

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

The meeting of the Lake Grove Water District Board of Commissioners was called to order at 6:00 p.m. at the Home Building Association, 15555 Bangy Rd. Lake Oswego, OR 97035 and chaired by Dan Taylor. Tammy Schalk, Bruce Goldson, Edward Hodges, Larry Kitchen, JD Pavek, Virgil Pearce, and Paul Howard.

1. **PUBLIC COMMENT:** None.
2. **AGENDA APPROVAL:** Larry Kitchen made a motion to approve the agenda. Dan Taylor seconded the motion. A vote was called. In favor: All.
3. **CONSENT AGENDA:** Larry Kitchen made a motion to approve the June 16, 2025 Board meeting minutes as corrected. Dan Taylor seconded the motion. A vote was called. In favor: All. Larry Kitchen made a motion to approve the June 2025 financials. JD Pavek seconded the motion. A vote was called. In favor: All. Larry Kitchen made a motion to approve the June 2025 accounts payable. JD Pavek seconded the motion. A vote was called. In favor: All.
4. **OLD BUSINESS:** City of Lake Oswego update – Larry Kitchen, Dan Taylor, and District Manager met with the City of Lake Oswego to discuss the new wholesale rates that were effective July 1, 2025. LGWD is hoping for a lower rate for the District. Larry Kitchen will be meeting with the Mayor of City of Lake Oswego to discuss the issues of the new wholesale rate and a new contract.

LGWD rate increase discussion – Larry Kitchen made a motion to approve a 10% increase on the tier rates effective October 1, 2025. Dan Taylor seconded the motion. A vote was called.
In favor: All.

5. DEPARTMENTS:

COMMISSIONERS: The Board officers for FY 2025-2026 was discussed. Larry Kitchen mentioned that he is ok with our current officers if they are willing to serve for another year. Virgil Pearce made a motion to elect Dan Taylor for Chair. Dan Taylor made a motion to elect Virgil Pearce for Secretary/Treasurer. Larry Kitchen seconded the motion. A vote was called. In favor: All.

Larry Kitchen suggested a strategic meeting before next winter to talk about the long-term future plans for the District. He would also like to have a scheduled meeting with the City of Portland within the next 60 days to see if they are willing to wheel water for LGWD for future planning purpose, and to see who they have connections with. A discussion with Hiland Water (operations) should be scheduled soon to talk about the winter and summer usage before the new contract with the City of Portland takes effect July 2026, and while we are still working on a contract with the City of Lake Oswego.

Hacienda project (Affordable income housing) – Jd Pavek made a motion to waive the SDC fees of approximately \$53K for this project. Larry Kitchen seconded the motion. Discussion: Jd Pavek looked further more on Hacienda's promotional information and other reportings. The vote was called: Larry Kitchen, Dan Taylor and JD Pavek voted no. Virgil Pearce voted yes. The motion did not pass.

HILAND WATER: Meter reading will start on Monday. Baleine/Kimball project is moving along quickly. The Scada upgrade has been postponed, parts were reordered.

OFFICE: The District manager reported that funds will need to be transferred from the general fund contingency to three different categories that are shown over budget for the year. Larry Kitchen made a motion to transfer from the general fund contingency to the engineering expense \$2343.00, PTO expense \$5948.16, and payroll expense \$16,336.83. Dan Taylor seconded the motion. A vote was called. In favor: All. District manager request \$95,000 from the state pool account to the U.S. Bank general fund account to cover the A/P check run for July 2025. Larry Kitchen made a motion to transfer \$95,000 from the state pool general fund to the U.S. Bank general checking account. JD Pavcek seconded the motion. A vote was called. In favor: All.

ENGINEER: Current updates on the following projects:

Sunset Commons (16607 Boones Ferry– residential/commercial) Plans have been resubmitted and they are back to the city for a review.

5342 Bonita – The existing house was removed, and the developer is considering remaining in the county and living in one house.

6122 Carman Drive – (Pole Barn House) The meter has been sized but there is still no schedule for service

16085 Inverurie Road (Woodlands Estates) – This is a 4-lot subdivision. Plans that have been returned to LGWD are under review.

Hacienda Low Income Housing – The plans are being corrected and reviewed by the City of Lake Oswego.


Park Bluff Place – (New construction) There was no response for meter sizing.

Baleine Development– (Under new ownership) Construction is in progress.

5110 Carman Dr. – This is a possible redevelopment. A service provider letter was requested.

6. Meeting adjourned at 7:05 pm.


Commissioner/Chair 8/18/2025
Date


Commissioner 8/18/25
Date