

**Lake Grove Water District  
Minutes of Regular Board Meeting  
April 21, 2025**

The meeting of the Lake Grove Water District Board of Commissioners was called to order at 6:00 p.m. at the Celebrate Conference Center 15555 Bangy Rd. Lake Oswego, OR 97035 and chaired by Dan Taylor. Tammy Schalk, Bruce Goldson, Edward Hodges, Clark Balfour, Steve Koper, Larry Kitchen, Kevin Chavez, JD Pavek, and Paul Howard. By phone: Virgil Pearce.

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1. **PUBLIC COMMENT:** Kevin Chavez is requesting System Development charges to be waived for Metro Lake Grove Apartments. The Board will make a final decision after the final plans have been reviewed.
2. **AGENDA APPROVAL:** Larry Kitchen made a motion to approve the agenda. JD Pavek seconded the motion. A vote was called. In favor: All.
3. **CONSENT AGENDA:** Larry Kitchen made a motion to approve March 18, 2025, Board meeting minutes. JD Pavek seconded the motion. A vote was called. In favor: All. Larry Kitchen made a motion to approve the March 2025 financials. JD Pavek seconded the motion. A vote was called. In favor: All. Larry Kitchen made a motion to approve the March 2025 accounts payable. JD Pavek seconded the motion. A vote was called. In favor: All.
4. **OLD BUSINESS:** Larry Kitchen attended the Lake Oswego City Council meeting on March 18, 2025. There was a presentation (work session) on the utility wholesale water rates increase proposal presented by the City's Economist. Larry Kitchen commented that their estimate of cost matches the study we did with the existing methodology that came in at about a 10% rate increase on the current rate that we are doing.  
Larry also attended the Lake Oswego City Council meeting on April 15, 2025, where the resolution for the wholesale water rate adjustments was approved, effective July 1, 2025. The City Council passed the resolution on raising their rates to 25%. Dan Taylor asked the District manager to follow up with the City of Lake Oswego by addressing Larry Kitchen's concerns with the new resolution and setting up a meeting in June for further discussion.  
Larry Kitchen mentioned that LGWD needs to provide the City of Portland with a five-year notice to minimize LGWD water usage with them by July 1, 2025.

Clark Balfour addressed and answered JD Pavek's questions on the summary of the current public contract requirements.

**5. DEPARTMENTS:**

**COMMISSIONERS:** JD Pavek contacted Southwood Park and shared his insight with them regarding the email that was sent to the District (Board member residency and filling a Board position).

**HILAND WATER:** Paul Howard reported that hydrant flushing for the first week of April has been completed. SCADA project: Parts for the meter device have not arrived yet. Paul mentions we are slowly starting to use some of the City of Lake Oswego water in the warmer weather. New numbers are awaiting from Portland so that Paul can make the flow adjustments to the reservoir as needed.

**OFFICE:** None.

**ENGINEER:** Current updates on the following projects:

**Washington Ct. Partition** (6244 Washinton Ct.) The sizes for parcels two and three are determined and the adjustment of the meter location for parcel three is still pending.

**Chick-fil-A:** The construction work is underway. The new backflow is being installed.

**Sunset Commons** (16607 Boones Ferry– residential/commercial) The owner is in the process of value engineering and changes to the plans.

**5337 Bonita** – The new service and termination of existing service is still pending. The process is being discussed with the contractors.

**5342 Bonita** – The existing house was removed. The developer is exploring possible middle housing options.

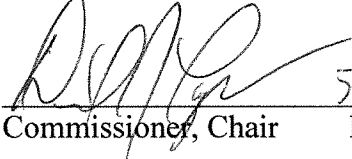
**6122 Carman Drive** – (Pole Barn House) The meter has been sized, and nothing has been scheduled for the new service.

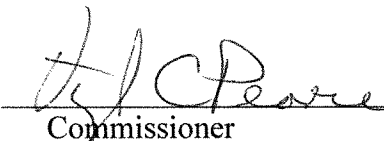
**16085 Inverurie Road (Woodlands Estates)** – This is a 4-lot subdivision. The design firm was provided with the district comments. The LGWD extension plans have not been returned.

**Hacienda Low Income Housing** – The plans are being corrected and reviewed by the City of Lake Oswego. The plans will be forwarded to LGWD and forward back to the city.

**Baleine and Kimball** – Will now be 5-lots, possibly up for sale.

6. Meeting adjourned at 7:22 pm.

 5/19/2025  
Commissioner, Chair      Date

 5/19/2025  
Commissioner      Date