

**Lake Grove Water District
Minutes of Regular Board Meeting
May 18, 2026**

The meeting of the Lake Grove Water District Board of Commissioners was called to order at 5:58 p.m. at the Home Building Association, 15555 Bangy Rd. Lake Oswego, OR 97035 and chaired by Dan Taylor. In person: Larry Kitchen, Bruce Goldson, Tammy Schalk, Virgil Pearce, Steve Koper, and Paul Howard.

1. **PUBLIC COMMENT:** None.
2. **AGENDA APPROVAL:** Larry Kitchen made a motion to approve the agenda. Virgil Pearce seconded the motion. A vote was called. In favor: All
3. **CONSENT AGENDA:** Larry Kitchen made a motion to approve April 20, 2026, Board meeting minutes. Virgil Pearce seconded the motion. A vote was called. In favor: All. Larry Kitchen made a motion to approve the April 2026 financial. Virgil Pearce seconded the motion. A vote was called. In favor: All. Larry Kitchen made a motion to approve the April 2026 accounts payable. Virgil Pearce seconded the motion. A vote was called. In favor: All.
4. **OLD BUSINESS:**

NW Natural Water Services update: The District manager is awaiting Clark Balfour's contract Response. Dan Taylor addressed next steps, if no agreement is reached, the contract may need to be rebid. The current contract ends June 30, 2026, and may need to be extended month to month bases.

Board Policy Revisions – None.

Lake Oswego Contract Update– Larry Kitchen reported on a recent meeting with the City of Lake Oswego. The District explained its plan to reduce water purchases over the next four years by balancing summer and winter usage, while still planning for higher purchases in the year of 2031–2032. A new rate study by the city will be needed before a contract can be finalized. Larry Kitchen mentions the meeting appeared productive, and the city of Lake Oswego requested another meeting in six months.

5. DEPARTMENTS:

COMMISSIONERS: Larry Kitchen reviewed the District's projected rate increases for the next four years and recommends raising rates every year for the next four years. He recommends we start implementing a \$.50 per customer rate adjustment this October. This proactive step will cover the District's operational rising expenses associated with acquiring water. The District manager plans to issue the water rate scenario for the Board in June.

NW NATURAL WATER SERVICES: Paul Howard reported that operations are running smoothly and that he is preparing for meter reading. Hydrant flushing is complete, and painting will begin within the next few days. He is also waiting for Silas Olson's summer water usage numbers. Under the previous contract, the District will switch to Portland water on June 1st, for its final interruptible purchase. Dan Taylor requested a calendar to track water usage and ensure coverage during Paul's vacations and absences. He also followed up on Lake Oswego's question about connecting a backflow preventer to the existing SCADA system on the Lake Oswego feed and the additional cost of integrating it. Larry Kitchen reiterated Lake Oswego's question about whether the District should

install its own water meter at the connection point. The District also needs to discuss simplifying operations and improving control of the water feed. The District manager will assign the backflow survey project to Ed Hodges.

OFFICE: NW Natural Water detail invoice report was emailed to the Board. The final rates for Portland Water, following the hearing held on May 12, 2026, were distributed to all the board members. \$100K in the contingency fund will need to be transferred to adjust the budget in the general account. This is to cover the water cost of goods that is over budget. Larry Kitchen made a motion to move the 100K contingency fund to the water cost of goods budget. Virgil Pearce seconded the motion. A vote was called. In favor: All

6. ENGINEER: Current updates on the following projects:

Sunset Commons – (16607 Boones Ferry– residential/commercial) LGWD needs updated plans. No change.

5342 Bonita – This requires a 1-inch meter service. This is a request for locates.

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. Preconstruction is unknown.

Five new services for Kimball – All 5 taps to start this Wednesday May 20, 2026.

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. – A registered letter was drafted with a deadline of (30) days to the owner.

5110 Carman Dr – The 2-lot partition plans have been reviewed and is ready for preconstruction, but the timeline depends on coordinating with the ongoing Carman Drive sidewalk project.

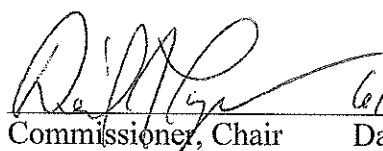
6195 Burma – This is 4-units in Clackamas County, and it is expedited for land use review.

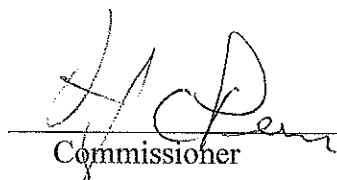
City Path Project – Water meter protection is needed at the traffic circle for the Waluga construction.

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

16650 Boones Ferry Rd – LU25-0026 Steve Karr mixed use application is the appeal period.

5. MEETING ADJOURNED at 6:32 pm.


Commissioner, Chair Date 6/15/26


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