draft January Board Meeting & Retreat Minutes. Tom O'Connor moved to approve both sets. Minutes were approved as presented by unanimous consent.

Proof of Notice: Meeting Agenda was distributed to Membership on February 16, with a reminder sent on the afternoon of the meeting.

MEMBERSHIP FORUM:

There were no requests to speak at Membership Forum.

PRESIDENT'S REPORT:

Peter Bairey reminded everyone that the Progressive Dinner was scheduled for February 28th.

- Acknowledged and thanked the many volunteers who showed up to pump out the parking lot.
- Two major issues requiring board discussion: bylaw enforcement and budget/reserve funding
- Reported a plumber was contacted regarding emergency work needed on the waste lift system.

SECRETARY'S REPORT:

Liz Munnely noted that the Annual Meeting would be held June 6, 2026 at 1:00 PM

- Oxford Suites (same location and start time as prior year) **Members encouraged to save the date.**

TREASURER'S REPORT:

Tom O'Connor presented the January financial report (to be attached to the minutes).

Key Highlights:

- Revenue remains on track, though \$3,000 less income is expected due to cash carry-forward adjustments.
- Expenses generally in line with expectations.
- Maintenance and repairs: within normal parameters with some unusual repairs

Unusual Expenses:

- Diver service for parking lot drainage pipe (TC Diving)
- West End sewage line repair (by Temple Plumbing)

Reserve Contributions:

- \$15,000 transferred to reserves on January 9
- \$60,000 total contributed toward the \$130,000 annual goal

On track to meet reserve-funding goal for Fiscal Year 2025/2026 – Reserve interest rate currently at 3.82%

COMMITTEE REPORTS:

Committee Reports submitted in writing will be attached to these meeting minutes.

Maintenance Committee Report – Presented by Interim Maintenance Chair, Mike Paterson

Main Sewer, Waste Lift Station – **URGENT ISSUE**

Mike Patterson reported that the Moorage's Main Sewer Pump Lift Station is failing.

Critical Issue: Emergency overflows occurred twice this past weekend. Tank has extensive internal rusting with cracking walls, and the support rails are completely rusted out and non-functional.

Inspection Findings Confirmed:

- Rails supporting pumps are completely rusted and deteriorated – concerns it may fail to support tank
- Tank bottom filled with sludge (may be preventing catastrophic failure)
- Overflow alarm was inoperable – did not trigger during two overflow events

Peter reported that **Einstein Plumbing responded to the emergency** and was able to restore pump function.

Recommendation: Tank replacement is **urgently needed and cannot wait**. An estimate was requested.

Reserve Impact: Previously budgeted for replacement in 2030 (50K for tank, 20K for pumps). **This has now become a Priority 1 project for the current fiscal year.**

Estimated cost: approximately \$50,000-\$70,000 for tank replacement (and possibly the pumps – depending on age/condition).

Board members discussed:

- Future need for a maintenance contract for periodic inspection and float cleaning.
- Replacement of the clouded sight gauge for safety.
- Update reserve projections to reflect revised timeline.

Note: Membership to be notified of the installation date and time, as there will be a disruption of service when this takes place.

Electrical Work (Ongoing)

Electrical contractor (Proper Electric) has begun work and should be completed next week.

Freeze Protection & Water Management

Freeze valves have been installed at multiple homes to automatically protect main lines. Fortunately, we are experiencing warmer than average winter, but we are ready should the temperatures drop.

During freeze conditions:

- Residents should run water sufficiently during severe freezes to prevent pipe damage.
- Water run directly into the river, from outside water spigot is not charged as sewer.

Mike clarified monthly sewer reporting procedures:

- Ken Brinkley reads the sewer gauge monthly and reports to the City of Portland.
- The moorage is charged only for water entering the sewer system.

Flotation – West End Dock Settlement

West End measurements confirmed dock settlement beginning near slip 430:

- End of West side docks are approximately five inches low – with pile hoops below water.
- Previous approval of \$3,000 may be insufficient; costs could approach \$4,000 depending on number of blocks required.

Peter confirmed prior Board approval to proceed and emphasized importance of restoring proper flotation.

Action: Mike to initiate contractor contact to proceed ASAP.

West End Lighting

Issues identified:

- Three metal halide fixtures are nonfunctional.
- Existing bulbs reportedly no longer EPA-approved and difficult or impossible to source.

Electrician Finding: Proper Electric (contracted for electrical work) indicated the wiring is dangerously outdated and cannot safely be retrofitted. It's unclear if lines are connected directly to PG&E or to a separate system.

Discussion included:

- Possible decommissioning of existing fixtures and replacing with LED dock lighting.
- Lighting replacement to be included in upcoming budget and reserve planning.
- Replacement should not be deferred to the point of emergency, as it will be more expensive.

Bill Mascott volunteered to:

- Contact Lear Electric and SNA Electric for estimates and Coordinate follow-up.
- Explore potential rebate opportunities.

Additional Maintenance Items

- Hazardous Waste removed from Free Bench area and properly disposed.
- Excess materials delivered to the Rebuilding Center.
- Honey Pot Leak detection dye and UV flashlight purchased; testing to be coordinated with Greg Korn.
- A volunteer had committed to deck repair work on Finger 4, (with \$1,500 approved for materials), but has now moved out of the Moorage. This project is on hold
- Reserve study information submitted for ongoing planning.

OLD BUSINESS:

Parking Lot Drainage System:

BACKGROUND: The parking lot chronically floods after heavy rain. This is a long-standing issue that **has required volunteers** to monitor and manually pump water. It was determined that hiring a contractor to pump out our lot was too costly (approximately \$7-10K, based on the number of gallons), per occurrence.

President Peter Bairey reported that Mike Patterson met with the City's Bureau of Environmental Services (BES) to explore alternatives to rebuilding the existing discharge line to the river. BES offered many solutions; one consideration was evaluating an on-site stormwater infiltration system rather than continuing to discharge directly into the river. The property's sandy soils may make infiltration feasible, pending professional evaluation. The next step would be to conduct infiltration testing and obtain recommendations regarding design and cost. Peter noted that an infiltration system (e.g., trench system, bioswale or similar) could potentially qualify for stormwater billing adjustments and would modernize the system in a more environmentally responsible way.

Options the Board is considering:

Path 1: Maintain & Monitor Current System

Continue Jetting and Scoping the drain line annually to manage blockages as they occur. Cost: \$5,500–\$6,000.
When flooding occurs rely on volunteers to pump the lot.

Path 2: Replace the existing storm water drainage/discharge line to the river

- Estimated to exceed \$70,000–\$100,000
- Would require substantial excavation, possible tree removal, and access clearing
- Maintains direct discharge to the river

Path 3: Install Infiltration System (Costs unknown at this time)

- Environmental Benefits: Water percolates into the ground rather than being dumped directly into the river, reducing stormwater pollution
- Cost Recovery: The City of Portland may offer rebates/credits for on-site stormwater management
- Could involve converting tree islands to infiltration areas (which would also address hazardous trees)
- Implementation: Requires a civil engineer to conduct infiltration testing, design the system, and determine feasibility

Long-term solutions to this project could not begin until summer 2026 at the earliest.

Jetting and Scoping Discussion

Peter raised the question of whether to authorize another jetting/ scoping of the existing line (previously done in 2024). He expressed concern that additional jetting may result in further piecemeal expenditures without addressing the larger systemic issue.

Liz Munnely stated that she supported jetting and scoping in the short term to alleviate the burden on volunteers who have been manually pumping water during heavy rains. She noted it is not at all a long-term fix and that root intrusion will likely continue so long as the existing trees remain.

It was acknowledged that previous repairs addressed separated joints and root intrusion, but the remaining portion of pipe toward the river has not been fully excavated or replaced.

Bill Mascott expressed concern about committing additional funds and suggested focusing on repair/replacement of the existing system rather than investing in a new design approach at this time.

The Board expressed uncertainty regarding the exact routing of the existing drainage pipe and whether the work would meaningfully reduce flooding or simply identify blocked locations. BES is continuing to search for historical permits, which may clarify pipe routing. It was noted the discharge pipe appears to run east of the fence line, between two large trees; its exact path may run near or beneath existing structures.

Board Decision on Jetting & Scoping

Motion: To authorize jetting and scoping of the existing parking lot stormwater line (estimated cost \$5,500–\$6,000) to better understand the current condition and identify blockage locations.

Rationale: While a long-term solution is preferred, the current system blockage is causing ongoing problems.

Jetting will:

- Potentially clear temporary blockages and reduce current flooding
- Provide video scoping data to map the line and identify the exact blockage location
- Give the board better information for long-term planning

Vote: Unanimous Approval

Assignment: Peter and/or Mike will obtain competitive bids from two contractors.

Rules and Enforcement – Compliance & Abatement Discussion

BACKGROUND: In August 2025, the board issued a formal Notice of Non-Compliance to the owner of Slip 494 regarding violations of architectural and maintenance standards. The notice was delivered by registered mail and hand-delivered. A 30-day compliance period was established.

EMERGENCY SITUATION: On January 3rd, 2026, the house at Slip 494 broke loose from its moorings, creating an immediate safety hazard. The board authorized emergency abatement (to secure home). Riverbank Marine was contracted to perform the work. The home is partially secure, though additional work is still needed.

Two Concurrent Enforcement Paths:

Path A: Compliance Enforcement

The August violation notice established a formal non-compliance record. The 30-day hearing window has passed without response or request for hearing. The board may now proceed with enforcement actions under the bylaws.

Possible Actions:

- Issue fines per the approved fine schedule
- Place liens on the property
- Perform abatement work and assess costs
- Certificate/Privilege Revocation

Peter emphasized that fines alone may not resolve the condition issues if unpaid. He reiterated that abatement or revocation would likely produce actual physical change but acknowledged such steps would be difficult and potentially contentious.

Path B: Abatement Assessment

The emergency abatement has been started by Riverbank Marine Contractors. Once an invoice is received, the board will assess the costs to the property owner's account. An assessment provides documentation of costs incurred. If the assessment is not paid, the board has clear grounds to pursue additional enforcement actions.

Fine Approvals

Motion 1:

\$250 Fine (Health & Safety Violation): For the emergency situation requiring abatement when the house broke loose.

Motion 2:

\$50 Fine (Maintenance/Architectural Non-Compliance): For failure to comply with the August violation notice regarding general architectural and maintenance standards. This is the initial fine per the approved schedule. Additional monthly fines of \$100 will accrue if the violation remains unresolved.

The Board approved both fines

Implementation: Tom O'Connor will prepare statements showing both fines and will issue them to the member. The \$250 fine will be explicitly tied to the abatement work; the \$50 fine is for ongoing non-compliance with maintenance standards.

The Board acknowledged that the matter involved multiple enforcement tracks and that separating the actions provided clarity moving forward.

Budget & Reserve Funding

URGENT CONTEXT: This is the most critical issue facing the community. The board is facing a fundamental funding shortfall that threatens the long-term viability of the moorage.

In Summary:

Decades of Underfunding: HOA dues have remained artificially low compared to other moorages. While this has been attractive to residents, it has resulted in chronic underfunding of reserves. Meanwhile, operating costs have increased 25% over five years, inflation on specialized marine projects has increased 30–40%, and infrastructure is failing at an accelerating rate.

Deferred Maintenance Compounding the Problem: The previous approach of deferring major repairs has not reduced costs—it has increased them. Systems are failing faster now, cascading emergencies require expensive urgent repairs, and each deferred project becomes more expensive to fix.

Major Projects on the Horizon: Two major reserve projects are already planned or anticipated: Piling replacement and dredging. These alone will consume \$600,000–\$800,000. Additionally, new emergencies have emerged that weren't previously anticipated: the waste tank must be replaced immediately, parking lot drainage requires serious intervention, electrical systems and lighting must be upgraded.

Current Financial Position

Current Reserve Balance: \$206,000 (as of January 31, 2026)

Monthly Operating Costs: Increasing, with maintenance now requiring doubled budget allocations

Reserve Depletion Timeline: The reserve study (conducted by Regensis) indicates that with the second phase of the pile project beginning November 2026/2027, in addition to Dredging scheduled for 2030, the reserve will be substantially depleted. The community will then be 'paycheck to paycheck' with no buffer for emergencies.

The Reserve Study Reality

The reserve study (completed in 2025 based on a project list the board provided) recommended annual reserve contributions of \$180,000 per year. This was the bare minimum to stay on track. However, **the current annual reserve contribution is less than this**, and **new emergencies have emerged** that weren't in the original study. Peter estimates the true minimum need is now \$180,000–\$200,000+ annually just to tread water.

Comparison to Other Moorages

TDA HOA Dues: Currently \$430/month per household. Before the 1999 buyout, Columbia Crossings was charging \$660/mo., for slip rental in our Moorage.

Fees charged at Comparable Moorages: West Hayden Island Moorage \$550/mo., Jantzen Beach Floating Homes \$480/mo., Macadam Bay Moorage \$665/mo.

Parking Garages: TDA currently at \$150/month. **Market rate** at comparable facilities is \$265+/month

Operating Budget Increase

Peter and Mike reviewed the maintenance operating budget, recommending it be doubled to account for:

- Increasing need for professional contractors (e.g., \$1,400 for West End sewer repair)
- Deferred small repairs now requiring professional attention

If the operating budget increases are not approved, these costs will need to come from a *Special Assessment*.

The Following are Proposed Solutions:

HOA Fee & Reserve Increase

Peter's Proposed Recommendation: Increase reserve contribution by \$50,000 annually, which equates to approximately \$60 additional per household per month.

New HOA Fee Level: \$490/month per household (up from current \$430)

Rationale: This \$60/month increase (\$720/year) is necessary to:

- Adequately fund reserves to address critical failures (Sewer system, drainage, electrical/lights)
- Maintain a buffer so the community doesn't become 'paycheck to paycheck' in 2027
- Avoid forced special assessments down the road

Liz Advocated:

- Raising garage fees to approximately \$265 per month
- Increasing HOA dues to at least \$455 per month
- Communicating to the membership that current funding levels are unsustainable

She emphasized the importance of messaging, noting that low dues are often viewed as a selling point, but members and prospective buyers may not understand the long-term tradeoffs.

Additional Revenue Options

Gigi Bustin suggested that the Board should not focus solely on HOA dues increases and **proposed exploring additional funding sources, including:**

- Additional fees for rental homes, *to compensate for reduced volunteer participation*
- Raising garage fees closer to Market Rate

Alternative: Special Assessments

If Membership votes down dues increase, the board will pursue **Special Assessments** for specific emergencies. For example:

- Waste Tank Replacement: approximately \$700-\$1,000 per household (one-time special assessment)

Bill Mascott's Perspective: Some members may view special assessments more favorably than a permanent dues increase, as they are considered temporary. However, the board would realistically need 3+ years of special assessments just to catch up if the dues increase is rejected.

Timeline for Budget Presentation

Tom O'Connor will have a draft budget ready for the March 2026 board meeting. This budget will include:

- Proposed HOA fee (with variables for different increase scenarios)
- Proposed garage fee increase (to bring closer to or match market rate)
- Operating budget increases
- Reserve contribution scenarios

A spreadsheet tool with macros will be shared with board members so each can see how different fee levels affect the bottom line.

Communications Strategy

Membership needs transparent communication about TDA's financial health well before the annual meeting.

Why Transparency Now: The previous approach of painting a 'rosy picture' has not served the community. Members moved in expecting low dues to continue and are now learning infrastructure is failing. Transparency now, prevents bigger shocks later, allowing membership time to understand and plan for necessary changes.

GOVERNANCE RESTRUCTURE PROPOSAL (Org Chart to be attached to these minutes)

Gigi Bustin presented a proposal to reorganize how the community functions—moving from a primarily board-driven model to a committee-led model with board oversight and support.

Key Elements of the Proposed Structure

- Five Standing Committees: Maintenance, Finance/Reserves, Community/Social, Architectural Review (ARC), and Emergency Planning
- Committee Composition: 3–5 volunteers per committee
- Board Liaison Model: One board member sits on most committees (not as a figurehead, but actively participating in the work)
- Committee Responsibilities: Research, recommend, and monitor projects within their area
- Board Role: Makes final decisions and handles enforcement/legal matters

Implementation Plan

Gigi committed to the following next steps:

- Develop detailed charters for each committee (defining scope, responsibilities, meeting frequency, etc.)
- Identify target volunteers for committee positions
- Create an outreach and marketing plan to promote committee volunteer opportunities
- Host a town hall meeting to introduce the new structure to the membership
- Begin direct recruitment of target volunteers

Success Factors: The new structure will only work if:

- The board is visibly committed and actively participates in committee work
- Volunteers sign up and show up to meetings
- The community understands the governance model and how to engage

Current Volunteer Base Challenge: The board acknowledged that only about 6 community members regularly attend board meetings or are actively engaged. The new structure aims to broaden participation by offering specific committee roles and making engagement more meaningful.

Approval: Governance Reorganization Structure

Motion made that the Board formally commit to the proposed committee-led governance.

Discussion clarified that approval would authorize:

- Adoption of the proposed structural model in principle;
- Development of formal committee charters;
- Initiate outreach and begin implementation planning.

The vote was unanimous.

MEETING ADJOURNMENT:

Motion to adjourn was approved unanimously at 8:51 PM

Next Board Meeting to be held March 23rd at 6PM on Zoom.

2025-26 P7 Expense, Cash & Reserve Position:

January 31st 2026

Expenses

Category	Budget	January MTD	YTD
Income	415,010	34,606	241,016

Category	Budget	January	Annual YTD
Maintenance & Repair	24,260	3,993	15,170
Taxes	88,487	29,440	29,590
Utilities	117,650	7,577	57,491
Insurance	39,977	-	39,468
Professional Fees	6,749	-	1,235
Other Expenses	7,595	633	2,668
Total Expense B/R	284,718	41,643	145,622

Other Expenses	Budget	MTD	YTD
Security	1,500	-	33
Pet Committee	465	128	226
Internet/Website	1,700	329	1,174
EPIC	100	-	-
Office Expenses	1,900	119	1,110
License & Fees	250	57	125
Misc Expense	1,180	-	-
Publications	-	-	-
Meals & Entertainment	-	-	-
Annual Meeting	500	-	-
Total Other Exp.	7,595	633	2,668

Large or Unusual Expenses		
Description	MTD	YTD
TC Diving - parking lot drainage pipe	1,459	1,459
DeTemple - west end sewer line repair	1,395	1,395

Cash

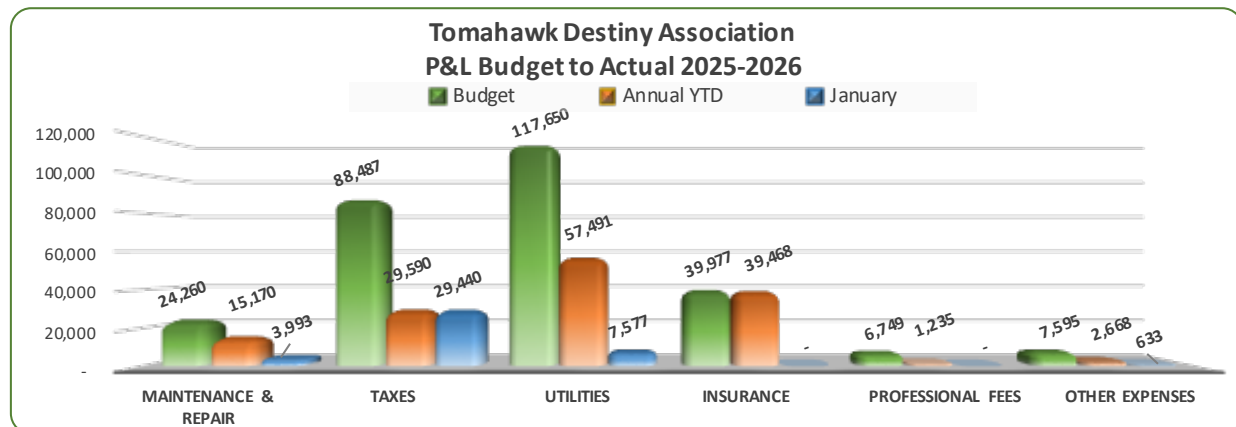
Key Bank - Checking	\$	35,385.40
Key Bank - Reserve	\$	206,779.65
TOTAL	\$	242,165.05
3.82% APR Interest MMDA	\$	645.18

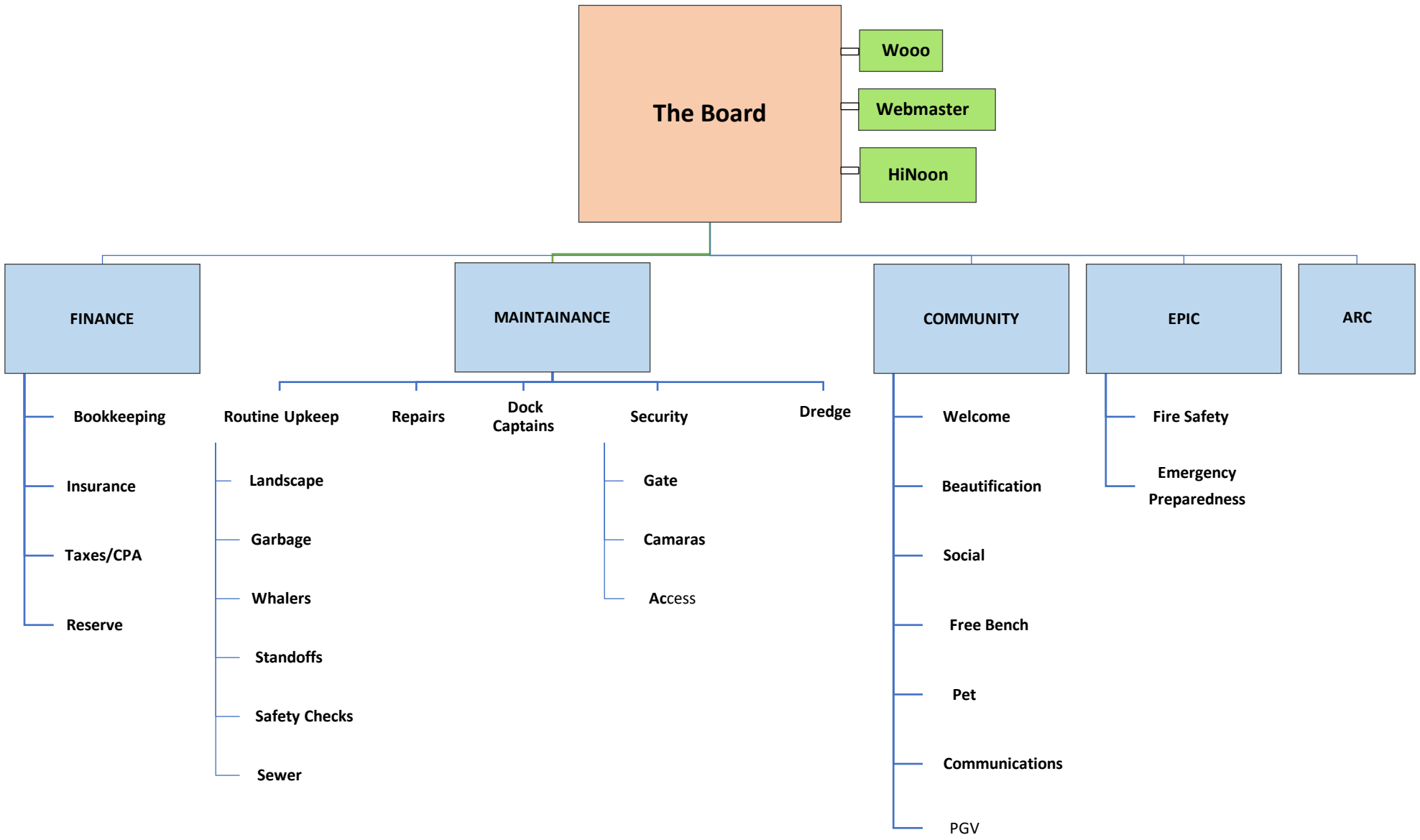
2025-26 YTD Reserve Activity Summary

Starting Balance	\$	144,354.49
Transfer Activity		
Oct 31 transfer from checking	\$	15,000.00
Nov 24 transfer from checking	\$	15,000.00
Dec 24 transfer from checking	\$	15,000.00
Jan 9 transfer from checking	\$	15,000.00
FY Reserve Fund Contributions	\$	60,000.00
Income to Reserve Goal:	\$	130,192.00
Reserve Interest Income FYTD:	\$	2,425.16
Total FY Reserve Project Expenditures	\$	-

Notes:

Reserve fund transfers planned at 15K per month





KEY: Standing Committees



TDA FEBRUARY 2026 COMMITTEE REPORT

ARC

Report Date: February 17, 2025

Committee Chair: Steph Bairey

Membership: Danna Herrell (#380) has been added to the committee, replacing Mike Duncan. Current members: Steph Bairey (chair), Sylvia Davids (secretary), Kate Brinkley, Danna Herrell, Teresa Lawwill. Board liaison: Gigi Bustin. Completed: Slip #218 (Munnely/Patterson) request—approved, item closed. Slip #376 (Sheadel/Gonia) gates — approved by vote (3–0, 2 absent), item closed. In Progress: Slip #376 (Sheadel/Gonia) jet ski dock—dock extends beyond slip boundaries. Letter requiring the homeowner to bring all structures within slip boundaries will be sent.

2023 survey follow-up: Five properties resurveyed on February 9th. Slip #230 has remedied all violations. Violation letters addressing original survey findings are being finalized for Slips #210, #446, #526, and #540. Slip #494 excluded (under Board enforcement). Properties that do not remedy remaining violations will be referred to the Board. ARC is in early planning stages for another survey. Free Bench: ARC members intend to police the free bench when in the vicinity. A resident has been retrieving discarded items from dumpsters and placing them on the Free Bench. An official letter will be sent prohibiting this practice, and a laminated warning sign will be posted near the dumpsters. Upcoming: ARC request process will move to an online form through the new TDA website, with paper submissions still accepted. Committee will continue meeting the third Sunday of each month. Budget: Requesting the same budget as the previous fiscal year (approximately \$200). Support Needed: Missing slip boundary pins continues to hinder ARC duties. Request they be replaced.

BEAUTIFICATION

Report Date: 2/18/2026

Committee Chair: Jane Gire

Save the date. Spring clean up. Saturday April 11@9:00. Planting, raking, chopping!! We will also add more wood chips to the dog run this spring. Dumpster provided Friday morning and pick up Tuesday morning. 11:30 barbecue

SOCIAL

Report Date: 2/18/2026

Committee Chair: Jane Gire

Progressive dinner Saturday February 28 See TDA emails and sign up on the bulletin board. Next progressive. August 8?

EPIC

Report Date: February 2026

Committee Chair: Joan Flora

EPIC hosted an AED/CPR Happy Hour facilitated by Trudy Bowling and Tom O'Connor on Thursday, Jan. 22, 2026. **EPIC has scheduled annual inspections and tests:** 1. Huser for TDA fire extinguishers (Feb. 26) 2. Columbia Cross-Connection Control for backflow (March 11) TDA is on track to meet annual tests. Remaining tests for 2026 are: 1. City of Portland, Harbormaster Inspection (June 2026) 2. Red Hawk Fire Protection, Dry Pipe Inspections (Sept. 2026) EPIC will schedule those tests as we get closer to the due dates. EPIC is currently planning a Spring water safety happy in late May.

HAYDEN ISLAND NEIGHBORHOOD NETWORK (HiNoon)

Report Date: February 12, 2026

Committee Chair: Victoria Grace

See Attached

INSURANCE

Report Date: February 18, 2026

Committee Chair: Don Gire

Policy currently in force. No losses. Renewal 8/30/26. Prep will begin in July.

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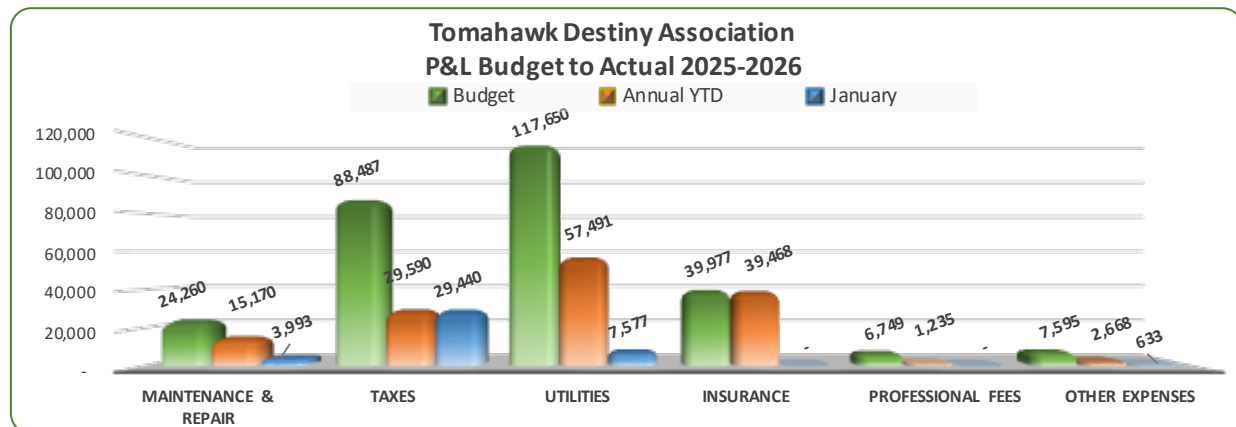
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TDA Main Sewer Pump Station



Board-Level Summary

February 12, 2026

Mike Patterson, TDA Maintenance

Ed Matthews

Private Property Retrofit Program

Stormwater Technical Assistance

City of Portland Bureau of Environmental Services

Subject: Parking Lot Stormwater Drainage – Assessment & Path Forward

Location: TDA Parking Lot

Situation Overview

The parking lot stormwater system is aging and underperforming during major storm events (atmospheric river conditions). Water backs up near garages and catch basins, though it eventually drains. The system appears to include:

- Two primary catch basins
- Original corrugated galvanized pipe (likely 1990s installation)
- Partial PVC patch repairs
- Outfall pipe discharging directly to the river

Prior attempts to clear the outfall did not resolve flooding. Root intrusion and pipe deterioration are likely contributors. Exact pipe routing remains partially undocumented due to missing historical permits.

Key Risks

- Increasing flood frequency and severity
- Pavement damage from trees and water saturation
- Potential structural impacts over time
- Ice storm tree-fall hazard
- Liability exposure if garages or vehicles are damaged

Strategic Options Identified

Option 1 – Repair in Place (“Brute Force”)

- Replace aging pipe with new PVC
- Maintain current discharge to river
- Likely requires only a commercial plumbing permit
- Lower complexity and faster execution
- Does not reduce runoff volume or improve long-term resilience

Pros: Lower cost, simpler permitting

Cons: Doesn’t modernize system

Option 2 – On-Site Infiltration Upgrade (Preferred Long-Term)

Potential solutions:

- Bioswale
- Drywell
- Soakage trench
- Underground stormwater chambers (e.g., Stormtech-style system)

- Convert tree islands into infiltration facilities
- Replace inappropriate trees with suitable species elsewhere

Because the site historically consists of sandy soils (“Sand Island”), infiltration may be viable.

Pros:

- Reduces runoff to river
- May qualify for stormwater fee discount
- Long-term resilience
- Opportunity to redesign tree layout
- Potentially avoids future pipe failures

Cons:

- Requires geotechnical testing
- Site development permit process
- Higher upfront design costs

Permitting Considerations

Scenario	Likely Permit Type
Pipe replacement only	Commercial plumbing permit
New infiltration facility	Site Development (SD) permit
Tree removal	Urban Forestry review

Recommended Direction

Before committing to either path:

Step 1: Conduct geotechnical soil boring and infiltration testing.

This determines whether on-site infiltration is feasible and cost-effective.

Action Plan Checklist

Phase 1 – Immediate (Information Gathering)

- Continue search for historical permits (alternate addresses if needed)
- Confirm stormwater billing status and possible discount eligibility
- Schedule geotechnical soil boring and infiltration test
- Map existing drainage (confirm connections between catch basins, gutters, and outfall)
- Video-scope existing pipes to assess structural condition

Phase 2 – Decision Framework

After soil report:

- If infiltration viable → Obtain conceptual design and cost estimate
- If infiltration not viable → Obtain full pipe replacement bid
- Evaluate parking space impacts
- Assess tree removal/replacement requirements
- Compare 10-year cost outlook (repair vs redesign)

Phase 3 – Permitting & Design

- Engage civil engineer (if pursuing infiltration)
- Confirm permit path with city (SD vs plumbing)
- Confirm Urban Forestry requirements
- Apply for permits

Phase 4 – Construction

- Contractor selection
- Pre-construction meeting
- Inspection coordination
- Document as-built plans for future records

Board Discussion Questions

1. Is the goal minimum cost repair, or long-term infrastructure improvement?
2. Are we willing to reconfigure parking to solve drainage permanently?
3. Is tree relocation acceptable if it reduces risk and maintenance costs?
4. Should we pursue potential stormwater fee reductions?

Executive Bottom Line

The system is aging and will continue degrading.

The lowest-risk next step is **soil testing and pipe assessment**, which positions the board to make an informed financial decision between repair and modernization.

TDA Parking Lot Drainage Site Survey

February 12, 2026

Mike Patterson, TDA Maintenance

Ed Matthews

Private Property Retrofit Program

Stormwater Technical Assistance

City of Portland Bureau of Environmental Services

Main Issues Discussed

1 Flooding & Drainage Problems

- During heavy “atmospheric river” storms, water backs up in the parking lot.
- One catch basin nearly flooded nearby garages.
- The system includes:
 - Two catch basins
 - Old corrugated galvanized pipe (original installation)
 - Some patchwork PVC repairs
 - A discharge pipe that ultimately drains directly into the river
- Roots and pipe deterioration are likely contributing to the failure.
- A diver previously cleared the outfall — it did **not** solve the issue.
- Two catch basins, two clean outs and a manhole basin were inspected
- There’s uncertainty about exactly how all pipes connect and whether some runoff goes to the city sewer.

2 Investigation Gaps

- Old permits for the parking lot (likely from the early/mid-1990s) cannot be found.
- There may be alternate addresses or old records under different naming conventions.
- Suggestion: perform dye testing to determine where garage gutter runoff goes.

3 Potential Solutions

Two general paths were discussed:

A. Brute Force Repair

- Replace deteriorated pipe with new PVC.
- Keep the same discharge point to the river.
- Likely requires only a **commercial plumbing permit**.
- Less complex permitting if not changing drainage destination.

B. Stormwater Infiltration (Preferred Long-Term Solution)

Options discussed:

- **Bioswale** (vegetated surface infiltration)
- Soakage trench
- Drywell
- Stormtech underground chambers beneath parking
- Relocating trees and converting tree islands into infiltration zones

Because the area was historically “Sand Island,” sandy soils may be ideal for infiltration.

Recommended next step:

- Hire a geotechnical company to perform:
 - Soil boring
 - Infiltration testing
 - Soil analysis

This would determine feasibility before design.

4 Financial Considerations

- If runoff is currently billed under the city's stormwater "rain tax,"
- On-site infiltration might qualify for a **stormwater fee discount**.

5 Trees & Urban Forestry

- Existing trees are damaging pavement.
- Possible removal and relocation.
- Urban Forestry review likely required.
- May need tree replacement or credits.
- Tree canopy credits sometimes reduce stormwater requirements.

6 Permitting Overview

If installing infiltration system:

- Likely a Site Development (SD) Permit
- Reviews may include:
 - Environmental Services
 - Planning & Zoning
 - Urban Forestry
 - Plumbing
 - Development Services

If only replacing pipe in place:

- Likely just a commercial plumbing permit.

City Staff Commitments

The city representative agreed to:

- Research old plans and permits
- Look into adjacent city drywells or infrastructure
- Identify geotech firms (without officially recommending one)
- Follow up by email

Core Takeaway

You are dealing with an aging stormwater system that:

- Partially fails during major storms
- Likely suffers from pipe deterioration and root intrusion
- May be undersized

Best next step:

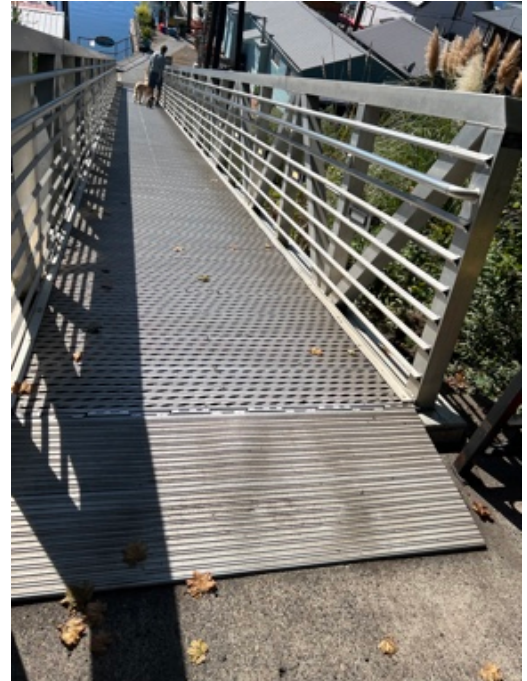
Start with a geotechnical infiltration test before choosing between full replacement or redesign toward on-site stormwater infiltration.**

Tomahawk Island Floating Home Community

Electrical Repairs - Scope of Work

1) Ramp Lights

Replace and re-wire 22 110V fluorescent “brick light” fixtures with new LED lighting fixtures.
Fixture must be UL listed for wet locations



Existing Fixtures



Horizontal Hardwired Grey LED Step or Stair Light, Indoor/Outdoor 3 CCT Color Selectable 3000K to 5000K

by J&H LED >

- Integrated LED light with color selectable 3000K, 4000k and 5000k
- Perfect for stairs or walls in your home/buildings
- Easy installation; ETL listed for wet locations

Example New Fixture

Tomahawk Island Floating Home Community

Electrical Repairs - Scope of Work

2) Proper wiring for maintenance sheds, including permits. Connect to existing interior wiring. Install outlets and switches.



Electrical Quotes

	Proper Electric CCB# 253229	Cloud City Electric CCB#255660
Ramp Lights	incl	\$8858.00
Maintenance Shed	incl	\$2079.00
East End Plugs	incl	No bid
	\$11447.56	\$10937.00

Tomahawk Island Floating Home Community

Electrical Repairs - Scope of Work

3) Install 22 GFI plugs on east fingers 1, 2 & 4. Pigtail out of existing light fixtures.



BEFORE



AFTER

ESTIMATE

Proper Electric Inc.
3716 NE 3rd St
Gresham, OR 97030

properelectricpdx@gmail.com
+1 (971) 207-7270
CCB# 253229



Bill to

Mike Patterson
288 N Tomahawk Island Drive
Portland, OR 97217

Estimate details

Estimate no.: 1253
Estimate date: 02/06/2026
Expiration date: 03/09/2026

#	Product or service	Description	Qty	Amount
1.	Device Installation.	<p>Provide labor and materials to provide the following work:</p> <p>1) Replace 22 120V fluorescent ramp "brick light" fixtures with new LED fixtures. Fixtures will be UL listed for wet locations.</p> <p>2) Bring existing wiring in maintenance sheds to NEC code. Existing wiring will be used to install outlets and switches.</p> <p>3) Install 22 GFCI outlets on east fingers 1, 2 & 4. New GFCI outlets will be placed and powered by existing adjacent fixtures. New outlets will include outdoor rated covers and weather rated GFCIs.</p> <p>4) Provide Oregon minor label permit for electrical work provided by us.</p> <p>Note: This estimate includes us provided all ramp light fixtures and other materials.</p>	1	\$11,747.56
2.	Qualified Electricians Coupon.	<p>\$300 in Free Electrical work from a qualified Local 48 contractor.</p> <p>https://www.qualifiedelectricianspdx.org</p> <p>Instructions:</p> <p>1) When you apply for a coupon, you will get an email response with the coupon number within 48 hours.</p> <p>2) Please forward the email with the coupon information to us at ProperElectricPDX@gmail.com.</p> <p>3) We will need the coupon prior to our arrival. The Qualified Electricians program will NO LONGER</p>	1	\$0.00

accept coupons for redemption after the work has started.

4) Please reach out to us with any questions.

Please note: \$300 deduction will be applied after coupon is provided to us.

Total

\$11,747.56

Note to customer

Expiry
date

03/09/2026

1) Any and all unforeseen work outside of this estimate is subject to an additional time and material charge which will be reflected on the final bill.

(\$200/HR plus any materials used with 30% markup applied).

2) When drywall removal is necessary, it is the customers responsibility to have it repaired.

3) Please move all personal items away from areas Proper Electric will be working. If Proper Electric ends up having to move any items, you will be billed at our hourly rate of \$200.

4) Any estimate over \$3000 a 30% deposit will be required before work begins.

Thank you and have a great day!

Accepted date

Accepted by

Purpose of HINooN: *“To enhance the livability of the Hayden Island neighborhood by establishing and maintaining an open line of communications and liaison between members of HINooN, other neighborhood associations and government agencies.”*

To: TDA Members

We were delighted to have Councilor Elana Pirtle-Gueney as a guest speaker at our February HINooN Board meeting. We had submitted inquiries around island street drug use, homeless camps and general safety, and potholes and other unsafe road conditions on the island. Pirtle-Gurney spent some time talking about the city still transitioning into the new government positions and everyone still settling into this new system. She mentioned the city is looking at some sort of partnership between property owners and PBOT for a maintenance about repairs on private streets. She has asked PBOT if “there is any precedent for business located on a private street that is owned by them but used by the public, being required by them to put money in a fund?” She will back to us when she hears from PBOT.

The Councilor discussed optimizing police positions and the potential for Portland Street Response to serve as community liaisons. We are actually very fortunate that Columbia Point West has designated a portion of their club house to local police – a mini office with equipment, kitchen. They have been using this space as an interim location to write up files, whatever it is that they can do without driving a longer distance to their precinct. This means we have a police presence on our island more often that we realize. And so very close if they receive a 911 call! We will look forward to hearing back from Councilor Pirtle-Gueney.

The Board also discussed the need for improved emergency preparedness systems on the island, with Gary Clarke tasked to investigate warning siren options. Additionally, the meeting covered upcoming plans for a presentation on Emergency Preparedness by Dr. Joan Flora and Fire Chief Tom O’Connor, on March 12, 2026.

Victoria Grace, HINooN
Slip #138