North Clackamas County Water Commission
Board of Commissioners

Regular Meeting

Thursday, September 24, 2026
Special Location (NCCWC Water Treatment Plant)
14275 S. Clackamas River Drive
Oregon City, OR 97045

Join In-Person or Online

https://us02web.zoom.us/j/82042300835

Call-In: 1 (253) 215-8782

Meeting ID 820 4230 0835

Passcode: 134235

AGENDA

5:30 PM Regular Meeting of the Board of Directors

1. **Convene Regular Meeting**

2. **Approve Agenda**

3. **Public Comment**
   3.1 Public Comment

4. **Approval of Minutes**
   4.1 Approve Minutes from June 18, 2026 Budget Committee & Regular Meeting

5. **Adoption of Consent Calendar**
   5.1 Authorization of ACH & Checks for June, July, and August 2026
   5.2 Appoint Legal Counsel of Record
   5.3 Appoint Insurance Agent of Record

6. **Board Discussion**
   6.1 Election of Officers
   6.2 Water Rights & Long-Term Water Supplies

7. **Monthly Items**
   7.1 Financial Reports
   7.2 Operations Report
   7.3 Manager's Report
   7.4 Business from the Board

*POSTED PER REQUIREMENTS 9/18/2026

8. **<u>Executive Session (Suspend Regular Meeting)</u>**
   Convene Executive Session under ORS 192.660(2)(p) for the purpose of discussing Cybersecurity for the NCCWC Water Treatment Plant

9. **<u>Adjourn Regular Meeting</u>**

10. **<u>Convene Workshop</u>**
    This workshop will review the planned improvements at the NCCWC Water Treatment Plant and will include a guided tour of the plant's facilities for the Board. For safety reasons, participation in the tour is limited, and the tour will not be broadcast by electronic means. Any person requesting to attend should contact Wade Hathhorn at (503)683-7293 at least 48 hours in advance of the posted meeting date and time so that we can determine if attendance can be safely accommodated.

Agenda Item 4.1

NCCWC
NORTH CLACKAMAS COUNTY WATER COMMISSION

BOARD OF DIRECTORS
BUDGET HEARING & REGULAR MEETING MINUTES – 5:30 P.M.
June 18, 2026

BOARD MEMBERS PRESENT:

Chris Hawes	Sunrise Water Authority
Kevin Bailey	Sunrise Water Authority
Kevin Williams	Oak Lodge Water Services
Paul Gornick	Oak Lodge Water Services
Michael Milch	City of Gladstone

STAFF PRESENT:

Jamey Pietzold	Acting General Manager
Angie Wilson	Finance Manager

STAFF ATTENDING VIRTUALLY:

Brent Carrar	WTP Manager

MEMBER AGENCY STAFF:

Jennifer Sampson	Sunrise Water Authority
Brad Albert	Oak Lodge Water Services
Michele Diaz	Oak Lodge Water Services

Budget Hearing

Chair Milch called the Budget Hearing to order at 5:30 p.m. Introductions were made around the room.

Public Comment on Budget – None at this time.

Directors Comments and Discussion – Finance Director Wilson noted that there were a few changes since the Budget Committee meeting in March. The General Fund is expecting an additional $7,500, and the PERS side account had $150,000 in expenses for the current year, which reduces the beginning fund balance. The Plant Reserve Fund also had an additional $750,000 in expenses, which will also reduce the beginning fund balance. These changes do not affect any tax levies and are considered an allowable change under Oregon Budget Law. The additional $750,000 was a planned budget transfer, but it was left out of the original proposed budget.

Close Public Hearing – Chair Milch closed the Budget Hearing at 5:33 p.m.

1. Call Regular Meeting to Order

Chair Milch called the regular meeting to order at 5:34 p.m.

2. Approve Agenda

Chair Milch called for a motion. Director Gornick moved to approve the agenda as presented. Director Bailey seconded. Voting Aye: Directors Bailey, Gornick, Hawes, Milch, and Williams.

MOTION CARRIED

3. Public Comment

There was no public comment.

4. Approval of Minutes

4.1 Approval of Minutes of the March 26, 2026 Regular Meeting & Minutes of the Budget Committee Meeting

Chair Milch called for a motion. Director Gornick moved to approve the March 26, 2026 regular meeting minutes and budget committee meeting minutes. Director Williams seconded. Voting Aye: Directors Bailey, Gornick, Hawes, Milch, and Williams.

MOTION CARRIED

5. Adoption of Consent Calendar

5.1 Authorization of Checks for March, April, and May 2026

Chair Milch called for a motion. Director Hawes moved to adopt the Consent Calendar. Director Gornick seconded. Voting Aye: Directors Bailey, Hawes, Gornick, Milch, and Williams.

MOTION CARRIED

6. Board Discussion

6.1 Adopt FY2026-27 Budget & Authorize Appropriations (Resolution 2026-2)

Chair Milch led a discussion on agenda item 6.2, regarding the wholesale water rate. He wanted to discuss it before approving the budget, in case the wholesale water rate changed and affected the budget. He had concerns about the increase in the wholesale water rate. Sunrise Executive Director Pietzold explained that the initial wholesale water rate is an estimated annual operational rate, and at the end of the year they perform a “true-up” and only then does the Board know the real wholesale water rate for the past year.

Director Williams moved to approve Resolution 2026-2, adopting the FY2026-27 budget and authorization appropriations as stated. Director Gornick seconded. Voting Aye: Directors Bailey, Hawes, Gornick, Milch, and Williams.

MOTION CARRIED

6.2 Establish FY2026-27 Wholesale Water Rate (Resolution 2026-3)

Finance Director Wilson noted a scrivener's error at the bottom of the staff report. The staff report notes the wholesale water rate reflects a 7.86% change in price from the previous year, but the correct number should be 7.47%. Director Gornick moved to adopt Resolution 2026-3, setting wholesale water rate for fiscal year 2026-27. Director Hawes seconded. Voting Aye: Directors Bailey, Hawes, Gornick, Milch, and Williams.

MOTION CARRIED

6.3 Initiate FY 2025-26 Audit

Finance Director Wilson presented the engagement letter with Baker Tilly for the 2025-26 financial audit. The audit is scheduled to start with preliminary steps at the end of July and hopefully be completed in September. Chair Milch acknowledged the NCCWC Board has received the audit engagement letter.

7. Monthly Items

7.1 Financial Reports

Finance Director Wilson overviewed the written report. She thanked Sunrise Senior Admin Assistant Sampson for providing administrative assistance to NCCWC and for training District Recorder Diaz. Chair Milch also thanked Senior Admin Assistant Sampson for assisting with the transition. Chair Milch acknowledged receipt of the financial reports.

7.2 Operations Report

Sunrise Executive Director Pietzold overviewed the written report. He and Plant Manager Carrar highlighted concerns regarding reliable pump motors and a lack of contractors in this area to work on them.

7.3 Manager's Report

Sunrise Executive Director Pietzold overviewed the written report. He highlighted the historically low snowpack and the effects that could have on the water supply. He emphasized that customer messaging needs to be consistent across water providers. There was also discussion on possible curtailment orders and what that might entail.

7.4 Business from the Board

Director Hawes thanked the Board for rescheduling the meeting to June 18th instead of the 26th, as he and General Manager Hathhorn would receive North Clackamas Chamber of Commerce awards on June 26th. Chair Milch congratulated Director Hawes and General Manager Hathhorn.

8. Adjourn Regular Meeting

Chair Milch adjourned the meeting at 6:18 p.m.

NORTH CLACKAMAS COUNTY WATER COMMISSION

September 24,2026
Agenda Item 5.1

Subject: Authorization of ACH & Check Payments for June, July & August 2026.

Presenter(s): Angie Wilson, Finance Director

Board Action: The Board to formally authorize the ACH & Check issuances.

Attachments: Bank Reconciliation Module Checks by Date Report

Background: The Board is responsible for retrospectively reviewing and approving monthly ACH & Check payments.

Analysis: In the three-month period June 2026 through August 2026, the following ACH and Check payments were issued and processed:

Wells Fargo Account:

- 49 valid ACH payments totaling $469,865.23.
- 47 valid checks issued numbered 31791 through 31867 totaling $914,191.69.
- Total valid Wells Fargo period payments of $1,384,056.92.
- 1 voided transaction.

LGIP Account:

- Nil payment transactions.

Consolidated Payment Total (Valid) = $1,384,056.92

Options: Approve Issuance and/or requests additional clarification.

Staff Recommendation: Approve ACH & Check issuances as presented for June 2026 through August 2026.

Draft Motion: Move to approve all valid ACH & Checks payments for June through August 2026, totaling $1,384,056.92. Noting zero (1) voided transaction.

Bank Reconciliation
Checks by Date
User: angie.wilson@olws.org
Printed: 9/11/2026
Cleared and Not Cleared Checks
Print Void Checks

ACH Disbursement Activity

Number	Issue Date	Vendor	Comment	Module	Void	Clear Date	Amount
0	6/4/2026	Portland General Electric (PGE)		AP		6/30/2026	258.06
0	6/4/2026	Portland General Electric (PGE)		AP		6/30/2026	59,224.06
0	6/9/2026	Hach Company		AP		6/30/2026	11,843.20
0	6/9/2026	Sunrise Water Authority		AP		6/30/2026	9,110.08
0	6/9/2026	Wells Fargo Remittance Ctr MC		AP		6/30/2026	3,377.63
0	6/11/2026	Internal Revenue Service-ACH		AP		6/30/2026	5,344.02
0	6/11/2026	OR Department of Revenue		AP		6/30/2026	1,637.22
0	6/11/2026	State of Oregon Savings Growth Plan		AP		6/30/2026	1,021.82
0	6/12/2026		DD 00001.06.2026	PR		6/30/2026	12,596.75
0	6/25/2026	Carollo Engineers, Inc.		AP		6/30/2026	3,911.83
0	6/25/2026	Groundwater Solutions, Inc. (GSI)		AP		6/30/2026	692.50
0	6/25/2026	Internal Revenue Service-ACH		AP		6/30/2026	6,025.67
0	6/25/2026	OR Department of Revenue		AP		7/31/2026	1,826.13
0	6/25/2026	State of Oregon Savings Growth Plan		AP		6/30/2026	1,240.69
0	6/25/2026	Sunrise Water Authority		AP		6/30/2026	8,489.80
0	6/25/2026	Univar USA Inc		AP		6/30/2026	3,939.98
0	6/26/2026		DD 00002.06.2026	PR		6/30/2026	12,958.76
0	7/6/2026	Portland General Electric (PGE)		AP		7/31/2026	73,977.06
0	7/8/2026	Portland General Electric (PGE)		AP		7/31/2026	217.43
0	7/9/2026	Internal Revenue Service-ACH		AP		7/31/2026	6,831.02
0	7/9/2026	OR Department of Revenue		AP		7/31/2026	2,093.16
0	7/9/2026	State of Oregon Savings Growth Plan		AP		7/31/2026	1,168.73
0	7/9/2026	Wells Fargo Remittance Ctr MC		AP		7/31/2026	3,647.45
0	7/10/2026		DD 00001.07.2026	PR		7/31/2026	14,659.51
0	7/17/2026	Carollo Engineers, Inc.		AP		7/31/2026	14,409.60
0	7/17/2026	Groundwater Solutions, Inc. (GSI)		AP		7/31/2026	2,262.52
0	7/17/2026	Sunrise Water Authority		AP		7/31/2026	1,514.52
0	7/23/2026	Internal Revenue Service-ACH		AP		7/31/2026	6,102.56
0	7/23/2026	OR Department of Revenue		AP		7/31/2026	1,860.18
0	7/23/2026	State of Oregon Savings Growth Plan		AP		7/31/2026	1,127.21
0	7/24/2026		DD 00002.07.2026	PR		7/31/2026	13,834.04
0	8/4/2026	Portland General Electric (PGE)		AP		8/30/2026	79,481.97
0	8/4/2026	Portland General Electric (PGE)		AP		8/30/2026	211.05
0	8/6/2026	Internal Revenue Service-ACH		AP		8/30/2026	7,055.80
0	8/6/2026	OR Department of Revenue		AP		8/30/2026	2,158.31
0	8/6/2026	State of Oregon Savings Growth Plan		AP		8/30/2026	1,199.04
0	8/7/2026		DD 00001.08.2026	PR		8/30/2026	15,188.33
0	8/10/2026	Wells Fargo Remittance Ctr MC		AP		8/30/2026	9,320.94
0	8/10/2026	Wells Fargo Remittance Ctr MC		AP		8/30/2026	3,392.60
0	8/17/2026	ABC Fire Extinguisher, Inc.		AP		8/30/2026	370.00
0	8/17/2026	Carollo Engineers, Inc.		AP		8/30/2026	6,485.14
0	8/17/2026	Confluence Engineering Group, LLC		AP		8/30/2026	3,464.00
0	8/17/2026	Endress-Hauser		AP		8/30/2026	14,105.16
0	8/20/2026	Internal Revenue Service-ACH		AP		8/30/2026	7,873.78
0	8/20/2026	OR Department of Revenue		AP		8/30/2026	2,412.79
0	8/20/2026	State of Oregon Savings Growth Plan		AP		8/30/2026	1,321.40
0	8/21/2026	Groundwater Solutions, Inc. (GSI)		AP		8/30/2026	1,062.50
0	8/21/2026	Sunrise Water Authority		AP		8/30/2026	11,137.79
0	8/21/2026		DD 00002.08.2026	PR		8/30/2026	16,421.44

ACH Disbursement Activity Subtotal	49	469,865.23
Voided ACH Activity	-	-
Adjusted ACH Disbursement Activity Subtotal	**49**	**469,865.23**

Paper Check Disbursement Activity

Number	Issue Date	Vendor	Comment	Module	Void	Clear Date	Amount
31791	6/9/2026	Cintas Corporation - 463		AP		6/30/2026	153.25
31792	6/9/2026	Cintas Fas Lockbox 636525		AP		6/30/2026	99.00
31793	6/9/2026	Clackamas River Water District		AP		6/30/2026	90,465.00
31794	6/9/2026	Clean Harbors Environmental Services, Inc.		AP		6/30/2026	8,620.00
31795	6/9/2026	First American Title Insurance Company		AP		6/30/2026	1,500.00
31796	6/9/2026	Hasa, Inc		AP		6/30/2026	4,862.20
31797	6/9/2026	Hasco Stations, LLC/H&S Energy Products, LLC		AP		6/30/2026	295.49
31798	6/9/2026	NW Natural		AP		6/30/2026	234.18
31799	6/9/2026	Oak Lodge Water Services Authority		AP		6/30/2026	6,491.40
31800	6/9/2026	Oregon City Garbage Co.		AP		6/30/2026	59.11
31801	6/9/2026	PGI Parent LLC		AP		6/30/2026	1,224.00
31802	6/9/2026	Portland Engineering Inc.		AP		6/30/2026	50.00
31803	6/9/2026	Impel Company Holdco, LLC		AP		6/30/2026	31.07
31804	6/9/2026	Pump Dynamics an Impel Company		AP		6/30/2026	19,428.33
31805	6/9/2026	Verizon Wireless		AP		6/30/2026	227.47
31806	6/25/2026	AFLAC		AP		7/31/2026	203.76
31807	6/25/2026	Cascade Columbia Distribution		AP		6/30/2026	388.47
31808	6/25/2026	CMG Oregon		AP		6/30/2026	341.66
31809	6/25/2026	Hasa, Inc		AP		6/30/2026	4,622.20
31810	6/25/2026	Hasco Stations, LLC/H&S Energy Products, LLC		AP		6/30/2026	174.03
31811	6/25/2026	PGI Parent LLC		AP		6/30/2026	1,914.45
31812	6/25/2026	Ritz Safety LLC		AP		6/30/2026	8,829.03
31813	6/30/2026	ALS Group USA, Corp		AP			325.00
31814	6/30/2026	Brian Zvaigzne		AP		7/31/2026	21,025.00
31815	6/30/2026	Hasa, Inc		AP		7/31/2026	5,357.88
31816	6/30/2026	Lawrence Arnold Potter Jr.		AP		7/31/2026	4,685.00
31817	6/30/2026	Verizon Wireless		AP		7/31/2026	559.94
31818	7/7/2026	Cintas Fas Lockbox 636525		AP		7/31/2026	99.00
31819	7/7/2026	Clackamas River Water District		AP		7/31/2026	109,897.32
31820	7/7/2026	Deere & Company		AP	Void		56,303.37
31821	7/7/2026	Hasco Stations, LLC/H&S Energy Products, LLC		AP		7/31/2026	139.77
31822	7/8/2026	Cable Huston LLP		AP		7/31/2026	76.00
31823	7/9/2026	Moore Holding Corp		AP		7/31/2026	18,921.00
31824	7/9/2026	OHA Cashier		AP		7/31/2026	10,800.00
31825	7/9/2026	SAIF Corporation		AP		7/31/2026	6,579.30
31826	7/9/2026	Special Districts Insurance Sv (SDIS)		AP		7/31/2026	16,856.70
31827	7/17/2026	IDEXX Distribution Corp		AP		7/31/2026	325.66
31828	7/17/2026	NW Natural		AP		7/31/2026	166.53
31829	7/17/2026	Oak Lodge Water Services Authority		AP		7/31/2026	6,296.98
31830	7/17/2026	Portland Engineering Inc.		AP		7/31/2026	50.00
31831	7/17/2026	Top Industrial Supply		AP		7/31/2026	245.86
31832	7/21/2026	Cascade Columbia Distribution		AP		7/31/2026	3,033.47
31833	7/21/2026	Cintas Corporation - 463		AP		7/31/2026	184.93
31834	7/21/2026	Cintas Fas Lockbox 636525		AP		7/31/2026	130.00
31835	7/21/2026	GB Manchester, Inc.		AP		7/31/2026	100,783.50
31836	7/21/2026	Hasa, Inc		AP		7/31/2026	5,540.61
31837	7/21/2026	Henderson Turf & Wear, Inc.		AP		7/31/2026	67.29
31838	7/21/2026	Top Industrial Supply		AP		7/31/2026	84.28
31839	7/27/2026	Oregon City Garbage Co.		AP		7/31/2026	59.15
31840	7/27/2026	Slayden Constructors, Inc.		AP		8/30/2026	8,150.24
31841	7/27/2026	AFLAC		AP		8/30/2026	203.76
31842	7/27/2026	Hasco Stations, LLC/H&S Energy Products, LLC		AP		7/31/2026	98.64
31843	8/5/2026	Cascade Columbia Distribution		AP		8/30/2026	895.00

Number	Issue Date	Vendor	Comment	Module	Void	Clear Date	Amount
31844	8/5/2026	Cintas Corporation - 463		AP		8/30/2026	153.25
31845	8/5/2026	Hasa, Inc		AP		8/30/2026	5,183.07
31846	8/5/2026	PGI Parent LLC		AP		8/30/2026	472.50
31847	8/6/2026	Employee Business Expense Reimbursement		AP		8/30/2026	44.70
31848	8/6/2026	Verizon Wireless		AP		8/30/2026	227.51
31849	8/7/2026	Deere & Company		AP		8/30/2026	56,303.37
31850	8/17/2026	Alumichem Canada Inc.		AP		8/30/2026	17,280.64
31851	8/17/2026	Cascade Columbia Distribution		AP		8/30/2026	860.00
31852	8/17/2026	Cintas Corporation - 463		AP		8/30/2026	322.96
31853	8/17/2026	Clackamas River Water District		AP		8/30/2026	187,172.82
31854	8/17/2026	Clackamas River Water Provider		AP		8/30/2026	44,417.00
31855	8/17/2026	Hasa, Inc		AP		8/30/2026	5,832.23
31856	8/17/2026	Hasco Stations, LLC/H&S Energy Products, LLC		AP		8/30/2026	413.59
31857	8/17/2026	NW Natural		AP		8/30/2026	118.84
31858	8/17/2026	Oak Lodge Water Services Authority		AP		8/30/2026	10,276.58
31859	8/17/2026	Oregon City Garbage Co.		AP		8/30/2026	63.25
31860	8/17/2026	PDM Specialists, LLC		AP		8/30/2026	1,614.00
31861	8/17/2026	Portland Engineering Inc.		AP		8/30/2026	225.00
31862	8/17/2026	Top Industrial Supply		AP		8/30/2026	219.80
31863	8/20/2026	Cascade Columbia Distribution		AP		8/30/2026	1,755.00
31864	8/20/2026	Hasco Stations, LLC/H&S Energy Products, LLC		AP		8/30/2026	234.95
31865	8/20/2026	Special Districts Insurance Sv (SDIS)		AP			8,428.35
31867	8/24/2026	Clackamas River Water Provider		AP		8/30/2026	44,417.00
					48		$914,191.69
					1		
					47		**914,191.69**

Summary of Check by Date Detail inclusive of LGIP ACH Payments

Wells Fargo	Total Void ACH & Check Count:	1.00
Wells Fargo	Total Void ACH & Check Amount:	56,303.37
Wells Fargo	Total Valid ACH & Check Count:	96.00
Wells Fargo	**Total Valid ACH & Check Amount:**	**1,384,056.92**
Wells Fargo	Total ACH & Check Count:	97.00
Wells Fargo	Total ACH & Check Amount:	1,440,360.29
LGIP	Total Valid ACH Payment Count	-
LGIP	**Total Valid ACH Payment Amount**	**-**
Consolidated	**Total Valid ACH & Check Payment Amount**	**1,384,056.92**

		SB Control	Variance
	WF:		
Control	Total Void Count:	1	0.00
Control	Total Void Amount:	56,303.37	0.00
Control	Total Valid ACH & Check Count:	96	0.00
Control	Total Valid ACH & Check Amount:	1,384,056.92	0.00
Control	Total ACH & Check Count:	97	0.00
Control	Total ACH & Check Amount:	1,440,360.29	0.00
	LGIP	SB Control	Variance
Control	Total Void Count:	-	0.00
Control	Total Valid ACH & Check Count:	-	0.00
Control	Total Void Amount:	-	0.00

Agenda Item 5.2

Subject:	Appoint Legal Counsel of Record
Presenter(s):	Wade Hathhorn, General Manager
Board Action:	Adoption by approval of consent calendar
Attachments:	None
Background:	Organizational best practices suggest the NCCWC formally appoint its legal counsel of record on a regular basis.
Analysis:	For several years now, the NCCWC has used Cable Huston, LLC. as its primary source of legal assistance. The General Manager is requesting the Board formally re-appoint Cable Huston, LLC. as the legal counsel of record for the NCCWC for FY2026-27.
Options:	Appoint an alternative legal counsel of record.
Staff Recommendation:	Appoint Cable Huston, LLC as the legal counsel of record.
Draft Motion:	N/A

Agenda Item 5.3

Subject:	Appoint Insurance Agent of Record
Presenter(s):	Wade Hathhorn, General Manager
Board Action:	Adoption by approval of consent calendar
Attachments:	None
Background:	Organizational best practices suggest the NCCWC formally appoint its insurance agent of record on a regular basis.
Analysis:	For several years now, the NCCWC has used the firm of Brown & Brown, Inc. as the organization's insurance agent. The General Manager is requesting the Board formally re-appoint Brown & Brown, Inc. as the insurance agent of record for the NCCWC for FY2026-27.
Options:	Appoint an alternative legal counsel of record.
Staff Recommendation:	Appoint Brown & Brown as the insurance agent of record.
Draft Motion:	N/A

NORTH CLACKAMAS COUNTY WATER COMMISSION

September 24, 2026

Agenda Item 6.1

Subject:	Election of Officers
Presenter(s):	Wade Hathhorn, General Manager
Board Action:	Open discussion regarding the election of officers
Attachments:	None
Background:	The current NCCWC Board is composed of the following members: Oak Lodge Water Services: Directors Williams and Gornick Sunrise Water Authority: Directors Hawes and Bailey City of Gladstone: Director Milch Current Officers: Chair: Michael Milch (Gladstone) Vice-Chair: Kevin Williams (Oak Lodge)
Analysis:	The NCCWC Agreement calls for the annual election of officers, including a Chair and Vice-Chair. The position as Chair is to rotate among the member parties. This past year, the position of Chair was held by Gladstone. This year the position of Chair will rotate to a member from Oak Lodge. The remaining position as Vice-Chair can be filled by a member from either Sunrise or Gladstone. These elections only require a simple majority of the Board of Directors.
Options:	The Oak Lodge board may select a representative to serve as Chair.
Staff Recommendation:	Open to discussion regarding election of Chair and Vice-Chair
Draft Motion:	Motion(s) to elect officers.

NORTH CLACKAMAS COUNTY WATER COMMISSION

September 24, 2026

Agenda Item 6.2

Subject:	Water Rights & Long-Term Water Supplies
Presenter(s):	Wade Hathhorn, General Manager
Board Action:	None Required
Attachments:	Summary of Municipal Water Rights on Clackamas River Excerpt From OWRD Final Order (Table 2)

Background:

The various municipals users on the Clackamas River hold a variety of water rights, including both certificates and permits (see attached). There are two principal features for each right – the first is **priority date** and the second whether the right is **certificated or permitted**. Certificated rights hold a special place in that they are not subject to the state's permit extension rules, namely those subject to OAR 690-086, also known as Water Management & Conservation Plans (WMCP).

The permits, in turn, are a temporary "right" to use water and must be put to "beneficial use" under an approved schedule, as approved in the WMCP. The latter is often referred to as the "developed" portion of a permit. So, a permit may have both "developed" and "undeveloped" portions. The "developed" portion is not subject to restriction under the WMCP, while the undeveloped portion is. In the approval of the WMCP, the State further grants "green light water." This "green light water" can be all or a portion of the undeveloped part of the permit. Once established, the permit holder cannot withdraw (use) beyond this "green light" amount, unless granted through an updated WMCP. For this reason, WMCP's are updated (and reapproved) every 10 years – allowing for a "rolling" use of the permit as demands grow and change.

The WMCP approval process was modified in 2005 to include a requirement that all permit extensions be conditioned to maintain the "persistence" (survivability) of listed sensitive, threatened, or endangered fish species. The first example of this new requirement involved the permit extensions on the Clackamas River under Case No. 2016-WRD-00006. After more than 17 years of legal iterations, the Final Order from OWRD called for the mandatory (prorated) curtailment of the undeveloped portion of each permit following the first Monday in September based on a "target flow" of 800 cfs. Note: prior to the first Monday in September, the "target flow" drops to 650 cfs and the permits are not subject to curtailment, rather actions called for in their respective WMCPs. This is all rather complicated, but the basic idea is that the undeveloped portion of each right may be subject to prorated curtailment based on the relative deficiency in actual versus target flows. For example, after the first part of September, it the actual flow in the river drops to 600 cfs, it is 200 cfs (or 25%) short of the 800 cfs target. Hence, the undeveloped portion of each permit is curtailed accordingly. This is commonly referred to as the **"fish persistence"** standard – and it only applies to the permit holders on the lower 3.1 miles of the Clackamas River (NCCWC, Lake Oswego, and SFWB). Note: CRW is immune owed to the certified status of all of its rights.

In addition, the State (OWRD) has its own **instream flow right** which has a priority date of 1968 and requires a minimum flow of 640 cfs (to the river's mouth) starting September 15 of each year. Each right (whether certificated or not) that is "junior" to this instream right is further subject to potential curtailment based on its respective priority date – the most junior being the first to be potentially curtailed or even shut-off and so on until the instream flow requirement is met.

Analysis:

The NCCWC holds four rights, three of which were originally held by the City of Gladstone and later transferred to the NCCWC (Permit S-46120, Permit S-43170 and Certificate S-20145) and the fourth which was originally held by Oak Lodge and later transferred to the NCCWC (Permit S-35297). The oldest right S-20145 was certified at Gladstone's old point of diversion and will need to be recertified at the NCCWC – however, it is not currently subject to the instream flow requirement.

Looking more closely at each of the permits, 19.47 cfs of S-35297 and 5.01 cfs of S-46120 have been "developed." Hence, the remainder of S-35297 (42.43 cfs), S-46120 (2.99 cfs) and all of S-43170 (1.73 cfs) are undeveloped and subject to the fish persistence standards and related WMCP requirements. Moreover, all these permits (in total) are further subject to the instream flow requirements. (See excerpt from Final Order below – Table

This means that the NCCWC's primary right (S-35297, 62 cfs) is very vulnerable to potential curtailment – both from fish persistence standards and minimum instream flow requirements. The latter restriction is of greatest concern because "curtailment" here is absolute – if minimum flows are not being met, prorated (or partial) curtailment is not part of the enforcement criteria. Instream flow enforcement is a "yes or no" condition, based solely on priority date. While there appears to be several other rights more junior, these are not the principal rights used by the other municipal right holders. CRW has 40 cfs, Lake Oswego 50 cfs, and SFWB 66 cfs which are not subject to the instream right. Moreover, all of CRW's rights (46.5 cfs) are certificated and not subject to the fish persistence standards, while only 6.5 of that total is subject to the instream flow. The good news is that the NCCWC does have one right that is certified and not subject to the instream right (S-20145, 4 cfs).

Unfortunately, we cannot remedy the "junior" nature of our primary right (S-35297, 62 cfs). However, we can potentially protect a portion of it from the fish persistence standard. Currently, 19.47 cfs is already "developed" and protected accordingly. The state's rules allow for the right to be partially "developed" in 25% increments. (Note, at one point, the NCCWC had developed nearly 33 cfs of this permit, which was later reversed under a separate court action known as the 'Cottage Grove case'.) Presumably, the next incremental development could be made at 31 cfs for S-35297 and then combined with S-20145 (4 cfs or 2.5 mgd) to bring the total certified rights to 35 cfs (or 22.6 mgd). This would cover the existing capacity of the plant with 4 active membrane cells at 20 mgd – while the 5th cell (currently idle) would have to rely on S-46120.

The other major piece to note in all this is that the State's enforcement under the instream flow right appears to allow for an exclusion of what is known as "domestic use." Certainly, more than 75% of the NCCWC's use is "domestic" by definition (use by a home and related irrigation). This may mean that, after September 15, when NCCWC demand falls below 10 mgd, only 2.5 mgd of that may be subject to actual curtailment under the instream right (unless allowed to be covered by S-20145). Alternatively, this "gap" could be covered by other sources such as supplies from CRW, Sunrise's wells, and other source management options. Note, the fact our contract with CRW is constructed between the NCCWC (and not just Sunrise) is an important part of this planned source strategy.

Notwithstanding, the Board is not being asked to take any action at this time. This staff report is for informational purposes only and is intended to explain the current understanding of the NCCWC water rights and the implications on long-term water supply planning.

Options: N/A

Staff Recommendation: Open to discussion regarding NCCWC water rights and long-term water supply planning.

WATER RIGHT HOLDER	PERMIT/ CERTIFICATE	DIVERSION RATE (CUBIC FEET PER SECOND)	PRIORITY DATE
NCCWC & SWA	Permit S-46120	8.0	4/21/1981
NCCWC	Permit S-43170	1.73	3/28/1978
LO	Permit S-37839	9.0	7/5/1973
Estacada	Certificate 50566	2.0	1/19/1973
NCCWC	Permit S-35297	62.0	7/1/1970
CRW	Certificate 84072	6.5	5/23/1969
OWRD	Certificate 59491	400 (Jul 1-Sep 15); 640 (Oct 1-Jun 30 & Sep 16-Sep 30)	8/26/1968
CRW	Certificate 79899	25.0	5/20/1968
LO	Certificate 78332	25.0	3/14/1967
LO	Permit S-32410	25.0	3/13/1967
CRW	Certificate 37794	15.0	4/25/1962
Estacada	Certificate 26471	2.0	5/10/1955
SFWB	Permit S-22581	60.0	8/3/1953
NCCWC	Permit S-20145	4.0	3/15/1951
SFWB	Permit S-9982*	10.0	1/16/1931
SFWB	Permit S-9982*	20.0	8/11/1926
SFWB	Permit S-3778*	20.0	1/16/1918
SFWB	Certificate 80417	6.0	7/17/1914

LEGEND

- Clackamas River Water, CRW
- City of Estacada, Estacada
- City of Lake Oswego, LO
- North Clackamas County Water Commission, NCCWC
- Oregon Water Resources Department, OWRD
- South Fork Water Board, SFWB
- North Clackamas County Water Commission & Sunrise Water Authority, NCCWC & SWA

NOTE
*These water rights are only for upper Clackamas River tributaries.

Priority Dates of Lower Clackamas River Municipal and Instream Water Rights

Clackamas River Water

January 4, 2022

GSI Water Solutions, Inc.

Excerpt from OWRD Final Order

Table 2. Municipal water rights in the lower 3.1 miles of the Clackamas River.

Municipality	**Permit**	**Cfs**	**Developed**	**Undevel.**
Lake Oswego	S-32410	50	25***	25
*Lake Oswego	S-37839	9	0	9
*North Clackamas	S-35297	62	19.47	42.53
*North Clackamas	S-46120	8	5.01	2.99
*North Clackamas	S-43170	1.73	0	1.73
SFWB	S-22581	60	22.4	37.6
**SFWB	S-9982	30	3	27
**SFWB	S-3778	20	5	15
Totals		**240.7**	**79.9**	**160.8**

*These water rights are junior to the instream water right Certificate 59451.
**50 cfs from these two permits limited by water availability in tributaries in the upper basin.
*** This 25.0 cfs portion of the permit has been confirmed under Certificate 78332 for partial perfection of the permit

NORTH CLACKAMAS COUNTY WATER COMMISSION

September 24, 2026

Agenda Item 7.1

Subject: Financial Reports (Period June, July and August 2026)

Presenter(s): Angie Wilson, Finance Director

Board Action: Review

Attachments:

FY 2025-26
- Monthly Water Production and Cost Summary June 2026
- FYTD Water Production and Cost Summary FY2025-26
- Budget to Actuals Report FY2025-26 Period 12 June 2026

FY 2026-27
- Budget to Actuals Report FY2026-27 Period 01 July 2026
- Budget to Actuals Report FY2026-27 Period 02 August 2026
- Monthly Water Production and Cost Summary July 2026
- Monthly Water Production and Cost Summary August 2026
- FYTD Water Production and Cost Summary FY2026-27

Background: A summary of financial reports is presented for review.

Analysis: FY 2025-26 Revenue: As of June 2026, NCCWC exceeded its water sales revenue forecast projections by 1.8 % and wholesale water by 0.5%.

FY 2025-26 Revenue & Expenditure as of June 2026:

Water Sales	**Budget**	**Budget to Date**	**Actuals**	**BTD vs Actuals**	
OLWS	$ 1,238,000	$ 1,238,000	$ 1,257,064	$ 19,064	101.5%
Gladstone	653,000	653,000	748,068	95,068	114.6%
SWA	1,598,000	1,598,000	1,544,818	(53,182)	96.7%
CRW	15,000	15,000	16,280	1,280	108.5%
	$ 3,504,000	$ 3,504,000	$ 3,566,230	$ 62,230	
	101.8%				
Wholesale Water Sales					
From CRW	1,496,000	1,496,000	1,502,903	$ 6,903	100.5%
	100.5%				

Expenditures	**Budget**	**Budget to Date**	**Actuals**	**BTD vs Actuals**	
Personnel Services	$ 859,000	$ 859,000	$ 729,199	$ (129,801)	84.9%
Materials & Services	3,787,000	3,787,000	3,586,528	(200,472)	94.7%
Capital Outlay	1,160,000	1,160,000	716,390	(443,610)	61.8%
	$ 5,806,000	$ 5,806,000		$ (773,883)	
	0.0%				

NORTH CLACKAMAS COUNTY WATER COMMISSION

September 24, 2026

FY 2025-26 Expenditure: As June 2026, NCCWC realized budget forecast savings in Personnel of 15.10 % and M&S of 5.30%. The under expenditure in Capital Outlay is more nuanced. The remainder of the underspend is associated with activities that experienced delays and the continuing capital activities are budgeted for FY27.

FY 2026-27 Revenue & Expenditures for July and August 2026

Water Sales	**Budget**	**Budget to Date**	**Actuals**	**BTD vs Actuals**	
OLWS	$ 1,305,720	$ 217,620	$ 308,105	$ 90,485	141.6%
Gladstone	628,680	104,780	164,130	59,350	156.6%
SWA	1,644,240	274,040	443,037	168,997	161.7%
CRW	15,000	2,500	-	(2,500)	0.0%
	$ 3,593,640	$ 598,940	$ 915,272	$ 316,332	
	25.5%				
Wholesale Water Sales					
From CRW	1,500,000	250,000	396,172	$ 146,172	158.5%
	26.4%				

Expenditures	**Budget**	**Budget to Date**	**Actuals**	**BTD vs Actuals**	
Personnel Services	$ 811,000	$ 135,167	$ 125,279	$ (9,888)	92.7%
Materials & Services	3,575,100	595,850	438,420	(157,430)	73.6%
Capital Outlay	3,875,000	645,833	68,534	(577,299)	10.6%
	$ 8,261,100	$ 1,376,850	$ 632,234	$ (744,616)	
	7.7%				

Options: NA

Staff Recommendation: Review financial statements as presented.

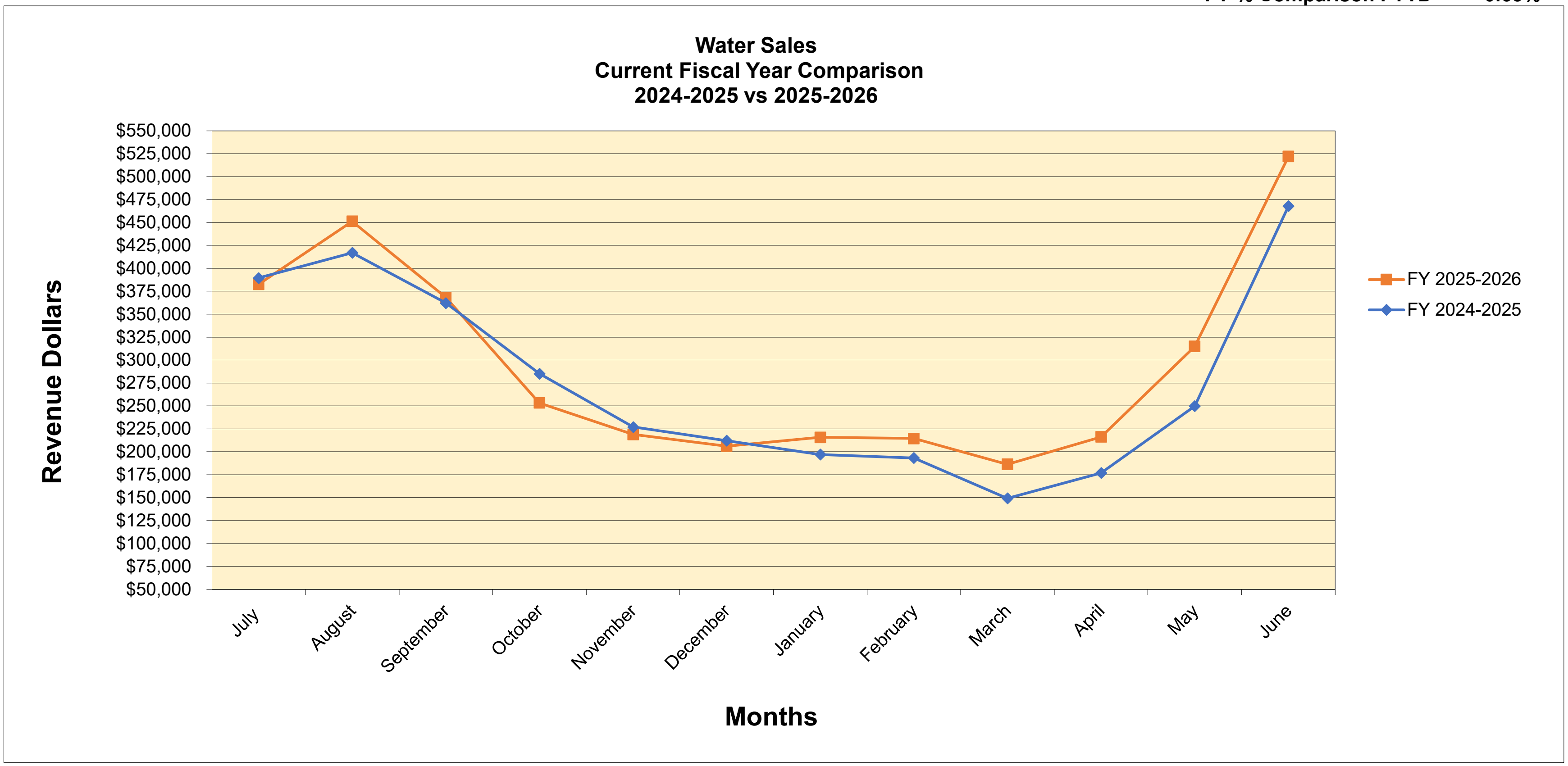
Draft Motion: None required. Chair should acknowledge receipt of the financial reports for the following periods:

- FY 2025-26
  - June 2026
- FY 2026-27
  - July 2026
  - August 2026

NORTH CLACKAMAS COUNTY WATER COMMISSION

Water Sales Fiscal Year Comparison 2024-2025 vs 2025-2026

	July	August	September	October	November	December	January	February	March	April	May	June	Total
GRAPH:													
FY 2024-2025	$ 389,549	$ 416,948	$ 362,093	$ 285,114	$ 227,020	$ 212,044	$ 196,955	$ 193,265	$ 149,333	$ 176,840	$ 249,841	$ 467,966	**$ 3,326,967**
FY 2025-2026	$ 382,617	$ 451,269	$ 368,183	$ 253,272	$ 218,925	$ 206,137	$ 215,686	$ 214,471	$ 186,544	$ 216,116	$ 314,845	$ 521,886	**$ 3,549,950**
FY % Comparison	-1.78%	8.23%	1.68%	-11.17%	-3.57%	-2.79%	9.51%	10.97%	24.92%	22.21%	26.02%	11.52%	**TBD**
											FY % Comparison FYTD		**-0.65%**



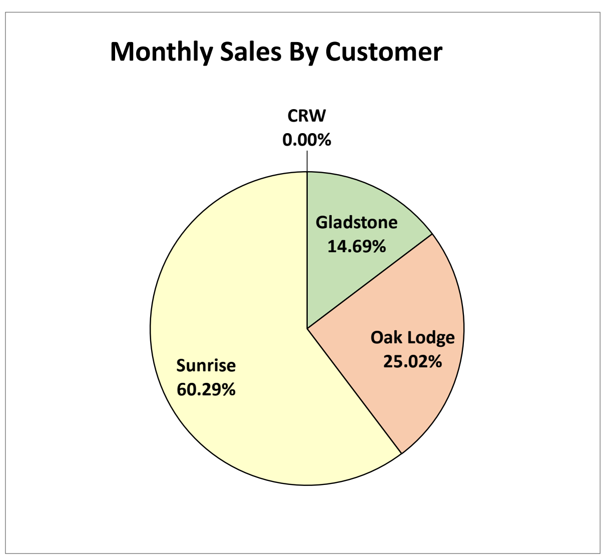
NCCWC
Monthly Water Production and Cost Summary - June 2026

	Combined		Production SSF/Membrane	Production SFWB	Wholesale CRW
Average Daily Production (MG)	**17.54**		14.62	(0.00)	2.92

	TOTAL		Production SSF/Membrane	Production SFWB	Wholesale CRW
Water Production/Purchases (MG)	**526.19**		438.60	(0.01)	87.59
Water Production/Purchases (ccf) (divide MG by 0.000748)	**703,456**		586,363	(7)	117,100

NCCWC Expenditures ($):			SSF/Membrane	SFWB	CRW
Operations:					
Personnel Services	**$ 66,901**		$ 66,901	$ -	$ -
Electricity	**$ 133,677**		$ 133,677	$ -	$ -
Water Treatment	**$ 21,756**		$ 21,756	$ -	$ -
Other - Material & Services	**$ 1,117,816**		$ 1,117,816	$ -	$ -
Capital Outlay	**$ -**	(In Transfers)	$ -	$ -	$ -
Special Payments-PERS	**$ -**	(Excluded - From Beg. Balance)	$ -	$ -	$ -
Transfer	**$ 62,500**	(Excludes Debt Service Transfer)	$ 62,500	$ -	$ -
Administration:					
Contracted Services	**$ 29,764**		$ 29,764	$ -	$ -
Professional Services	**$ (34,922)**		$ (34,922)	$ -	$ -
Wholesale Purchases	**$ 237,552**		$ -	$ -	$ 237,552
Total Requirements w/out Debt	**$ 1,635,044**		$ 1,397,491	**$ -**	**$ 237,552**
Cost w/out Debt: $/(ccf):	**$ 2.3243**		$ 2.3833	$ -	$ 2.0286

VOLUME PURCHASED:		Gladstone	Oak Lodge	Sunrise	CRW
Water Sales (MG)	**521.34**	76.59	130.44	314.31	-
Water Sales (ccf)	**696,973**	102,389	174,382	420,202	-
% Water Sales per Entity (ccf)	**100%**	14.69%	25.02%	60.29%	0.00%
GLAD Rate	**$ 0.90000**	92,150.10			
OLWD Rate	**$ 0.90000**		156,943.80		
SWA Rate	**$ 0.90000**			$73,482	
CRW Water Rate 1	**$ 1.14770**			$92,564	$0
SFWB Rate	**$ 1.17930**				
Monthly Weighted Avg Cost	**$ 0.59560**				
Monthly Gain/(Loss) w/out Debt	**$ (1.72870)**				



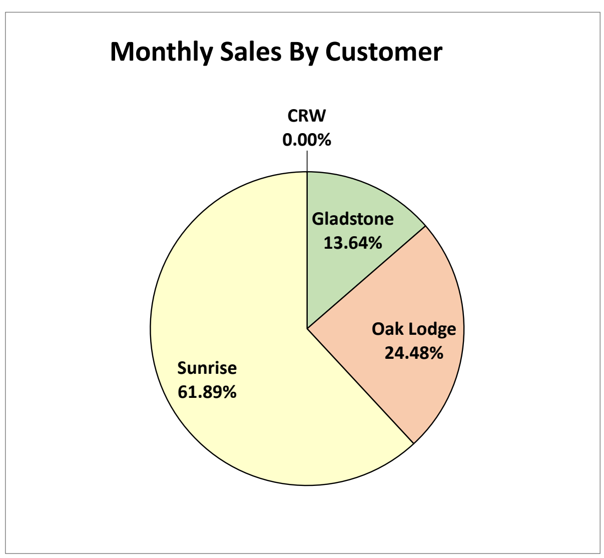
NCCWC
Monthly Water Production and Cost Summary - July 2026

	Combined	Production SSF/Membrane	Production SFWB	Wholesale CRW
Average Daily Production (MG)	**13.77**	10.26	(0.00)	3.51

	TOTAL	Production SSF/Membrane	Production SFWB	Wholesale CRW
Water Production/Purchases (MG)	**426.99**	318.10	(0.01)	108.90
Water Production/Purchases (ccf) (divide MG by 0.000748)	**570,838**	425,267	(14)	145,585

NCCWC Expenditures ($):			SSF/Membrane	SFWB	CRW
Operations:					
Personnel Services	**$ 50,045**		$ 50,045	$ -	$ -
Electricity	**$ -**		$ -	$ -	$ -
Water Treatment	**$ 8,574**		$ 8,574	$ -	$ -
Other - Material & Services	**$ 75,176**		$ 75,176	$ -	$ -
Capital Outlay	**$ -**	(In Transfers)	$ -	$ -	$ -
Special Payments-PERS	**$ -**	(Excluded - From Beg. Balance)	$ -	$ -	$ -
Transfer	**$ 66,667**	(Excludes Debt Service Transfer)	$ 66,667	$ -	$ -
Administration:					
Contracted Services	**$ 18,921**		$ 18,921	$ -	$ -
Professional Services	**$ -**		$ -	$ -	$ -
Wholesale Purchases	**$ (37,190)**		$ -	$ -	$ (37,190)
Total Requirements w/out Debt	**$ 182,193**		$ 219,383	**$ -**	**$ (37,190)**
Cost w/out Debt: $/(ccf):	**$ 0.3192**		$ 0.5159	$ -	$ (0.2555)

VOLUME PURCHASED:		Gladstone	Oak Lodge	Sunrise	CRW
Water Sales (MG)	**423.33**	57.73	103.61	261.99	-
Water Sales (ccf)	**565,952**	77,183	138,519	350,250	-
% Water Sales per Entity (ccf)	**100%**	13.64%	24.48%	61.89%	0.00%
GLAD Rate	**$ 0.96720**	74,651.40			
OLWD Rate	**$ 0.96720**		133,975.58		
SWA Rate	**$ 0.96720**			$0	
CRW Water Rate 1	**$ 1.17750**			$0	$0
SFWB Rate	**$ 1.17930**				
Monthly Weighted Avg Cost	**$ 0.36860**				
Monthly Gain/(Loss) w/out Debt	**$ 0.04943**				

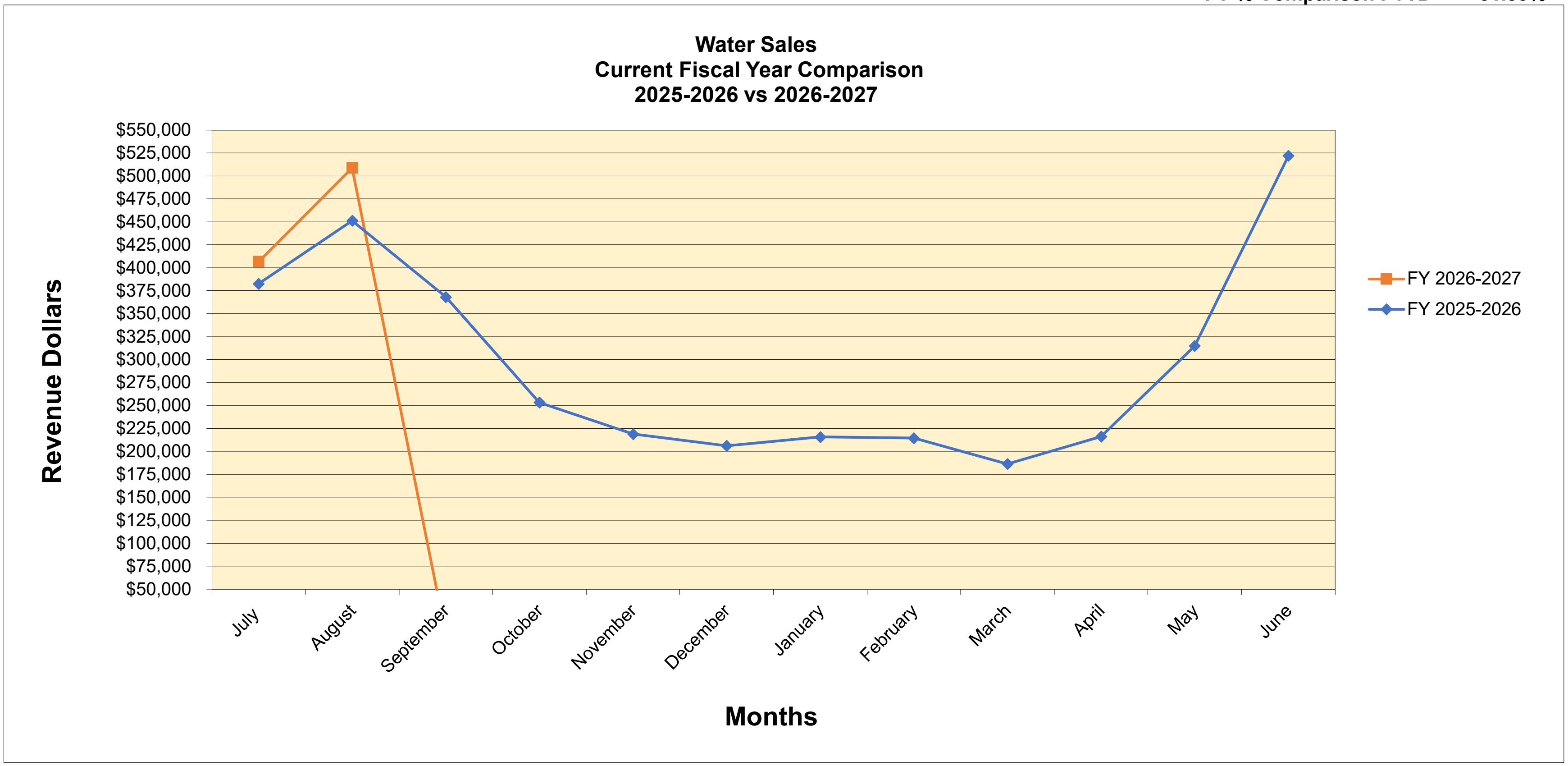


Monthly Sales By Customer

NORTH CLACKAMAS COUNTY WATER COMMISSION

Water Sales Fiscal Year Comparison 2025-2026 vs 2026-2027

	July	August	September	October	November	December	January	February	March	April	May	June	Total
GRAPH:													
FY 2025-2026	$ 382,617	$ 451,269	$ 368,183	$ 253,272	$ 218,925	$ 206,137	$ 215,686	$ 214,471	$ 186,544	$ 216,116	$ 314,845	$ 521,886	**$ 3,549,951**
FY 2026-2027	$ 406,579	$ 508,693	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	**$ 915,272**
FY % Comparison	6.26%	12.73%	-100.00%	-100.00%	-100.00%	-100.00%	-100.00%	-100.00%	-100.00%	-100.00%	-100.00%	-100.00%	**TBD**
											FY % Comparison FYTD		**-51.33%**



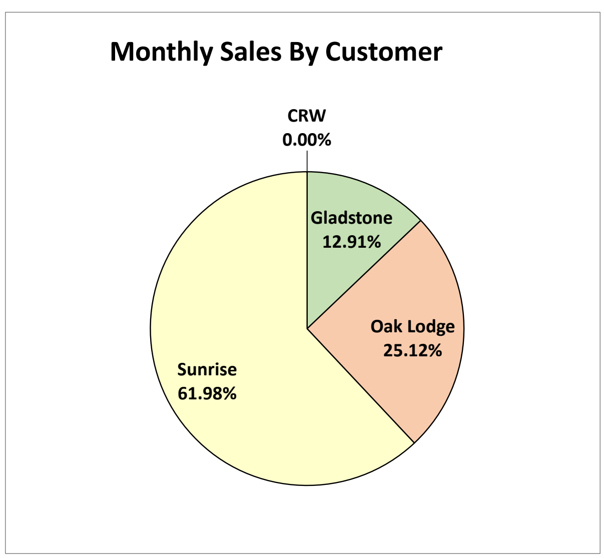
NCCWC
Monthly Water Production and Cost Summary - August 2026

	Combined	Production SSF/Membrane	Production SFWB	Wholesale CRW
Average Daily Production (MG)	**17.55**	12.95	(0.00)	4.60

	TOTAL	Production SSF/Membrane	Production SFWB	Wholesale CRW
Water Production/Purchases (MG)	**544.15**	401.41	(0.02)	142.75
Water Production/Purchases (ccf) (divide MG by 0.000748)	**727,471**	536,644	(21)	190,848

NCCWC Expenditures ($):	Total		SSF/Membrane	SFWB	CRW
Operations:					
Personnel Services	**$ 75,234**		$ 75,234	$ -	$ -
Electricity	**$ 79,693**		$ 79,693	$ -	$ -
Water Treatment	**$ 33,559**		$ 33,559	$ -	$ -
Other - Material & Services	**$ 8,290**		$ 8,290	$ -	$ -
Capital Outlay	**$ -**	(In Transfers)	$ -	$ -	$ -
Special Payments-PERS	**$ -**	(Excluded - From Beg. Balance)	$ -	$ -	$ -
Transfer	**$ 66,667**	(Excludes Debt Service Transfer)	$ 66,667	$ -	$ -
Administration:					
Contracted Services	**$ 18,745**		$ 18,745	$ -	$ -
Professional Services	**$ 45,480**		$ 45,480	$ -	$ -
Wholesale Purchases	**$ 187,173**		$ -	$ -	$ 187,173
Total Requirements w/out Debt	**$ 514,840**		$ 327,667	**$ -**	**$ 187,173**
Cost w/out Debt: $/(ccf):	**$ 0.7077**		$ 0.6106	$ -	$ 0.9807

VOLUME PURCHASED:	Total		Gladstone	Oak Lodge	Sunrise	CRW
Water Sales (MG)	**536.16**		69.20	134.67	332.29	-
Water Sales (ccf)	**716,792**		92,513	180,035	444,244	-
% Water Sales per Entity (ccf)	**100%**		12.91%	25.12%	61.98%	0.00%
GLAD Rate	**$ 0.96720**		89,478.57			
OLWD Rate	**$ 0.96720**			174,129.85		
SWA Rate	**$ 0.96720**				$0	
CRW Water Rate 1	**$ 1.17750**				$0	$0
SFWB Rate	**$ 1.17930**					
Monthly Weighted Avg Cost	**$ 0.36780**					
Monthly Gain/(Loss) w/out Debt	**$ (0.33991)**					



General Ledger
Budget to Actual Report

User: lisa.rowland@olws.org
Printed: 9/15/2026 4:01:29 PM
Period 12 - 13
Fiscal Year 2026

Account Number	Description	Budget	Period Amt	End Bal	% ExpendCollect
10	**General Fund**				
	Beginning Fund Balance				
10-3000-00	Fund Balance	1,037,559.00	0.00	1,081,961.03	104.28
	Beginning Fund Balance	*1,037,559.00*	*0.00*	*1,081,961.03*	*104.28*
	Revenue				
10-4010-00	Interest Income	18,000.00	0.00	783.46	4.35
10-4020-01	Water Sales-OLWSD	1,238,000.00	0.00	1,257,064.20	101.54
10-4020-02	Water Sales-City of Gladstone	653,000.00	0.00	748,068.30	114.56
10-4020-03	Water Sales-SWA	1,598,000.00	0.00	1,544,817.60	96.67
10-4020-09	Water Sales-Clackamas RiverWtr	15,000.00	0.00	16,280.07	108.53
10-4025-00	Wholesale Water Sales	1,496,000.00	0.00	1,502,902.75	100.46
10-4060-00	Miscellaneous Income	87,000.00	0.00	36,563.78	42.03
	Revenue	*5,105,000.00*	*0.00*	*5,106,480.16*	*100.03*
	Personnel Services				
10-5000-00	Plant Operators	439,000.00	0.00	368,153.83	83.86
10-5005-00	OvertimeOn-Call	69,000.00	0.00	81,642.71	118.32
10-5045-00	Internship	22,000.00	0.00	23,398.20	106.36
10-5050-00	MedicalDentalVision Ins.	143,000.00	0.00	119,372.78	83.48
10-5060-00	Retirement	133,000.00	0.00	81,189.14	61.04
10-5060-01	OPEB Expense	0.00	0.00	0.00	0.00
10-5060-02	Vacation Accrual	0.00	4,316.63	4,316.63	0.00
10-5070-00	Payroll Taxes	45,000.00	0.00	44,451.01	98.78
10-5080-00	Workers Compensation	8,000.00	0.00	6,674.35	83.43
	Personnel Services	*859,000.00*	*4,316.63*	*729,198.65*	*84.89*
	Materials & Services				
10-5204-00	Wholesale Water Purchases	1,496,000.00	0.00	1,533,129.73	102.48
10-5206-10	Contracted Services-Management	54,000.00	0.00	53,733.84	99.51
10-5206-11	Contracted Svcs-Operations Mgt	150,000.00	0.00	82,765.72	55.18
10-5206-12	Contracted Svcs-Plant Engineer	40,000.00	0.00	40,030.80	100.08
10-5206-13	Contracted Services-Fin_Admin	110,000.00	0.00	94,642.55	86.04
10-5206-16	HVAC	18,000.00	0.00	18,193.00	101.07
10-5208-00	General Office Expenses	5,000.00	0.00	2,556.56	51.13

Account Number	Description	Budget	Period Amt	End Bal	% ExpendCollect
10-5210-00	PermitsLicensing Fees	18,000.00	0.00	20,120.02	111.78
10-5212-00	General Insurance	104,000.00	0.00	106,829.02	102.72
10-5215-00	ComputersTechnology	60,000.00	0.00	18,443.51	30.74
10-5230-04	Audit Services	61,000.00	0.00	46,600.00	76.39
10-5230-06	Legal Services	15,000.00	0.00	3,854.00	25.69
10-5230-08	Engineering - General	75,000.00	-37,953.12	22,063.52	29.42
10-5230-21	Watershed Services	177,000.00	0.00	179,961.00	101.67
10-5236-10	Water Analysis and Testing	15,000.00	0.00	4,905.09	32.70
10-5236-11	Chemicals	130,000.00	0.00	142,906.99	109.93
10-5236-12	Instrumentation & Lab Supplies	25,000.00	0.00	16,179.59	64.72
10-5238-00	Telemetry (SCADA)	18,000.00	962.50	17,892.00	99.40
10-5240-00	Electricity	689,000.00	0.00	632,192.22	91.76
10-5244-00	EducationTraining and Dues	20,000.00	0.00	21,801.53	109.01
10-5245-00	Telephone	8,000.00	0.00	9,317.20	116.47
10-5246-00	Travel Expenses	1,500.00	0.00	1,930.03	128.67
10-5247-00	Books & Publications	500.00	0.00	0.00	0.00
10-5248-00	Public Notices	1,000.00	0.00	10,208.42	1,020.84
10-5250-10	Natural Gas	2,000.00	0.00	2,266.20	113.31
10-5250-20	Garbage	2,000.00	0.00	652.43	32.62
10-5252-00	Miscellaneous Expense	5,000.00	0.00	95.90	1.92
10-5300-10	Vehicle Maintenance	5,000.00	0.00	1,922.84	38.46
10-5300-20	FuelsOils	5,000.00	0.00	4,548.23	90.96
10-5300-30	Equipment Rental	3,000.00	0.00	0.00	0.00
10-5300-40	Equipment Maintenance	10,000.00	0.00	42,859.60	428.60
10-5305-10	Building Maintenance	25,000.00	0.00	686.20	2.74
10-5305-11	Grounds Maintenance	10,000.00	0.00	21,302.52	213.03
10-5305-13	Janitorial Supplies	2,000.00	0.00	890.18	44.51
10-5305-14	Security MonitoringMaint	5,000.00	0.00	33.48	0.67
10-5305-15	Plant Maintenance	75,000.00	1,224.00	86,571.57	115.43
10-5305-16	Intake Structure Maintenance	2,000.00	0.00	1,554.53	77.73
10-5305-17	Membrane Maintenance	20,000.00	0.00	19,836.96	99.18
10-5305-20	Safety Supplies	15,000.00	0.00	18,208.78	121.39
10-5310-00	Small Tools & Equipment	10,000.00	0.00	4,842.28	48.42
10-6900-45	PERS Side Account Contribution	300,000.00	0.00	300,000.00	100.00
	Materials & Services	*3,787,000.00*	*-35,766.62*	*3,586,528.04*	*94.71*
	Transfers & Contingencies				
10-7300-13	Transfer to Plant Reserve	750,000.00	0.00	750,000.00	100.00
10-7500-00	Depreciation Expense	0.00	1,070,744.00	1,070,744.00	0.00
10-9000-00	Operating Contingency	500,000.00	0.00	0.00	0.00
	Transfers & Contingencies	*1,250,000.00*	*1,070,744.00*	*1,820,744.00*	*145.66*
10	**General Fund**	**246,559.00**	**-1,039,294.01**	**51,970.50**	**21.08**
13	**Plant Reserve**				
	Beginning Fund Balance				
13-3000-00	Fund Balance	6,156,884.00	0.00	6,703,114.76	108.87
	Beginning Fund Balance	*6,156,884.00*	*0.00*	*6,703,114.76*	*108.87*

Account Number	Description	Budget	Period Amt	End Bal	% ExpendCollect
	Revenue				
13-4010-00	Interest Income	162,000.00	0.00	273,264.69	168.68
13-4100-10	Transfer In - General Fund	750,000.00	0.00	750,000.00	100.00
	Revenue	*912,000.00*	*0.00*	*1,023,264.69*	*112.20*
	Capital Outlay				
13-7000-00	Capital TBA	0.00	7,573.12	177,043.06	0.00
13-7000-10	Computers, Scada, Tech	50,000.00	-962.50	50,753.01	101.51
13-7000-20	Equipment	630,000.00	85,459.37	461,694.09	73.28
13-7000-40	Membranes	100,000.00	0.00	25,399.96	25.40
13-7000-50	Buildings	200,000.00	0.00	0.00	0.00
13-7000-60	Other	180,000.00	0.00	1,500.00	0.83
	Capital Outlay	*1,160,000.00*	*92,069.99*	*716,390.12*	*61.76*
	Transfers & Contingencies				
13-9000-00	Operating Contingency	500,000.00	0.00	0.00	0.00
	Transfers & Contingencies	*500,000.00*	*0.00*	*0.00*	*0.00*
13	**Plant Reserve**	**5,408,884.00**	**-92,069.99**	**7,009,989.33**	**129.60**
Revenue Total		6,017,000.00	0.00	6,129,744.85	101.8738
Expense Total		7,556,000.00	1,131,364.00	6,852,860.81	90.6943
Grand Total		5,655,443.00	-1,131,364.00	7,061,959.83	1.2487

General Ledger
Budget to Actual Report

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Period 01 - 01
Fiscal Year 2027

NCCWC
NORTH CLACKAMAS COUNTY WATER COMMISSION

Account Number	Description	Budget	Period Amt	End Bal	% ExpendCollect
10	**General Fund**				
	Beginning Fund Balance				
10-3000-00	Fund Balance	861,343.00	0.00	1,071,559.42	124.41
	Beginning Fund Balance	*861,343.00*	*0.00*	*1,071,559.42*	*124.41*
	Revenue				
10-4010-00	Interest Income	12,000.00	63.73	63.73	0.53
10-4020-01	Water Sales-OLWSD	1,305,720.00	133,975.58	133,975.58	10.26
10-4020-02	Water Sales-City of Gladstone	628,680.00	74,651.40	74,651.40	11.87
10-4020-03	Water Sales-SWA	1,644,240.00	197,951.99	197,951.99	12.04
10-4020-09	Water Sales-Clackamas RiverWtr	15,000.00	0.00	0.00	0.00
10-4025-00	Wholesale Water Sales	1,500,000.00	171,437.85	171,437.85	11.43
10-4060-00	Miscellaneous Income	50,000.00	0.00	0.00	0.00
	Revenue	*5,155,640.00*	*578,080.55*	*578,080.55*	*11.21*
	Personnel Services				
10-5000-00	Plant Operators	440,000.00	20,557.56	20,557.56	4.67
10-5005-00	OvertimeOn-Call	60,000.00	5,049.96	5,049.96	8.42
10-5045-00	Internship	24,000.00	1,730.40	1,730.40	7.21
10-5050-00	MedicalDentalVision Ins.	120,000.00	8,509.21	8,509.21	7.09
10-5060-00	Retirement	110,000.00	5,298.19	5,298.19	4.82
10-5070-00	Payroll Taxes	50,000.00	2,320.53	2,320.53	4.64
10-5080-00	Workers Compensation	7,000.00	6,579.30	6,579.30	93.99
	Personnel Services	*811,000.00*	*50,045.15*	*50,045.15*	*6.17*
	Materials & Services				
10-5204-00	Wholesale Water Purchases	1,500,000.00	-37,190.08	-37,190.08	-2.48
10-5206-10	Contracted Services-Management	56,000.00	0.00	0.00	0.00
10-5206-11	Contracted Svcs-Operations Mgt	100,000.00	0.00	0.00	0.00
10-5206-12	Contracted Svcs-Plant Engineer	42,000.00	0.00	0.00	0.00
10-5206-13	Contracted Services-Fin_Admin	120,000.00	0.00	0.00	0.00
10-5206-16	HVAC	20,000.00	18,921.00	18,921.00	94.61
10-5208-00	General Office Expenses	5,000.00	0.00	0.00	0.00
10-5210-00	PermitsLicensing Fees	18,000.00	11,155.55	11,155.55	61.98
10-5212-00	General Insurance	110,000.00	54,951.00	54,951.00	49.96

Account Number	Description	Budget	Period Amt	End Bal	% ExpendCollect
10-5215-00	ComputersTechnology	25,000.00	846.00	846.00	3.38
10-5230-04	Audit Services	50,000.00	0.00	0.00	0.00
10-5230-06	Legal Services	75,000.00	0.00	0.00	0.00
10-5230-08	Engineering - General	75,000.00	0.00	0.00	0.00
10-5230-21	Watershed Services	189,000.00	0.00	0.00	0.00
10-5236-10	Water Analysis and Testing	10,000.00	0.00	0.00	0.00
10-5236-11	Chemicals	149,000.00	8,574.08	8,574.08	5.75
10-5236-12	Instrumentation & Lab Supplies	25,000.00	0.00	0.00	0.00
10-5238-00	Telemetry (SCADA)	25,000.00	5,257.00	5,257.00	21.03
10-5240-00	Electricity	700,000.00	0.00	0.00	0.00
10-5244-00	EducationTraining and Dues	20,000.00	2,401.27	2,401.27	12.01
10-5245-00	Telephone	8,000.00	0.00	0.00	0.00
10-5246-00	Travel Expenses	1,500.00	0.00	0.00	0.00
10-5247-00	Books & Publications	500.00	0.00	0.00	0.00
10-5248-00	Public Notices	1,500.00	0.00	0.00	0.00
10-5250-10	Natural Gas	2,500.00	0.00	0.00	0.00
10-5250-20	Garbage	1,500.00	0.00	0.00	0.00
10-5252-00	Miscellaneous Expense	5,000.00	0.00	0.00	0.00
10-5256-00	Commissioner FeesExpenses	100.00	0.00	0.00	0.00
10-5300-10	Vehicle Maintenance	5,000.00	0.00	0.00	0.00
10-5300-20	FuelsOils	5,000.00	98.64	98.64	1.97
10-5300-30	Equipment Rental	3,000.00	0.00	0.00	0.00
10-5300-40	Equipment Maintenance	25,000.00	151.57	151.57	0.61
10-5305-10	Building Maintenance	25,000.00	0.00	0.00	0.00
10-5305-11	Grounds Maintenance	20,000.00	0.00	0.00	0.00
10-5305-13	Janitorial Supplies	2,500.00	0.00	0.00	0.00
10-5305-14	Security MonitoringMaint	5,000.00	0.00	0.00	0.00
10-5305-15	Plant Maintenance	100,000.00	0.00	0.00	0.00
10-5305-16	Intake Structure Maintenance	5,000.00	0.00	0.00	0.00
10-5305-17	Membrane Maintenance	20,000.00	0.00	0.00	0.00
10-5305-20	Safety Supplies	15,000.00	314.93	314.93	2.10
10-5310-00	Small Tools & Equipment	10,000.00	0.00	0.00	0.00
	Materials & Services	*3,575,100.00*	*65,480.96*	*65,480.96*	*1.83*
	Transfers & Contingencies				
10-7300-13	Transfer to Plant Reserve	800,000.00	66,666.66	66,666.66	8.33
10-9000-00	Operating Contingency	500,000.00	0.00	0.00	0.00
	Transfers & Contingencies	*1,300,000.00*	*66,666.66*	*66,666.66*	*5.13*
10	**General Fund**	**330,883.00**	**395,887.78**	**1,467,447.20**	**443.49**
13	**Plant Reserve**				
	Beginning Fund Balance				
13-3000-00	Fund Balance	6,883,424.00	0.00	7,009,989.33	101.84
	Beginning Fund Balance	*6,883,424.00*	*0.00*	*7,009,989.33*	*101.84*
	Revenue				
13-4010-00	Interest Income	50,000.00	22,227.46	22,227.46	44.45
13-4100-10	Transfer In - General Fund	800,000.00	66,666.66	66,666.66	8.33

Account Number	Description	Budget	Period Amt	End Bal	% ExpendCollect
	Revenue	*850,000.00*	*88,894.12*	*88,894.12*	*10.46*
	Capital Outlay				
13-7000-20	Equipment	1,500,000.00	-56,303.37	-56,303.37	-3.75
13-7000-30	Sand	700,000.00	0.00	0.00	0.00
13-7000-40	Membranes	1,250,000.00	0.00	0.00	0.00
13-7000-50	Buildings	300,000.00	100,783.50	100,783.50	33.59
13-7000-60	Other	125,000.00	0.00	0.00	0.00
	Capital Outlay	*3,875,000.00*	*44,480.13*	*44,480.13*	*1.15*
	Transfers & Contingencies				
13-9000-00	Operating Contingency	1,000,000.00	0.00	0.00	0.00
	Transfers & Contingencies	*1,000,000.00*	*0.00*	*0.00*	*0.00*
13	**Plant Reserve**	**2,858,424.00**	**44,413.99**	**7,054,403.32**	**246.79**
Revenue Total		6,005,640.00	666,974.67	666,974.67	11.1058
Expense Total		10,561,100.00	226,672.90	226,672.90	2.1463
Grand Total		3,189,307.00	440,301.77	8,521,850.52	2.672

General Ledger
Budget to Actual Report

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Period 02 - 02
Fiscal Year 2027

NCCWC
NORTH CLACKAMAS COUNTY WATER COMMISSION

Account Number	Description	Budget	Period Amt	End Bal	% ExpendCollect
10	**General Fund**				
	Beginning Fund Balance				
10-3000-00	Fund Balance	861,343.00	0.00	1,071,559.42	124.41
	Beginning Fund Balance	*861,343.00*	*0.00*	*1,071,559.42*	*124.41*
	Revenue				
10-4010-00	Interest Income	12,000.00	63.93	127.66	1.06
10-4020-01	Water Sales-OLWSD	1,305,720.00	174,129.85	308,105.43	23.60
10-4020-02	Water Sales-City of Gladstone	628,680.00	89,478.57	164,129.97	26.11
10-4020-03	Water Sales-SWA	1,644,240.00	245,084.61	443,036.60	26.94
10-4020-09	Water Sales-Clackamas RiverWtr	15,000.00	0.00	0.00	0.00
10-4025-00	Wholesale Water Sales	1,500,000.00	224,733.78	396,171.63	26.41
10-4060-00	Miscellaneous Income	50,000.00	7,939.84	7,939.84	15.88
	Revenue	*5,155,640.00*	*741,430.58*	*1,319,511.13*	*25.59*
	Personnel Services				
10-5000-00	Plant Operators	440,000.00	33,440.00	53,997.56	12.27
10-5005-00	OvertimeOn-Call	60,000.00	15,620.45	20,670.41	34.45
10-5045-00	Internship	24,000.00	3,087.00	4,817.40	20.07
10-5050-00	MedicalDentalVision Ins.	120,000.00	8,509.21	17,018.42	14.18
10-5060-00	Retirement	110,000.00	10,150.60	15,448.79	14.04
10-5070-00	Payroll Taxes	50,000.00	4,427.07	6,747.60	13.50
10-5080-00	Workers Compensation	7,000.00	0.00	6,579.30	93.99
	Personnel Services	*811,000.00*	*75,234.33*	*125,279.48*	*15.45*
	Materials & Services				
10-5204-00	Wholesale Water Purchases	1,500,000.00	187,172.82	149,982.74	10.00
10-5206-10	Contracted Services-Management	56,000.00	4,742.82	4,742.82	8.47
10-5206-11	Contracted Svcs-Operations Mgt	100,000.00	0.00	0.00	0.00
10-5206-12	Contracted Svcs-Plant Engineer	42,000.00	3,600.06	3,600.06	8.57
10-5206-13	Contracted Services-Fin_Admin	120,000.00	10,402.03	10,402.03	8.67
10-5206-16	HVAC	20,000.00	0.00	18,921.00	94.61
10-5208-00	General Office Expenses	5,000.00	0.00	0.00	0.00
10-5210-00	PermitsLicensing Fees	18,000.00	0.00	11,155.55	61.98
10-5212-00	General Insurance	110,000.00	0.00	54,951.00	49.96

Account Number	Description	Budget	Period Amt	End Bal	% ExpendCollect
10-5215-00	ComputersTechnology	25,000.00	2,250.00	3,096.00	12.38
10-5230-04	Audit Services	50,000.00	0.00	0.00	0.00
10-5230-06	Legal Services	75,000.00	0.00	0.00	0.00
10-5230-08	Engineering - General	75,000.00	1,062.50	1,062.50	1.42
10-5230-21	Watershed Services	189,000.00	44,417.00	44,417.00	23.50
10-5236-10	Water Analysis and Testing	10,000.00	0.00	0.00	0.00
10-5236-11	Chemicals	149,000.00	31,805.94	40,380.02	27.10
10-5236-12	Instrumentation & Lab Supplies	25,000.00	1,753.15	1,753.15	7.01
10-5238-00	Telemetry (SCADA)	25,000.00	175.00	5,432.00	21.73
10-5240-00	Electricity	700,000.00	79,693.02	79,693.02	11.38
10-5244-00	EducationTraining and Dues	20,000.00	0.00	2,401.27	12.01
10-5245-00	Telephone	8,000.00	241.95	241.95	3.02
10-5246-00	Travel Expenses	1,500.00	0.00	0.00	0.00
10-5247-00	Books & Publications	500.00	0.00	0.00	0.00
10-5248-00	Public Notices	1,500.00	0.00	0.00	0.00
10-5250-10	Natural Gas	2,500.00	118.84	118.84	4.75
10-5250-20	Garbage	1,500.00	63.25	63.25	4.22
10-5252-00	Miscellaneous Expense	5,000.00	0.00	0.00	0.00
10-5256-00	Commissioner FeesExpenses	100.00	0.00	0.00	0.00
10-5300-10	Vehicle Maintenance	5,000.00	0.00	0.00	0.00
10-5300-20	FuelsOils	5,000.00	648.54	747.18	14.94
10-5300-30	Equipment Rental	3,000.00	0.00	0.00	0.00
10-5300-40	Equipment Maintenance	25,000.00	249.74	401.31	1.61
10-5305-10	Building Maintenance	25,000.00	0.00	0.00	0.00
10-5305-11	Grounds Maintenance	20,000.00	0.00	0.00	0.00
10-5305-13	Janitorial Supplies	2,500.00	129.13	129.13	5.17
10-5305-14	Security MonitoringMaint	5,000.00	0.00	0.00	0.00
10-5305-15	Plant Maintenance	100,000.00	3,329.15	3,329.15	3.33
10-5305-16	Intake Structure Maintenance	5,000.00	0.00	0.00	0.00
10-5305-17	Membrane Maintenance	20,000.00	0.00	0.00	0.00
10-5305-20	Safety Supplies	15,000.00	1,083.94	1,398.87	9.33
10-5310-00	Small Tools & Equipment	10,000.00	0.00	0.00	0.00
	Materials & Services	*3,575,100.00*	*372,938.88*	*438,419.84*	*12.26*
	Transfers & Contingencies				
10-7300-13	Transfer to Plant Reserve	800,000.00	66,666.66	133,333.32	16.67
10-9000-00	Operating Contingency	500,000.00	0.00	0.00	0.00
	Transfers & Contingencies	*1,300,000.00*	*66,666.66*	*133,333.32*	*10.26*
10	**General Fund**	**330,883.00**	**226,590.71**	**1,694,037.91**	**511.97**
13	**Plant Reserve**				
	Beginning Fund Balance				
13-3000-00	Fund Balance	6,883,424.00	0.00	7,009,989.33	101.84
	Beginning Fund Balance	*6,883,424.00*	*0.00*	*7,009,989.33*	*101.84*
	Revenue				
13-4010-00	Interest Income	50,000.00	22,298.10	44,525.56	89.05
13-4100-10	Transfer In - General Fund	800,000.00	66,666.66	133,333.32	16.67

Account Number	Description	Budget	Period Amt	End Bal	% ExpendCollect
	Revenue	*850,000.00*	*88,964.76*	*177,858.88*	*20.92*
	Capital Outlay				
13-7000-00	Capital TBA	0.00	6,485.14	6,485.14	0.00
13-7000-20	Equipment	1,500,000.00	17,569.16	-38,734.21	-2.58
13-7000-30	Sand	700,000.00	0.00	0.00	0.00
13-7000-40	Membranes	1,250,000.00	0.00	0.00	0.00
13-7000-50	Buildings	300,000.00	0.00	100,783.50	33.59
13-7000-60	Other	125,000.00	0.00	0.00	0.00
	Capital Outlay	*3,875,000.00*	*24,054.30*	*68,534.43*	*1.77*
	Transfers & Contingencies				
13-9000-00	Operating Contingency	1,000,000.00	0.00	0.00	0.00
	Transfers & Contingencies	*1,000,000.00*	*0.00*	*0.00*	*0.00*
13	**Plant Reserve**	**2,858,424.00**	**64,910.46**	**7,119,313.78**	**249.06**
Revenue Total		6,005,640.00	830,395.34	1,497,370.01	24.9327
Expense Total		10,561,100.00	538,894.17	765,567.07	7.2489
Grand Total		3,189,307.00	291,501.17	8,813,351.69	2.7634

NORTH CLACKAMAS COUNTY WATER COMMISSION

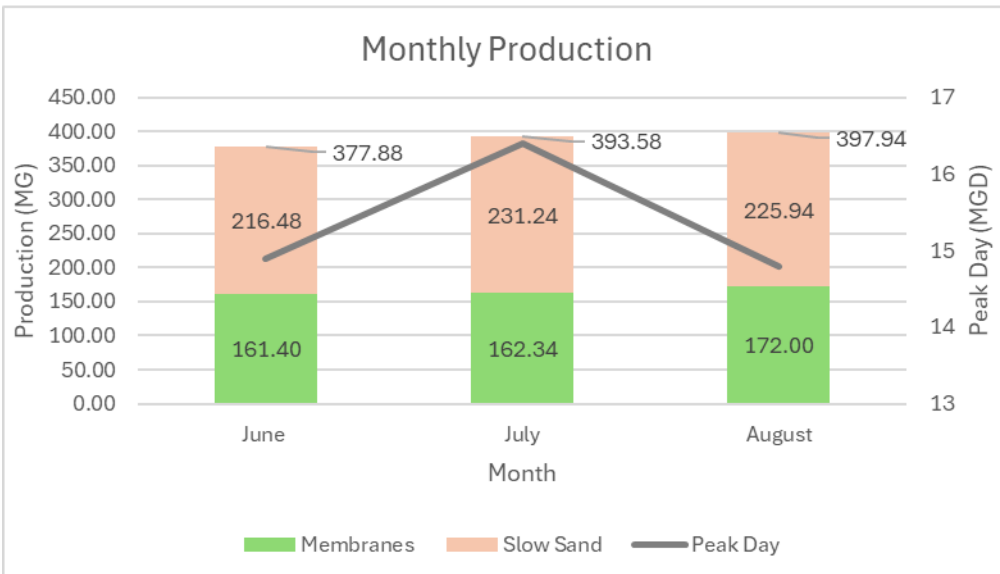
September 24, 2026

Agenda Item 7.2

Subject:	Operations Report
Presenter(s):	Brent Carrar, DRC
Board Action:	Open discussion
Attachments:	None

Topics

Monthly Water Production



Plant Updates

Carollo has prepared a Project Definition Report (PDR) covering planned improvements for: (1) intake screens; (2) Raw and finished water pump and related controls; (3) air handling system; (4) chemical treatment systems; (5) membranes; (6) other systems. Under the C/GC contact, Slayden Constructors has begun early renewal and replacements related to these facilities.

The plant experienced severe impacts from aquatic weeds (and algae) throughout August and into September, requiring intake cleaning 24/7. The initial response required manual cleaning and significant volunteer labor support from member agencies. A temporary intake cleaning (spray) manifold was added by Slayden in September, allowing for a return to regular staffing.

Other Projects: The new camera/gate security system (equipment) is now also fully functional.

NORTH CLACKAMAS COUNTY WATER COMMISSION

September 24, 2026

Agenda Item 7.3

Subject: Manager's Report

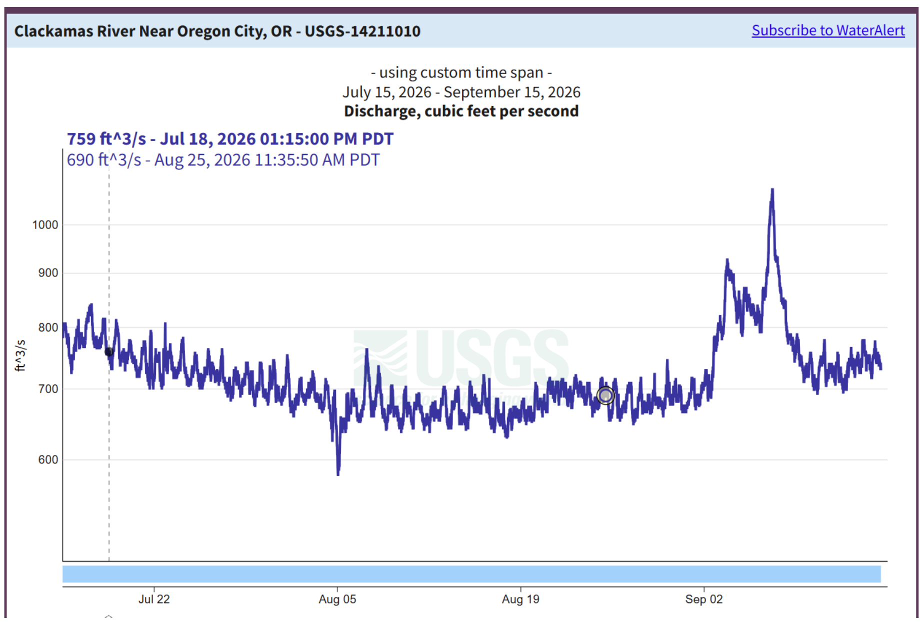
Presenter(s): Wade Hathhorn, General Manager

Board Action: Open discussion

Attachments: None

Update on River Flows

The summer season started with the earliest depletion of snowpack on Mt. Hood ever recorded (end of April). This was followed by a relatively dry spring, especially throughout June and thereafter.



All this has led to early reductions in streamflow entering into August (below 700 cfs). Conditions stabilized a bit, supported by minor releases of water from Timothy Lake by PGE. Limited rainfall returned in early September which has kept the flow just above the 700 cfs level. Notwithstanding, the flows are below the 800 cfs threshold set under "permit extensions," whereby requiring restrictions to the undeveloped portion of permits held by the NCCCWC and others. In addition, the state is monitoring flows also with regards to an instream requirement of 640 cfs which went into effect on September 16.

Public Messaging to Reduce Outdoor Use

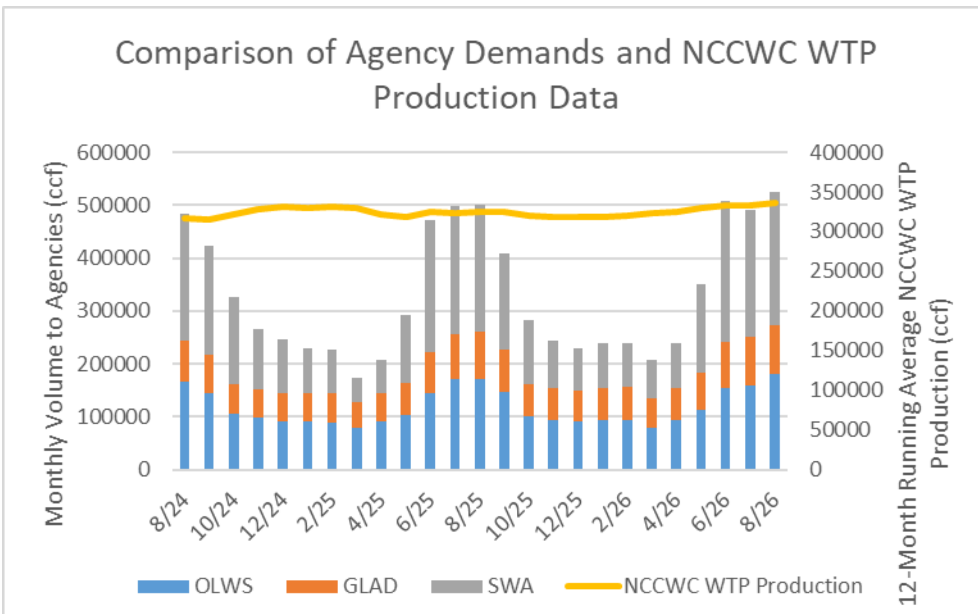
Many of the Clackamas River municipal providers have been in operating at some level of curtailment, mostly voluntary – calling for an end to public park watering, vehicle washing and other forms of non-essential use since mid-August. Following the Labor Day weekend, all of the municipal users have seen a significant decline in demand, driven by cooler temperatures and limited rainfall.

River Conditions Impact Intake Operations

Low flows and elevated water temperatures led to some unusual (and unexpected) conditions on the Clackamas River, described by excessive aquatic weeds and algae which clogged the intake at the NCCWC plant. The condition began in early August and required 24/7 cleaning of the intake screen. This began with manual cleaning of the intake and required volunteer labor from member agencies to support cleaning operations throughout the nighttime hours. Carollo Engineers and Slayden Constructors were able to design and construct (in early September) a temporary spray manifold (and pump) which has allowed for continuous mechanical cleaning of the upper portion of the intake and elimination of manual operations. Looking forward, the intake will likely have to be modified with a permanent water-jet cleaning system or completely rebuilt in order to create a long-term fix.

Summary of Production and Deliveries

The graph below shows a 12-month rolling average of total production and monthly deliveries to member agencies:



The seasonal impacts on demand (deliveries) are evidenced in the drop observed across subsequent summer periods. The influence from peak (hot) weather periods is also evidenced, as well as general flattening of the 12-mo. Average – the latter is owed to operations approaching plant capacity each year (especially during the summer). This appears to have been a record for summer volume production.