

**Lake Grove Water District  
Minutes of Regular Board Meeting  
August 18, 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. Edward Hodges, JD Pavek, Steve Koper, Tammy Schalk, Bruce Goldson. By Phone: Virgil Pearce, and Paul Howard.

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1. **PUBLIC COMMENT:** None.
2. **AGENDA APPROVAL:** JD Pavek made a motion to approve the agenda. Dan Taylor seconded the motion. A vote was called. In favor: All.
3. **CONSENT AGENDA:** JD Pavek made a motion to approve July 21, 2025, Board meeting minutes. Dan Taylor seconded the motion. A vote was called. In favor: All. JD Pavek made a motion to approve the July 2025 financials. Dan Taylor seconded the motion. A vote was called. In favor: All. JD Pavek made a motion to approve the July 2025 accounts payable. Dan Taylor seconded the motion. A vote was called. In favor: All.
4. **NEW BUSINESS:** Rate Hearing:

LGWD rate increase discussion – JD Pavek is concerned with the building up of reserves by having current customers pay that will go to the benefit of the future customers that will come along later. If we are acquired by the City of Lake Oswego water, then this will be an additional incentive for them and for us to have a more substantial balance sheet. Dan Taylor commented by saying the higher water rates charged by the City of Lake Oswego and the City of Portland left us with a deficit last year. The District manager mentioned that we have seen an enormous difference in the water rates with the City of Lake Oswego and the City of Portland with their new rates effective July 1, 2025. Dan Taylor said this can be discussed at the next budget meeting.

Dan Taylor made a motion to approve resolution 2025-03. JD Pavek seconded the motion. A vote was called. In favor: All.

**5. OLD BUSINESS:**

City of Lake Oswego update - The District manager reported that they met at the end of June, and nothing really happened in July. The City of Lake Oswego has its own discussions and is still doing more research. Larry Kitchen, Dan Taylor, and the District Manager will meet again with the City of Lake Oswego on September 12, 2025, to get a better update.

Larry Kitchen and the District manager met via zoom conference with the City of Portland to talk about wheeling water for future planning purposes. The City of Portland gave scenarios of what has happened in the past with their customers. There is a lot more to this process. There are fees and rates that we must meet to wheel water with one of their customers. The City of Portland needs to have their own discussion with their engineers to evaluate. They need to make sure that LGWD pipe and meter size at the reservoir is large enough to meet the required specifications for Portland. They will give us an update on this once they know.

**DEPARTMENTS:**

**COMMISSIONERS:** None.

**HILAND WATER:** Paul Howard reported that things are going well. He is getting ready to work on the Baleine Development Project. There is a glitch on the SCADA upgrade and Aaron Olson is getting this resolved.

**OFFICE:** Larry Kitchen would like to have a discussion with Hiland concerning operations. We will be purchasing more water from the City of Lake Oswego, so we will need to start preparing Hiland for the new contract with the City of Portland and a possible contract with the City of Lake Oswego. Silas Olson will be available to attend the September Board meeting to help with any question that the Board may have for Hiland Water.

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

**Sunset Commons** (16607 Boones Ferry– residential/commercial) The plans are at the City of Lake Oswego for reviewing.

**5342 Bonita** –No house plans yet. There is an onsite septic.

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

**16085 Inverurie Road (Woodlands Estates)** – This is a 4-lot subdivision. The corrections requested are pending for the final review by the City.

**Hacienda Low Income Housing** – The plans are now approved by the City of Lake Oswego and LGWD. Construction is underway.

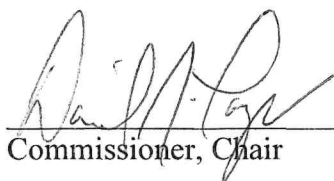
**Park Bluff Place** – (New construction) There was no response for meter sizing.


**Baleine Development**– (Under new ownership) A pre-construction meeting was held with a sign off by the City of Lake Oswego and LGWD.

**16158 Parker Road**- The upfront lot that had the original house needs house plans and meter sizing.

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

6. Meeting adjourned at 6:23 pm.

  
Commissioner, Chair      9/15/2025  
Date

  
Commissioner      9/10/2  
Date