

**Lake Grove Water District
Minutes of Regular Board Meeting
July 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, Bruce Goldson, Virgil Pearce, Larry Kitchen, JD Pavek, Tyler Curtis, Edward Hodges, 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. NOMINATIONS AND ELECTION OF BOARD OFFICERS: Dan Taylor nominated Virgil Pearce for Chairman. A vote was called. In favor: All. Larry Kitchen volunteered to serve as Treasurer Secretary. A vote was called. In favor: All.

4. CONSENT AGENDA: Larry Kitchen made a motion to approve June 15, 2026, Board meeting minutes. Dan Taylor seconded the motion. A vote was called. In favor: All. Larry Kitchen made a motion to approve the June 2026 financial. Dan Taylor seconded the motion. A vote was called. In favor: All. Larry Kitchen made a motion to approve the June 2026 accounts payable. Dan Taylor seconded the motion. A vote was called. In favor: All.

5. OLD BUSINESS:

Board Policy Revisions: JD Pavek reviewed the District's 2019 board policy, prepared an initial draft, and submitted it to the District Manager and Clark Balfour for review. He suggests they make revisions and present the proposed updates at the next board meeting. Dan Taylor also suggested that the board members review the initial draft a week in advance before the meeting.

LGWD Possible Rate Increase for 2026: Larry Kitchen presented five-year cost projections and proposed rate increases to reduce the deficit, limit future rate shock, and keep most LGWD rates below Lake Oswego rates. Dan Taylor stated that this year's rate change has not yet recovered in the last two year's deficit.

Larry Kitchen made a motion to approve the rate increase for, adjusting Tier 1 & 2 rates by \$0.50 each effective October 1, 2026. Dan Taylor seconded the motion. A vote was called. In favor: All.

6. DEPARTMENTS:

COMMISSIONERS: Larry Kitchen asked for an update on backflow valves and whether SCADA upgrades are needed to manage monthly water targets during the Lake Oswego transition. Paul Howard mentioned that the existing SCADA may support added connections. Engineers estimated the installation of the backflow valve on Carman and Davis cost would be under \$100,000. The cost should be from the system development fund because the project would be an improvement for the District.

NW NATURAL WATER SERVICES: Meter reading is schedule for next week.

OFFICE: The District Manager reported that 15 accounts remain unpaid and are scheduled for shutoff on Wednesday. The large 6" and 8" large meters have arrived. NW Natural will be scheduling the installation in the next few weeks.

7. ENGINEER: Current updates on the following projects:

Sunset Commons – (16607 Boones Ferry– residential/commercial) The owner is moving forward with new irrigation plan and seeking streetlight plan.

5342 Bonita – A 1-inch meter service is required and locates have been requested.

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

16085 Inverurie Road (Woodlands Estates) – This 4-lot subdivision has been approved, but the preconstruction schedule is unknown.

16158 Parker Road- The termination is completed.

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

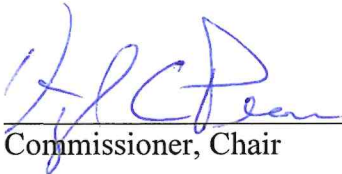
5110 Carman Dr – The 2-lot partition plans have been reviewed and approved by the city and LGWD.

6195 Burma – This 4-unit Clackamas County project is being expedited for land-use review. Ed Hodges says a hydrant test is scheduled for Thursday.

16525 Inverurie Rd – A 1-inch meter was installed on July 15, 2026.

16650 Boones Ferry Rd – LU25-0026, Steve Kaer's mixed-use application, is still in the contractor selection bid process.

8. MEETING ADJOURNED at 6:50 pm.

 8/12/2026
Commissioner, Chair Date

 8/17/26
Commissioner Date