

**Lake Grove Water District
Minutes of Regular Board Meeting
March 16, 2026**

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 Virgil Pearce. In person: Tammy Schalk, Bruce Goldson, JD Pavek, Edward Hodges, Tyler Curtis, Larry Kitchen, Steve Koper, Silas Olson, Seth Olson. By phone: Clark Balfour.

1. **PUBLIC COMMENT:** None.
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. **OLD BUSINESS:** Larry Kitchen briefly discussed the Lake Oswego and Portland water contracts. Portland's new contract begins July 1, 2026, and shortens its peak season from July-September. Going forward Lake Grove Water District is potentially looking to purchase more water from Portland due to Lake Oswego's rate increase. Larry Kitchen and Silas Olson discussed and strategized the peaking factors for the near future. We will try to get Lake Oswego to do another rate study for us in the next few years. District Manager will need to keep operations in place going forward as we face these changes to avoid any penalties.

4. **DEPARTMENTS:**

COMMISSIONERS: The District manager will be replacing all board members iPads.

NW NATURAL WATER SERVICES: Paul Howard is preparing for meter readings and hydrant flushing is scheduled for April. Operations are running smoothly. Seth Olson presented HdMag and Ultrasonic meters options to replace all compound meters. Larry Kitchen advised the District manager to work with Bruce Goldson and Ed Hodges on a proposal for the large meters.

OFFICE: NW Natural Water received the RFP intent to award announcement. The Budget meeting will be at 5:15pm, followed by the Board meeting at 6:00 p.m. on April 20, 2026.

5. **ENGINEER:**

Current updates on the following projects:

Bruce Goldson confirmed with the engineer that the damaged valve box and missing lid at candlewood court will be replaced, and a nearby Portland paving project will not affect the District. Ed Hodges reported that the ongoing water quality study shows no issues with increased Portland water use and will continue sampling with Paul Howard. Larry Kitchen asked Ed Hodges to prepare a written report for future reference. Ed Hodges reported that Curran-McLeod will be merging with MacKay Sposito; District manager will be sending Ed Hodges the agreement letter.

Sunset Commons – (16607 Boones Ferry– residential/commercial) This is on hold due to prolonged lack of contact, and the applicant will need to reapply.

5342 Bonita – This requires a 1-inch meter service. There is no schedule for this yet.

6122 Carman Drive – (Pole Barn House) The meter is sized. There is a tentative schedule for new service at the beginning of 2026.

16085 Inverurie Road (Woodlands Estates) – This is a 4-lot subdivision. It is approved and released for construction. A preconstruction meeting is pending.

Hacienda Low Income Housing – This is ready for meter installation. (Ed Hodges is the lead for LGWD).

Five new services for Kimball – Look construction paid their review fee for five single family units.

16158 Parker Road- The termination is to be scheduled during a period of drier weather.

16284 Bonaire Ave – The meter is size at 1-inch. No Schedule yet.

15985 Lake Forest Blvd. – This project involves new construction and requires a response from the owner.

5110 Carman Dr – The two-lot partition is awaiting city review before LGWD can proceed.

16650 Boones Ferry – LU-25-0036 was submitted to the city and is now in a required 30-day waiting period.

6195 Burma – Utility plans have been submitted for four attached housing units.

City Path Project – Existing service has been removed for the Waluga roundabout.

16525 Inverurie Rd – A 1-inch meter service must be installed before paving can proceed.

6. EXECUTIVE SESSION:


7:35 pm - Recess regular meeting and convening the executive session started Under ORS 192.660(2)(f) to consider records or information exempt by law from disclosure under ORS 192.335(9) and ORS 40.225

The executive session was adjourned at 7:56 pm and the regular meeting resumed at that time.

7. REGULAR MEETING ADJOURNED at 7:57 pm



Commissioner/Chair 4/20/26
Date



Commissioner 4/20/26
Date