

**Lake Grove Water District
Minutes of Regular Board Meeting
April 20, 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 Dan Taylor. In person: Tammy Schalk, Virgil Pearce, Larry Kitchen, Steve Koper, Tyler Curtis, JD Pavek, Bruce Goldson, and Clark Balfour. By phone: Paul Howard.

1. PUBLIC COMMENT: None.

2. AGENDA APPROVAL: JD Pavek made a motion to approve the agenda. Larry Kitchen seconded the motion. A vote was called. In favor: All

3. CONSENT AGENDA: JD Pavek made a motion to approve March 16, 2026, Board meeting minutes. Virgil Pearce seconded the motion. A vote was called. In favor: All, except for Dan Taylor who abstained. JD Pavek made a motion to approve the March 2026 financial. Virgil Pearce seconded the motion. A vote was called. In favor: All. JD Pavek made a motion to approve the March 2026 accounts payable. Virgil Pearce seconded the motion. A vote was called. In favor: All.

4. OLD BUSINESS:

NW Natural Water Services – The District will need to notify NW Natural Water Services that billing by hourly during meter reading is preferred versus by meter.

Larry Kitchen made a motion to authorize the District manager to transmit a copy of the contract to NW Natural Water Services. Virgil Pearce seconded the motion. A vote was called. In favor: All.

Larry Kitchen drafted a letter proposing an increase in water purchases from Portland.

Dan Taylor made a motion to approve the letter to be sent to Portland. Virgil Pearce seconded the motion. A vote was called. In favor: All.

Larry Kitchen reviewed a five-year cost projection for water purchases, based on forecasted Portland rates and Lake Oswego's proposed escalating rates. He noted concerns with Lake Oswego's rate index. He recommends developing a contract strategy, confirming the District's status as a primary purchaser, and ensuring compliance with minimum purchases and peaking factor requirements. On April 27, 2026, Larry Kitchen, Dan Taylor, and the District manager will be meeting with the City of Lake Oswego.

Six- and eight-inch meter proposal by District Manager - Larry Kitchen made a motion to authorize the District manager to purchase two 6-inch and two 8-inch HdMag meters at a cost not to exceed \$75,000. JD Pavek seconded the motion. A vote was called. In favor: All.

COMMISSIONERS: JD Pavek is continuing his review of the Board Policy Handbook and will submit it to the District manager and Clark Balfour for presentation at the next board meeting.

NW NATURAL WATER SERVICES: Paul Howard reported that operations are going well. Crews continue hydrant flushing and data collection. They are currently working in the lower drainage area. Carman Dr sidewalk meter boxes have not been installed; marks are being refreshed for the City. Upcoming work includes county road paving after July, street valve work on Seville, and a service upgrade on Inverurie Rd pending contractor feedback on tapping/upsizing. More residential water meters need to be replaced.

OFFICE: Board member new iPad will be purchased and configured by the next Board meeting.

5. ENGINEER:

Current updates on the following projects:

Sunset Commons – (16607 Boones Ferry– residential/commercial) LGWD needs updated plans.

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

6122 Carman Drive – (Pole Barn House) Tentative schedule for new service.

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

Five new services for Kimball – Waiting on Look Construction to proceed.

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. – No response from owner. A registered letter is needed to follow up.

5110 Carman Dr – The 2-lot partition plans have been reviewed and is ready for preconstruction.

6195 Burma – This is 4-units in Clackamas County; a service provider letter will be sent.

City Path Project – Water meter protection is needed at the traffic circle for the Waluga construction.

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


Boones Ferry Rd – Survey underway to replace wood retaining wall.


6. REGULAR MEETING ADJOURNED at 6:50 pm.

7. EXECUTIVE SESSION:

6:51 pm - The executive session started under ORS 192.660 (2) (f) to consider information or records exempt by law from public inspection under ORS 192.355 (9) (a) and ORS 40.225 (attorney-client privilege)

The executive session was adjourned at 7:18 pm


Commissioner, Chair 5/18/2026
Date


Commissioner 5/18/2026
Date