



NEWSLETTER

January 2023

Office hours: 10:30AM to 3:00PM

Monday through Friday

Other times by appointment

Phone (503) 368-7309 Fax: (503) 368-6900

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WATER EMERGENCY CONTACT PROCEDURE

If you have a water pressure problem/emergency call the office number (503) 368-7309 and if no one answers, be sure to leave a message as the line might be in use when you call and will kick you over to messaging. If you don't reach anyone at the office, then call (503) 457-5146 and if no answer, also leave a message. You can also come to the office, 9155 Nehalem Rd. during regular hours, or by appointment.

DISTRICT BOARD MEETINGS WILL BE HELD VIA ZOOM VIDEOCONFERENCE THE SECOND TUESDAY OF EACH MONTH. Call the office to request an electronic invitation

NOTICE - PLEASE ADD OR UPDATE YOUR EMAIL ADDRESS ON OUR WEBSITE SO WE CAN CONTACT YOU IN CASE OF EMERGENCY. nknwd.org

CONDEMNATION LAWSUIT SETTLEMENT WATERSHED PROTECTION PROJECT

Good News for all of us in the Neahkahnie Water District. Our watershed is protected!

The Neahkahnie Water District Board of Commissioners is pleased to announce that we have successfully obtained an agreement to purchase the 71 acres of land on Neahkahnie Mountain that is the watershed for three of our natural springs that are the source of water for the community of Neahkahnie. This purchase is the result of a Condemnation lawsuit that was initiated in December of 2020 against the developer that owned the 71 acres.

This water source has been evaluated by experts as providing some of the purest water in the state. The developer had planned a development called "The Summit at Manzanita" which would have had 30 residential lots, each with a septic system. The District's experts advised that a development of this size in the springs' watershed could lead to contamination of the springs' water through septic leaks, pesticide use, and other contaminants. This was a risk the District Board was not willing to take.

The District exercised its authority under Oregon law to file a lawsuit to condemn the 71 acres. Prior to filing the lawsuit, the District obtained an independent appraisal of the 71 acres which estimated the value of the land at just under one million dollars. During the litigation, the developer's appraiser estimated the value of the property at \$4.95 million. After almost two years of litigation, the case has been settled with the District agreeing to pay \$1.75 million for the land.

The District is in the process of obtaining additional financing in the amount of \$1.75 million to complete the settlement agreement. Under Oregon law, the court may determine that the District pay certain attorney fees and expenses incurred by the developer during the Condemnation litigation. Determining the exact amount of these attorney fees is the remaining part of the litigation. After this long process, it is important to remember that successfully reaching this agreement protects Neahkahnie's watershed and ensures that our water quality will no longer be in jeopardy.