OAK LODGE
WATER SERVICES

PUBLIC MEETING
OAK LODGE WATER SERVICES
BOARD OF DIRECTORS
August 11, 2026 at 4:00 PM

1. Call to Order
2. Call for Public Comment
3. Consent Agenda
    a. June 2026 Financial Report
    b. Approval of July 14, 2026 Board Meeting Minutes
4. Items for Presentation
    a. Presentation of the Communication Plan Annual Update
5. Items for Consideration
6. Business from the Board
7. Department Reports
    a. Administration
    b. Finance
    c. Public Works
    d. Plant Operations
8. Other Items
9. Adjourn Meeting

OAK LODGE
WATER SERVICES

AGENDA ITEM

Title Call to Order

Item No. 1.

Date August 11, 2026

Summary

The Chair will call the meeting to order with a quorum of the board at the noticed time.

The Chair may request participation in a nonpartisan acknowledgment of their choosing.

The General Manager will review the meeting protocols before business is discussed.

OAK LODGE
WATER SERVICES

AGENDA ITEM

Title Call for Public Comment

Item No. 2.

Date August 11, 2026

Summary

The Board of Directors welcomes comment from members of the public.

There are two basic public comment options: written and verbal.

Written Public Comment may be submitted in person, online, and by email or postal mail. Written comments may not be read out loud or addressed during the meeting, however, all public comments will be entered into the record.

Verbal Public Comment may be given during public meeting's comment period. Commenters must register to speak with the District Recorder before the start of the meeting. The Board of Directors may elect to limit the total time available for public comment or for any single speaker depending on meeting length.

OAK LODGE
WATER SERVICES

AGENDA ITEM

Title Consent Agenda

Item No. 3.

Date August 11, 2026

Summary

The Board of Directors has a standing item on the regular monthly meeting agenda called "Consent Agenda." This subset of the regular agenda provides for the board to relegate routine business functions not requiring discussion to a consent agenda where all included items can be acted upon by a single act.

The Consent Agenda includes:

a. **June 2026 Financial Report**
b. **Approval of July 14, 2026 Board Meeting Minutes**

Options for Consideration

1. Approve the Consent Agenda as listed on the meeting agenda.
2. Request one or more items listed on the Consent Agenda be pulled from the Consent Agenda for discussion.

Recommendation

Staff requests that the Board approve the items listed under the Consent Agenda.

Suggested Board Motion

"I move to approve the Consent Agenda."

Approved By ___________________________ **Date** ________________

OAK LODGE
WATER SERVICES

AGENDA ITEM

To	Board of Directors
From	Angie Wilson, Finance Director
Title	June 2026 Financial Report
Item No	3.a.
Date	August 11, 2026

Summary

This report summarizes the revenues and expenditures for June 2026. Also incorporated in this report are account balances, including all cash and investment activity as well as checks and withdrawals.

Oak Lodge Water Services
Monthly Financial Overview
FY 2025-26 June 2026

This report summarizes the revenues and expenditure for June 2026. Also incorporated in this report are account balances, including all cash and investment activity as well as checks and withdrawals.

Cash and Investments

Account Balances As of: June 30, 2026	**Interest Rate**	**Balance**
Account	-	-
Wells Fargo Bank Checking-9966		$508,308.55
First Interstate Bank Checking-8944		2,401,334.21
LGIP	4.00%	$ 13,957,633.27
Total		$ 16,867,276.03

The OLWS' checks, electronic withdrawals, and bank drafts total $ 2,141,317.75 for June 2026.

Services Revenue

Below is a table identifying OLWS' three principal sources of service charges in each fund with a comparison between annual budget estimates and year-to-date service charges.

GL Account	Service Charge	Budget Estimate	Period Amount	Year-to-Date Amount	Percentage of Budget
10-00-4211	Water sales	$6,496,000	$593,295	$6,334,212	97.5%
20-00-4212	Wastewater charges	13,727,000	1,152,436	13,782,216	100.4%
30-00-4213	Watershed protection	2,066,000	172,214	2,069,417	100.2%
	Subtotal	$ 22,289,000	$ 1,917,945	$ 22,185,845	99.5%

Revenues are on target for the budget as of Period 12 for all service charges, water sales, wastewater revenues, and watershed protection services.

Expenses by Budget Category

The table below provides YTD expenditures excluding Debt Service and Transfers. It is 72.1% of the actual YTD budgeted expenditure.

Expense Category	FY 2025-26 Adopted Budget	Expense YTD June 30, 2026	YTD %
Personnel Services	$ 6,534,813	$ 5,684,088	87.0%
Materials & Services	6,604,100	5,784,983	87.6%
Capital Outlay	18,059,000	11,040,110	61.1%
	$ 31,197,913	$ 22,509,181	72.1%

Attachments

None

OAK LODGE
WATER SERVICES

AGENDA ITEM

To	Board of Directors
From	
Title	Approval of July 14, 2026 Board Meeting Minutes
Item No	3.b.
Date	August 11, 2026

Summary

The Board of Directors reviews and approves the minutes of the body’s prior public meetings.

Attachments

1. 2026-07-14 Meeting Minutes

OAK LODGE WATER SERVICES
BOARD OF DIRECTORS
PUBLIC MEETING MINUTES
JULY 14, 2026 AT 4:00 PM

1. Call to Order

Chair Williams called the meeting to order at 4:03 PM.

2. Call for Public Comment

Comments were provided by members of the public. Jennifer Smith provided comment concerning hazards on her property. The Board provided comments and asked clarifying questions regarding her concerns.

3. Consent Agenda

   a. May 2026 Financial Report

   b. Approval of June 9, 2026 Board Meeting Minutes

Director Keil moved to approve the Consent Agenda. Director Gornick seconded. District Recorder Michele Diaz conducted a roll call vote. Voting Aye: Directors Susan Keil, Kevin Williams, Paul Gornick, Ginny Van Loo. Voting Nay: None. Abstentions: None.

MOTION PASSED

4. Items for Presentation

   a. Presentation on Boardman & Arista Flood Attenuation Project Technical Memo Findings

Assistant District Engineer Prentice presented on the Boardman and Arista Flood Attenuation Project. The background for the presentation was described as a summary of alternatives analysis provided by Waterways Consulting. Findings were shared including flood mitigation opportunities and comparisons between alternatives.

Director Keil and Chair Williams asked clarifying questions regarding:

- Beaver dam and invasive iris management
- Rain events and the impacts of flooding
- Ramifications to insurance

Questions and comments from the public were permitted. Parker Callum provided comment on the Springfield Park ecosystem. Jane Morrison provided comment on issues raised by the yellow flag iris.

5. Items for Consideration

   a. Consideration of Contract with C&R Homes and Construction Services LLC for the Valley View Reservoir Resurfacing Project

The board provided comments and asked clarifying questions regarding:

- C&R Homes experience with similar projects
- Comparison between project price quotes
- Ongoing need to solicit public commentary

Director Gornick moved to approve the General Manager to sign a Public Improvement Contract with C&R Homes and Construction Services LLC for the construction of the Valley View Reservoir Resurfacing Project for $166,500.00, and an additional contingency amount of $21,000 as a reserve to be used only for unforeseen alterations or changes to the project that exceeds the contract amount. Director Keil seconded. District Recorder Michele Diaz conducted a roll call vote. Voting Aye: Directors Susan Keil, Kevin Williams, Paul Gornick, Ginny Van Loo. Voting Nay: None. Abstentions: None.

MOTION PASSED

   b. Consideration of Purchase of the Drinking Water Service Truck and Valve Turning Trailer

General Manager Albert provided context on the imperative to replace aging equipment and improve efficiency.

The board provided comments and asked clarifying questions regarding dates of similar expenditures and vehicle specifications.

Director Keil moved to approve the General Manager to purchase the crane truck for $253,006 and the valve-turning trailer for $99,995.27. Director Williams seconded. District Recorder Michele Diaz conducted a roll call vote. Voting Aye: Directors Susan

Keil, Kevin Williams, Paul Gornick, Ginny Van Loo. Voting Nay: None. Abstentions: None.

MOTION PASSED

c. Consideration of Task Order with AKS for the Design of the Colina Vista Waterline Replacement Project

Assistant Engineer Prentice introduced the task order as a measure to replace aging water mains in the Colina Vista neighborhood

The board provided comments and asked clarifying questions regarding project prioritization in 2030.

Director Keil moved to to approve the General Manager to sign a task order with AKS Engineering and Forestry, LLC for $264,680.00 for the design of the Colina Vista Water Main Replacement Project. Director Gornick seconded. District Recorder Michele Diaz conducted a roll call vote. Voting Aye: Directors Susan Keil, Kevin Williams, Paul Gornick, Ginny Van Loo. Voting Nay: None. Abstentions: None.

MOTION PASSED

d. Consideration of Task Order with AKS for Final Design and Construction Support for the Oatfield Waterline Replacement Project

Assistant District Engineer Prentice provided a summary of the task order.

The board provided asked clarifying questions regarding ADA requirements.

Director Gornick moved to to approve the General Manager to sign a task order with AKS Engineering for $168,965 for final design and construction support for the Oatfield Road Water Main Replacement project. Director Keil seconded. District Recorder Michele Diaz conducted a roll call vote. Voting Aye: Directors Susan Keil, Kevin Williams, Paul Gornick, Ginny Van Loo. Voting Nay: None. Abstentions: None.

MOTION PASSED

e. Consideration of Task Order with AKS for the Design of Influent Lift Station Basin Pipe Rehabilitation

General Manager Albert introduced the background of the task order and its role in addressing pipe deficiencies.

Director Van Loo moved to approve the General Manager to sign a task order with AKS Engineering for $575,850 for the design of the Influent Lift Station Basin Pipe Rehab project. Director Gornick seconded. District Recorder Michele Diaz conducted a roll call vote. Voting Aye: Directors Susan Keil, Kevin Williams, Paul Gornick, Ginny Van Loo. Voting Nay: None. Abstentions: None.

MOTION PASSED

f. Consideration of Employee Attendance and Leave Request Policy

HR Manager Kangiser summarized the new policy as an effort to synthesize multiple leave policies into a single source.

The board provided comments and asked clarifying questions regarding the history and impetus of the policy.

Director Gornick moved to approve the Employee Attendance and Leave Policy and authorize its inclusion into the Employee Handbook. Director Van Loo seconded. District Recorder Michele Diaz conducted a roll call vote. Voting Aye: Directors Susan Keil, Kevin Williams, Paul Gornick, Ginny Van Loo. Voting Nay: None. Abstentions: None.

MOTION PASSED

6. Business from the Board

Director Van Loo provided a verbal report about the NCCC meeting and upcoming election. The board discussed the written reports and presentation. The board provided comments and asked clarifying questions regarding data centers in Clackamas County. Sherry French provided public comment about the environmental impacts of these centers.

7. Department Reports

a. Administration

b. Finance

c. Public Works

d. Plant Operations

The Management Team provided highlights from their written reports, including:
• A/R and the financial assistance program
• Attendance at the Oak Grove Festival
• FY24 audit
• Smoke tests
• The new pump at Lift Station 3

The board provided comments and asked clarifying questions regarding:

• Increased demand for local housing
• Location of property impacted by vegetation overgrowth
• Drywell station conversion projects

8. Recess to Executive Session
   Convene an executive session under ORS 192.660(2)(d) to conduct deliberations with persons designated by the governing body to carry on labor negotiations, and 192.660(2)(f) to consider information or records that are exempt by law from public inspection.

Chair Williams recessed to executive session at 5:34 PM under ORS 192.660(2)(d) to conduct deliberations with persons designated by the governing body to carry on labor negotiations, and 192.660(2)(f) to consider information or records that are exempt by law from public inspection.

9. Adjourn Executive Session
   If necessary, Board may take action on items discussed in Executive Session.

Chair Williams adjourned the executive session at 5:43 PM

No decisions were made as a result of the executive session.

10. Other Items

There were none.

11. Consideration of Resolution No. 2026-0050 Approving the General Manager to Sign the July 1, 2026 Collective Bargaining Agreement with AFSCME Local 350-10

HR Manager Kangiser thanked General Manager Albert, Public Works Director Janicke, Plant Superintendent Hawkins and Counsel for their assistance with the CBA.

Director Gornick moved to move to adopt Resolution No. 2026-0050 to authorize General Manager, Brad Albert, to sign the Collective Bargaining Agreement with AFSCME Local 350-10 effective July 1st, 2026. Director Keil seconded. District Recorder Michele Diaz conducted a roll call vote. Voting Aye: Directors Susan Keil, Kevin Williams, Paul Gornick, Ginny Van Loo. Voting Nay: None. Abstentions: None.

MOTION PASSED

12. Adjourn Meeting

Chair Williams adjourned the meeting at 5:48 PM

OAK LODGE
WATER SERVICES

AGENDA ITEM

Title Items for Presentation

Item No. 4.

Date August 11, 2026

Summary

The Board of Directors receives presentations from staff and partners. These presentations do not include deliberations and/or official actions.

AGENDA ITEM

To	Board of Directors
From	Eryn Wecker, Communications Specialist, Tessie Prentice, Assistant District Engineer
Title	Presentation of the Communication Plan Annual Update
Item No	4.a.
Date	August 11, 2026

Summary

In 2020, the Board of Directors approved the development of the Communications Plan with Barney & Worth. Since that time, OLWS staff has provided an update to the Board of Directors about the Communication Plan.

Background

In 2020, Barney & Worth developed a two-year Communications Plan to provide a roadmap for ongoing customer communications. OLWS staff reviews and updates the Communication Plan annually. The 2026-2027 Communication Plan Update has been completed and is attached for Board of Director feedback.

Concurrence

The 2026-2027 Communication Plan Update has been completed and is attached for Board of Director feedback.

Attachments

1. 2026 Oak Lodge Communications Plan Update

Communications Plan 2026 - 2027

Overview

Purpose

To align communications activities with the organization’s priorities and initiatives.

Objectives

In 2025, based on observations of customer needs, surveys, and stakeholder interviews, the following updated communications objectives were identified:

- Enhance the perceived value of water services
- Increase awareness of critical water issues
- Prepare our community and organization for emergency resilience and response
- Build positive relationships with our community

While those core goals will not change, this plan captures any updates to campaigns or initiatives for FY 2026-27.

Process

This communications plan builds on two prior versions in order to reflect the most current needs.

In 2025, we revised the 2020 communications plan. As part of this process, we solicited feedback via a customer communications survey. 181 responses were received, and the individual results can be found here.

The communications specialist also met with the board of directors to receive their input on organizational changes, past successes and failures, and current priorities. A summary of those conversations can be found here.

Key Audiences

Our audiences are the sub-groups that make up our larger customer base and community. By defining the groups we want to reach with our communications, we can better tailor our channels and messaging to ensure we reach our desired audience. These channels represent the ***who*** of our communications strategy.

This list can help tailor messaging and communication tools to resonate best with specific audiences. Some messages, such as the value of water and the importance of infrastructure investments, can be integrated into communications with multiple audiences.

Bold items = updates from the 2020 plan.

Audience	Interests
Board of Directors	• **Project updates** • Water quality/quantity • Costs and rates • **Customer feedback**
Staff Includes all employees with an emphasis on frontline staff who routinely interact with customers	• **Organization news** • **Project updates** • Water quality/quantity • Costs and rates • **Customer feedback**
Customers Includes residential and business accounts	• Water quality and public health • **Education and programs** • **Organization news** • **Project updates** • Costs and rates
Regulatory Agencies Includes Oregon Department of Environmental Quality, Oregon Health Authority, and U.S. Environmental Protection Agency	• Water quality/quantity • **Public notices & emergencies** • Permitting • **Major projects**
Other Local and Regional Agencies Includes interagency partners such as Clackamas County and Oregon Department of Transportation	• Stormwater issues • Permitting • Maintenance • Program/project coordination • **Emergencies/hazard mitigation planning**
Community Groups Includes various civic and neighborhood groups	• Water quality and public health • Costs and rates

	• **Project updates** • **Organization news** • **Emergency planning**
Interested Parties Includes individuals who opted into receiving email communications more regularly (about 50 current subscribers)	• **Events and other engagement opportunities** • Water quality and public health • Costs and rates • Volunteer opportunities
General Public	• Water quality and public health

Communications Strategy

Key Themes & Campaigns

Key Themes

Communications themes act as containers to organize the diverse campaigns and initiatives that occur throughout the year. They help clarify how each smaller campaign or initiative—such as a watershed protection initiative—supports the organization's overarching goals. These themes complement and build on the organization's routine service announcements and evergreen messaging (e.g., billing statements and backflow testing reminders).

The three major themes identified in 2025:

- **Smart Investments for Safe, Reliable Water**
- **Protecting Our Water, From River to Faucet**
- **Building Emergency Preparedness & Resilience**

Smart Investments for Safe, Reliable Water

Future Planning | Rates | Capital Improvement Projects

Goal(s)

Highlight the role of public works in the community. Showcase the impact of capital improvement projects on future community resilience and health.

Associated communications objectives

- Enhance the perceived value of water services
- Increase awareness of key water issues
- Build strong, positive relationships with our community

Key campaigns & communications pieces

- *Rates campaign* – mailers, newsletter stories, digital media; focus on why rate adjustments are necessary to maintain our service level *and* build for the future
- *Construction project campaigns* – notification letters, on-site signage, newsletter pieces
- *Customer newsletter* – updates on capital or construction projects, holistic strategy updates from the board chair, technology or innovation feature (e.g., pipe bursting)
- *Press outreach* – e.g., any stories about larger improvement projects, state infrastructure funding

Key events

- Capital Improvement Plan Open House (February)
- Public Works Week (depending on budget and capacity - May)
- Capital project events
- Oak Grove Festival (June)

Key partners

- OLWS staff – provide information about capital projects on the ground
- Community planning organizations (CPOs) – help spread our message to neighborhoods
- Local journalists and newsletters – e.g. Citizens Informed and Aware

Tactics

- Increase visibility of OLWS' capital work through on-site signage, CPO outreach, and digital media
- Build out a monthly calendar of projects for each functional team to increase internal visibility
- Improve visual communication assets (such as project photos or a graph breaking down costs) to help community members understand the work
- Develop outreach and public engagement campaigns for key projects like Tertiary Treatment
- Publicize our successes via news releases, events, community newsletters, social media, etc.

Protecting Our Water, From River to Faucet

Water Conservation | Watershed Protection | Wastewater Pre-Treatment

Goal(s)

Bring awareness to key water issues within various service areas, helping customers understand their role in water health, from wastewater to the watershed.

NOTE: CRWP assists with some of the outreach and campaigns in this category.

Associated communications objectives

- Increase awareness of key water issues
- Build strong, positive relationships with our community

Key campaigns & communications pieces

Through our customer newsletter and digital media:

- Water conservation campaigns – Fish on the Run, Irrigation Done, highlighting water-efficient device rebates, etc.
- Promote at-home wastewater protection actions – no flushable wipes, FOG disposal, safeguarding contaminants, etc.
- Private water quality facility education and outreach
- Watershed protection programs:
    - Pet waste bag sponsorship via NCPRD
    - Rain management programs: SCAP, sandbags, rain gardens, etc.

Key events

- Children's Clean Water Festival/Celebrating Water Event (March/April)
- Oak Grove Festival (June)
- Potential to add another watershed-focused event like an Earth Day celebration (dependent on budget and staff capacity)

Key partners

- Clackamas River Water Providers (CRWP) – help support water conservation outreach locally
- Regional Water Providers Consortium (RWPC) – provides pre-made media for a variety of water topics
- North Clackamas Watershed Council (NCWC) – carries out a lot of the watershed protection work for our area
- Clackamas County (watershed issues) – watershed infrastructure is owned by the county, so there could sometimes be some shared responsibility in messaging and outreach

Tactics

- Intersperse water topics in regular customer comms, e.g. social media and newsletter
- Leverage education programs/opportunities to inspire water awareness (e.g. Children's Clean Water Festival)

OAK LODGE
WATER SERVICES

Building Emergency Preparedness & Resilience

Emergency Water Storage | OLWS & Interagency Disaster Preparedness

Goal:

Equip OLWS teams, partner organizations, and our customers to be resilient in emergencies affecting our services.

Associated communications objectives

- Prepare our community and organization for emergency resilience and response
- Build strong, positive relationships with our community

Key campaigns & communications pieces

- Internal emergency communications plan
    - Outlines OLWS' high-level approach to communicating during emergencies, including public notice for OHA-mandated events
- Standard Operating Procedures (SOPs) for each OHA-mandated public notice event
- September Emergency Preparedness Month campaign (materials usually distributed by the Regional H20 Consortium)
- Via our customer newsletter and digital media: disaster resilience initiative features, e.g., Milwaukie-OLWS intertie, seismic retrofitting, etc.)

Key events

- Elks Emergency Preparedness Fair (TBD – based on board interest)

Key partners

- Oak Lodge Community Emergency Response Team (OLCERT) – provides emergency preparedness training and organization in Oak Lodge area
- Clackamas County Disaster Management (CCDM) – manages PublicAlerts, our mass notification system, and provides support during large-scale events

OAK LODGE
WATER SERVICES

Evergreen Service Messaging

Evergreen messaging captures core messages about OLWS's services that remain consistent year to year.

This section of the plan outlines evergreen messaging for each of the four commitments, including both an overarching statement and optional supporting messages that can be used for different circumstances.

Board of Director Commitments

The four commitments identified by the District Board are:

- **Protect public health**
- **Provide excellent customer service**
- **Make smart investments and work to keep rates affordable**
- **Keep local streams and rivers clean**

Our Commitments

- Protect public health
- Provide excellent customer service
- Make smart investments and work to keep rates affordable
- Keep local streams and rivers clean

Our Commitments

- Protect public health
- Provide excellent customer service
- Make smart investments and work to keep rates affordable
- Keep local streams and rivers clean

One District, Three Services – Protecting Public Health and Water Resources

Oak Lodge Water Services (OLWS) is committed to a clean water environment and a healthy community. The Authority was formed in January 2017 through the consolidation of Oak Lodge Water and Oak Lodge Sanitary districts and now provides unified drinking water, sanitary sewer, and watershed protection services.

Protect Public Health

Oak Lodge provides essential drinking water and sanitary sewer services to protect the health of nearly 29,000 people in the Oak Grove and Jennings Lodge communities, as well as parts of Milwaukie and Gladstone.

1. **Drinking Water:** OLWS provides customers with safe, reliable drinking water from the Clackamas River.
   - The Clackamas River is an extremely high-quality, raw water source. The headwaters of the Clackamas River are made up of Timothy Lake and Olallie Lake, high up in the Mount Hood National Forest.
   - OLWS maintains about 100 miles of water pipe, three booster pump stations, and four storage reservoirs to deliver safe drinking water to homes and businesses each year.
   - OLWS has a cost-saving partnership with Sunrise Water Authority and the City of Gladstone to jointly own the North Clackamas County Water Commission water treatment plant.
2. **Sanitary Sewer:** OLWS collects wastewater from homes and businesses and cleans it via

the treatment process so that it can be safely returned to the Willamette River.

- OLWS maintains about 100 miles of sewer pipe, five pump stations, an outfall, and a water reclamation facility. After the collected wastewater is treated at the water reclamation facility, the clean water is returned safely to the Willamette River.
- In 2009, the community voted to invest in an up-to-date wastewater treatment plant (WTP) to serve the community through many years of growth and development.
- Each year, the WTP produces more than 2,100 tons of Class B biosolids beneficially reused as fertilizer.

Provide Excellent Customer Service

Staff are passionate about water and committed to being good partners to the community by providing excellent customer service.

1. **Efficient Business Processes:** Our combined business systems for water and sewer are efficiently meeting the needs of our growing community in everyday operations.
2. **Ongoing Community Conversations:** OLWS promotes two-way communication and positive relationships with customers through a friendly, customer-first culture.
3. **Skilled Professionals:** Experienced staff operate and maintain OLWS' systems to provide the best service and comply with regulations. Staff are engaged in continuous learning and professional development to best serve the community.

Make Smart Investments and Work to Keep Rates Affordable

OLWS is a self-sustaining utility that focuses every dollar and every day on maintaining reliable drinking water, sanitary sewer, and watershed protection services.

1. **Long-range Planning:** OLWS provides high-quality, reliable service through consistent investment in updated infrastructure and technology.
   - Planning documents like master plans to help prioritize future investments in repairs, replacement, and improvements.
2. **Dedicated Revenue:** Rate revenue *only* supports the maintenance and development of essential water services.
   - Along with routine operations, rates cover annual delivery of the following services:
     - Maintaining existing infrastructure, including more than 200 miles of water and sewer pipeline.
     - Building and upgrading reservoirs, pump stations, and pipelines to provide reliable drinking water and wastewater treatment.
     - Providing backup facilities to meet peak water demand and emergency supply.
     - Cleaning Clackamas County-owned culverts, catch basins, and stormwater pipes in the service area.
3. **Robust Asset Management:** OLWS operates a strong asset repair and replacement

program. Incremental rate adjustments keep the water and wastewater systems working reliably.

4. **Partnership Approach:** OLWS partners with other regional service providers to identify cost-savings opportunities and provide the best service to customers.
5. **Financial Stewardship:** In partnership with the board of directors, OLWS staff conduct regular financial planning to make sure future capital needs are met.
   - Through consolidation, OLWS implemented joint systems and updated procedures to improve financial management.
   - Water system development charges are updated annually so that new development pays for its share of growth-related costs.
   - Each year, Budget Committee meetings are open to the public; these meetings help to review the current budget and build the budget for the next fiscal year.

Keep Local Streams and Rivers Clean

Oak Lodge protects the environment by monitoring water quality in local waterways and helping to keep the Clackamas County-owned stormwater system clean.

1. **Water Quality Regulations:** OLWS meets or surpasses the Oregon Department of Environmental Quality's water quality permit requirements.
   - The District uses watershed protection fees to monitor creeks, clean catch basins, and coordinate permitting for stormwater infrastructure.
2. **Education and Partnership:** OLWS works with community partners to provide education programs and encourage good stewardship of streams, wetlands, and watersheds.
   - OLWS works with local businesses through the Stormwater Cleaning Assistance Program to keep storm drains clean.
   - OLWS provides proactive and regular maintenance for Clackamas County-owned stormwater catch basins and pipes.

Communication Channels

Using multiple communication channels, both traditional and digital, helps us reach all of our customers where they are. Our communications tools, identified below, can be used to engage with various subsets of the general public and our customer base.

Channel	Main Audience	Content	Distribution
Website	General public	Comprehensive services information Timely updates, e.g. construction impacts Self-service for permits, fire flow testing requests, etc.	Always-on public channel
Newsletter	Customers	Rate information, water education, project updates	Bi-monthly via a paper billing insert or email (paperless)
Social Media (Nextdoor, FB)	Customers Community partners	Capital project updates, water education, public notices	2x a week, on average As needed
Email	Interested parties	Selective updates	As needed, 2-3x a quarter
Ad-hoc Mailings	Various customer sub-audiences	Construction impacts, program updates (E.g. backflow program mailing, construction notification letter)	As needed
Signage	Car traffic	Construction impacts Emergency notifications	As needed
Automated Calls	Affected customers	Construction impacts, main breaks, etc.	As needed
Community Briefings	Businesses and schools Neighborhood groups	Project or topic-specific presentation with information and Q&A (e.g., if we had a curtailment situation) Feedback form	As needed
Education	Students	Various water, wastewater treatment, and	6-7x/year (some outreach is done through

Outreach		watershed protection topics	CRWP or our non-profit partners)
Tours	Customers or interested community members at large	Tour guide script and participant handout Self-guided tour video	5-6x/year
Welcome Packet	New customers	Informational overview of services and customer support	All customers activating service accounts
Annual Water Quality Report	Customers	EPA-required information Postcard notice Electronic and print options	All water customers

FY 2026-27 Seasonal Editorial Calendar

Summer

Campaigns or Initiatives	Key Deliverables & Messages	Events
Water Conservation	Low snowpack education at events and via regular communications channels CRWP rebates and landscape audit materials “My Lawn is Brown on Purpose” campaign	Oak Grove Festival Oak Grove Elementary Carnival Other summer events and festivals, based on invites and staff availability
Funding Wins	Information on regular channels about recent state and federal funding wins (e.g., clarifiers)	
Capital Projects	Construction outreach	Try project-specific open houses?

Fall

Campaigns or Initiatives	Key Deliverables & Messages	Events
Rain Management	Storm drain cleaning outreach Sandbag outreach Education about water quality concerns from runoff (e.g. tire dust) in our regular channels	
Emergency Preparedness Month	Emergency preparedness information in regular channels	Potential for a preparedness event, depending on interest Elks Emergency Preparedness Fair (TBD – if board

		interest)
Capital Projects (I&I Focus)	Construction outreach	Try project-specific open houses?

Winter

Campaigns or Initiatives	Key Deliverables & Messages	Events
Freezing Weather Information	Information in our regular channels about the effect of cold weather on pipes, main breaks Preparing home plumbing for cold weather	
Capital Projects	Construction outreach CIP Open House posters and materials	Capital Improvement Plan Open House

Spring

Campaigns or Initiatives	Key Deliverables & Messages	**Events**
New Fiscal Year & Rates	Rate Increase Notification Public Hearing Outreach	Public hearing
Lead Education for Schools & Childcare Facilities (late spring, early summer)	Outreach letters Web updates	
Water Quality Reporting	Consumer Confidence Report	
Children's Water Education	Water education materials and games	Children's Clean Water Festival

		Celebrating Water Festival Oak Grove Elementary Carnival
Capital Projects	Construction outreach	Try project-specific open houses?

FY 2026-27 Regulatory Updates – Communications Considerations

Website Accessibility: All government websites must comply with new federal accessibility standards by 2028 (extended from 2027). The OLWS website meets the web *page* standards, but our web *documents* do not. We've begun researching and planning for implementation before the deadline.

Lead Testing Outreach for Childcare Facilities: Starting in November 2027, CWS are required to conduct outreach to eligible schools and childcare facilities regarding lead testing.

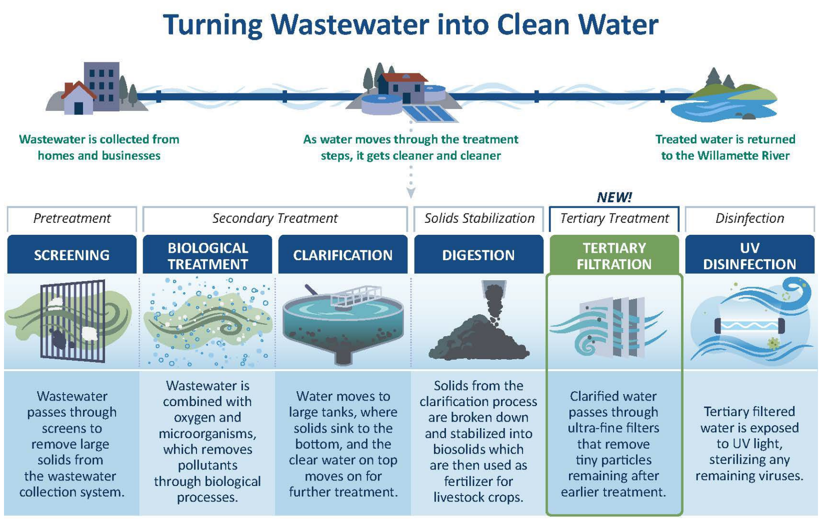
CCR Twice a Year: Starting in 2027, water providers must distribute a CCR twice a year.

Supporting Visuals

Visual assets support campaigns year-round by helping customers visualize complex technical topics. This listed will be updated with any new assets throughout the year.

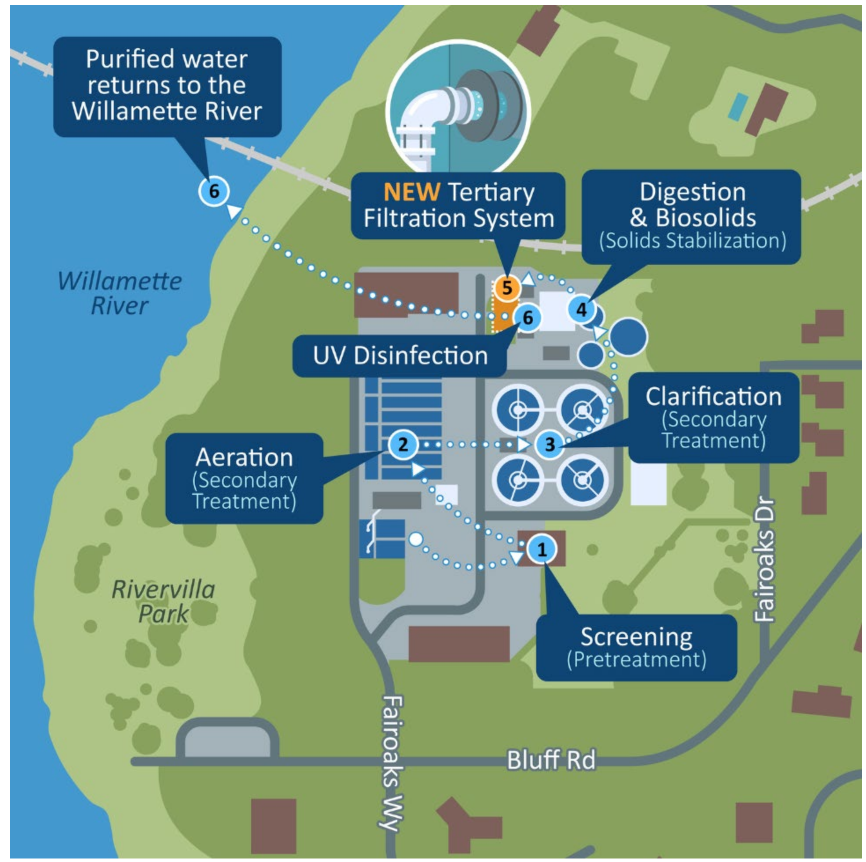
- **Tertiary treatment graphics:** Illustrations that show how wastewater treatment works, the new WTP flow, and what TT removes
- **I&I graphics:** pipe bursting and lining animations
- **By-the-numbers visuals**
    - Water loss graph
    - I&I "red" zone reduction
    - How many services we install annually

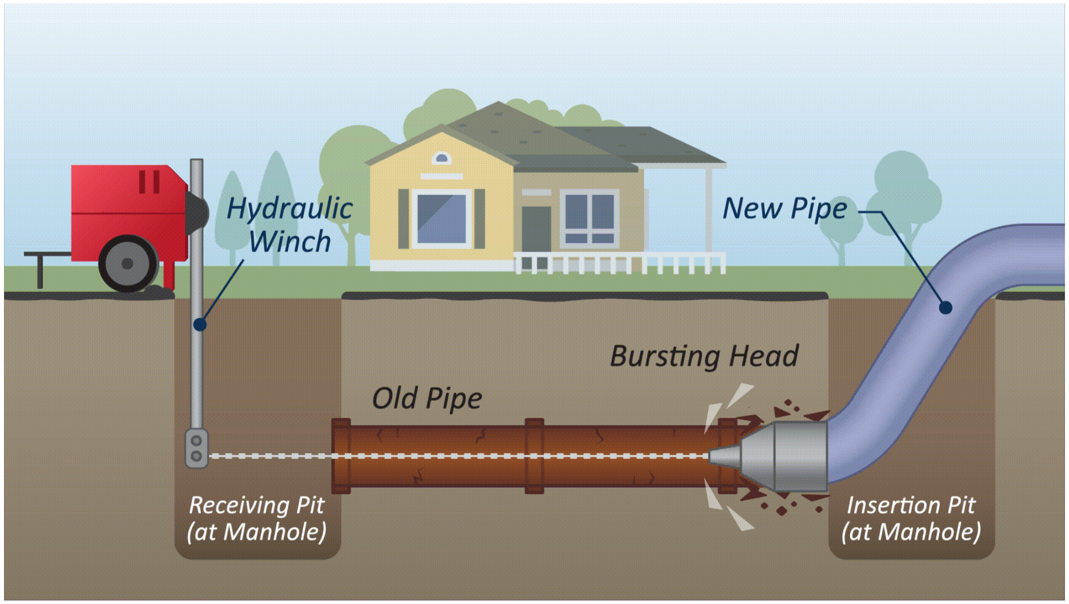
Supporting Visuals

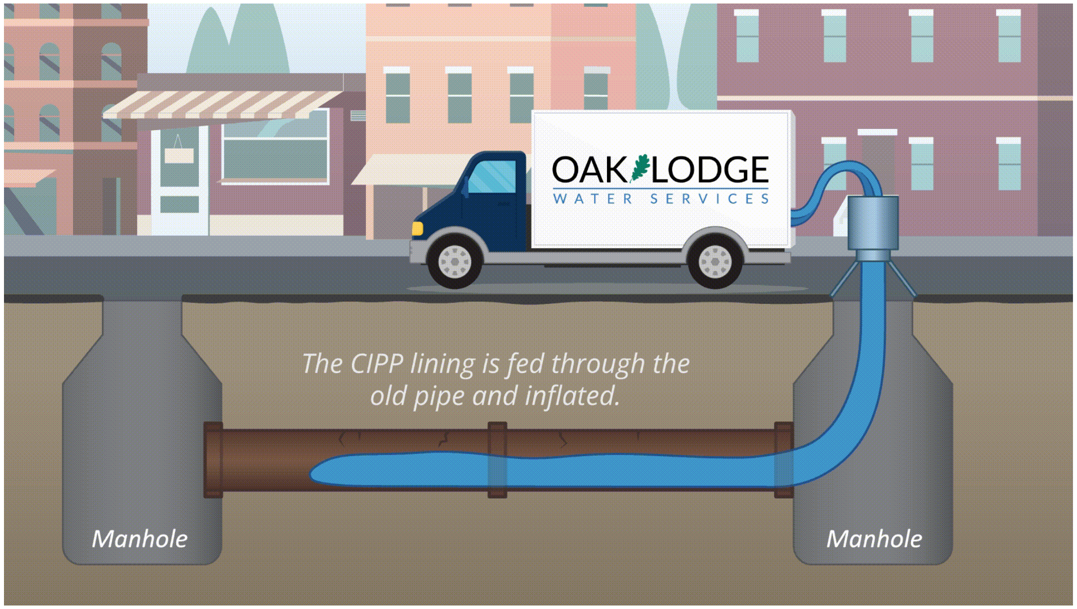


Comparison of Treatment Capabilities

POLLUTANT CATEGORY	PRIMARY/SECONDARY REMOVAL	TERTIARY REMOVAL CAPABILITY
Large Solids & Debris	High (90–95%) *(Via Screens & Settling)*	Very High (95–100%) *(Targets 99%+)*
Biodegradable Organics (BOD)	Effective (75–90%)	Very High (95–100%)
Nutrients (Nitrigen & Phosphorus)	Low (15–30%)	Very High (95–100%) *(Targets 99%+)*
Pharmaceuticals & Microplastics	Very Low (0–15%)	Effective (75–90%) *(Via AOP/Adsorption)*
Pathogens (Viruses/Bacteria)	Partial (30–50%)	High (90–95%) *(Disinfection/Filtration)*




Hydraulic Winch
New Pipe
Bursting Head
Old Pipe
Receiving Pit (at Manhole)
Insertion Pit (at Manhole)


OAK LODGE WATER SERVICES
The CIPP lining is fed through the old pipe and inflated.
Manhole
Manhole

OAK LODGE
WATER SERVICES

AGENDA ITEM

Title Items for Consideration

Item No. 5.

Date August 11, 2026

Summary

The Board of Directors deliberates and authorizes official actions by roll call vote. These items for consideration are presented by staff.

AGENDA ITEM

Title	Business from the Board
Item No.	6.
Date	August 11, 2026

Summary

The Board of Directors appoints representatives to serve as OLWS liaisons or representatives to committees or community groups.

Directors assigned specific roles as OLWS representatives are placed on the agenda to report to the board on the activities, issues, and policy matters related to their assignment.

Business from the Board may include:

a. Individual Director Reports

b. Tabled Agenda Items

Paul Gornick's Liaison Report – July 2026

July 2, 2026 – C4 Meeting

- **No C4 meeting this month.**

July 22, 2026 – Sunrise Water Board Meeting (hybrid meeting)

- **Board approved consent agenda, including resolution authorizing disposal of surplus property (4 vehicles and a diesel generator).**
- **The term length of the existing board officers was uncertain, so board chose to elect the chair position for a two-year term, and the vice-chair and secretary to one-year terms. Board elected Chris Hawes as chair, Gary Barth as vice-chair and Kevin Bailey as secretary.**
- **Board appointed liaison representatives, including Chris Hawes and Kevin Bailey (with Andy Coate as alternate) to the North Clackamas County Water Commission (NCCWC) and Gary Barth (with Chris Hawes as alternate) to the Regional Water Providers Consortium (RWPC).**
- **Staff presented board with proposed Fire Service Design Standards and Combined Service Connections regulations as discussed at previous board meeting, to enable conformance with provisions of HB 3505 as established in ORS 223.301(5). The proposed regulations would require a separate fire connection as the standard, with a subsection providing language that Sunrise's Engineer could approve a combined service based on site-specific conditions. The proposed ordinance will have its first reading at the August meeting and second reading at the September board meeting.**
- **Executive Director's update included the precipitation deficit in the Clackamas River Basin. SWA submitted a locally focused water conservation message to be included in the City of Happy Valley newsletter. ED also noted that the federal and state required Water Quality Report will be issued semi-annually starting in 2027.**

AGENDA ITEM

Title Department Reports

Item No. 7.

Date August 11, 2026

Summary

The board has requested updates during regular meetings regarding the status of OLWS operations.

OAK LODGE
WATER SERVICES

DEPARTMENT REPORT

To	Board of Directors
From	Brad Albert, General Manager
Title	Administration Monthly Report
Item No	7.a.
Date	August 11, 2026

Summary

The board has requested updates during regular meetings regarding the status of OLWS operations.

Highlights of the Month

- Received communication from the EPA regarding the $1.092 million federal funding for the Clarifier Refurbishment Project. The EPA has a process of providing very certain items to receive funding. Staff is working on those requirements.
- FY 24 audit wrapping up and staff is preparing the FY 25 audit materials.

Audit

The FY24 Authority Audit is underway. Baker Tilly (Moss Adams) was onsite the week of April 20th to review physical documents for the start of the FY24 audit. The Finance Dept. has been working diligently to answer audit questions or provide additional documentation. The audits have been taking on average 4 months to complete and are on schedule to be completed in August 2026. As of this writing, the auditors are wrapping up the audit and potentially presenting at the August meeting. If Baker Tilly does not make the audit presentation in August, it will be on the agenda for September.

Public Comment

At the July Board meeting, a community member had public comments regarding vegetation management and access to the WWTP property abutting the train trestle on the north side of the property. The main issues raised were potential fire risks to vegetation and the access of property not fenced in. Staff contacted Clackamas Fire and discussed the fire concerns raised. Clackamas Fire visited the site and assessed the concerns about perceived fire hazards. The assessment showed that fire risks were very low and were not a cause of concern from Clackamas Fire's perspective. The assessment was given to the community member.

Also, the issue with access to the area of vacated Denny right of way was raised. OLWS is persuing moving the north fence line of the WWTP site to include the vacated portion of Denny (now within OLWS' WWTP boundary). Once the fence line is moved, OLWS will discuss the maintenance of this area inside the fence line with the contract landscaper for routine maintenance.

Attachments

None

DEPARTMENT REPORT

To	Board of Directors
From	Angie Wilson, Finance Director
Title	Finance Monthly Report
Item No	7.b.
Date	August 11, 2026

Summary

The Board has requested the Staff to provide the status of OLWS operations at the regular meeting. This is a monthly report for June 2026. The report summarizes the status of customer billing, accounts receivable, and other billing-related activities

Highlights of the Month

The June 2026 financial report outlines key shifts in customer billing and accounts receivable, including improved accounts receivable performance, increased delinquencies, and ongoing support through the FAURRP assistance program.

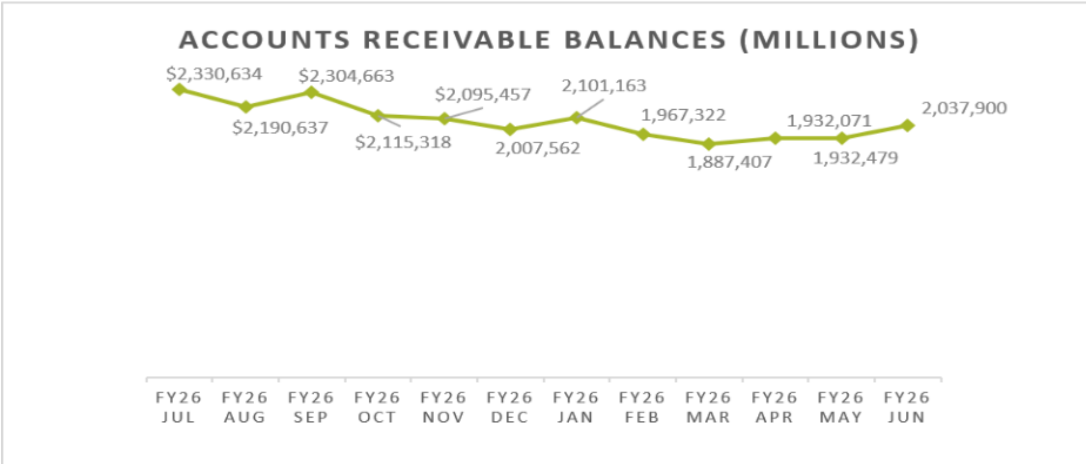
Because the District is currently in the fiscal year-end closing process, the June financial statements represent a soft close.

Additional transactions, accruals, and year-end GAAP adjusting entries will continue to be recorded throughout July and into August. As a result, the June financial results are preliminary and may change before the fiscal year is finalized.

Accounts Receivable (A/R) Overview

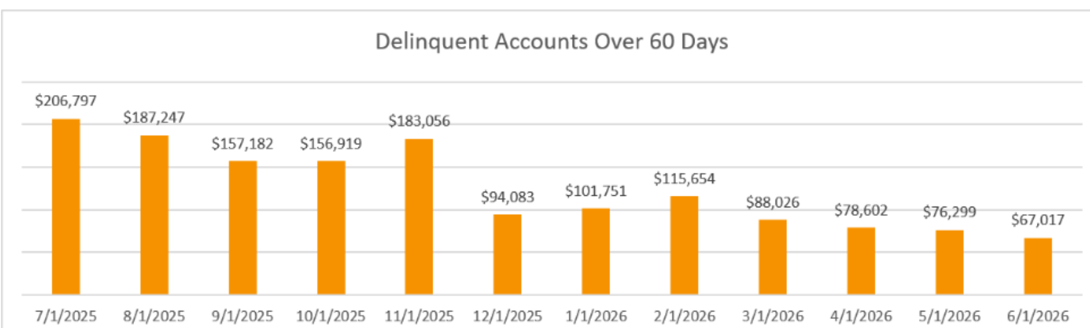
The **Accounts Receivable Balance Increased by 5.46**% in June compared to May.

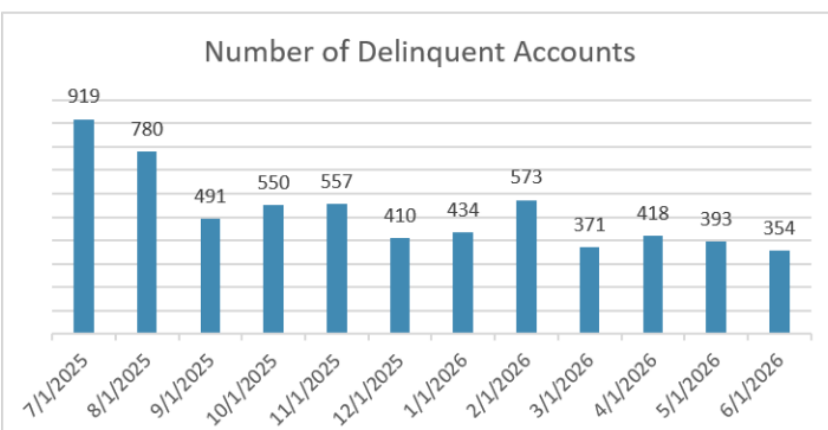
Accounts receivable have increased due to seasonal higher water usage, which results in increased customer billings during this time of year. Higher accounts receivable balances are expected throughout the summer months as water consumption continues to rise.



Delinquent Accounts

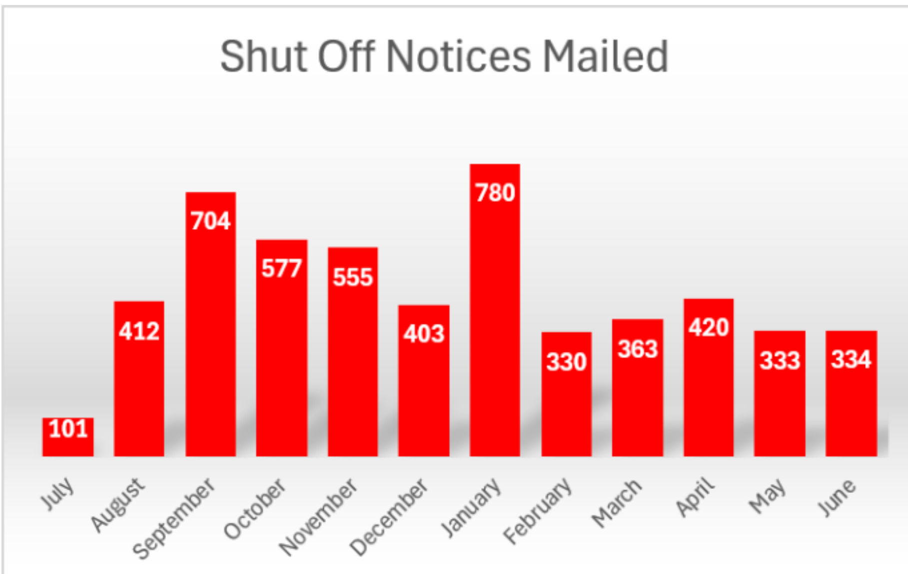
- The **number of delinquent accounts** decreased by 39 from May to June 2026.
- OLWS' current delinquency management process includes:
- Red shut-off notices are mailed on accounts more than 30 days past due, giving customers **7 days to make payment.**
- If no payment or plan arrangement occurs, **the automated call system issues a 24-hour shut-off notice**. Shut offs are performed the following day.

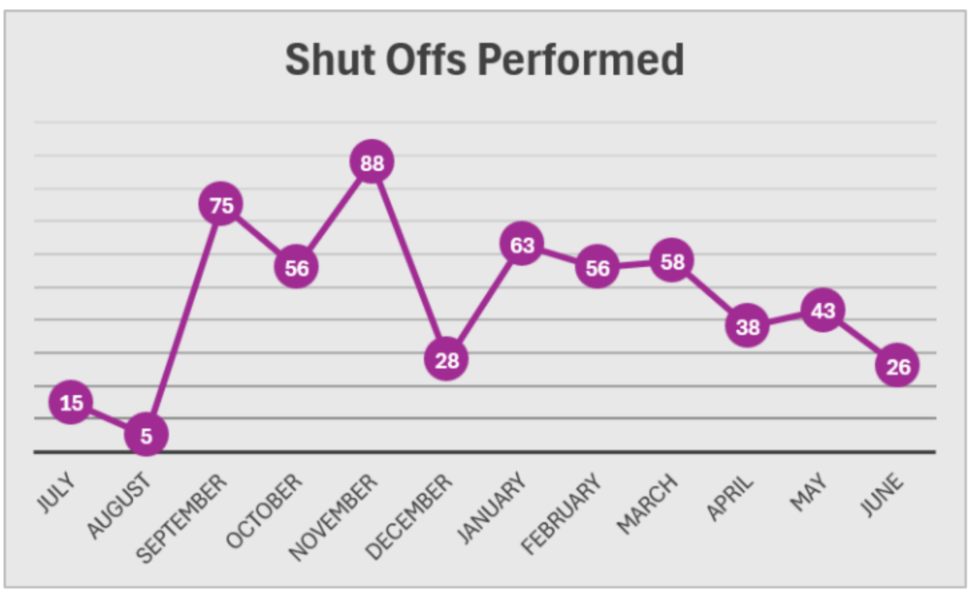




Shut Offs

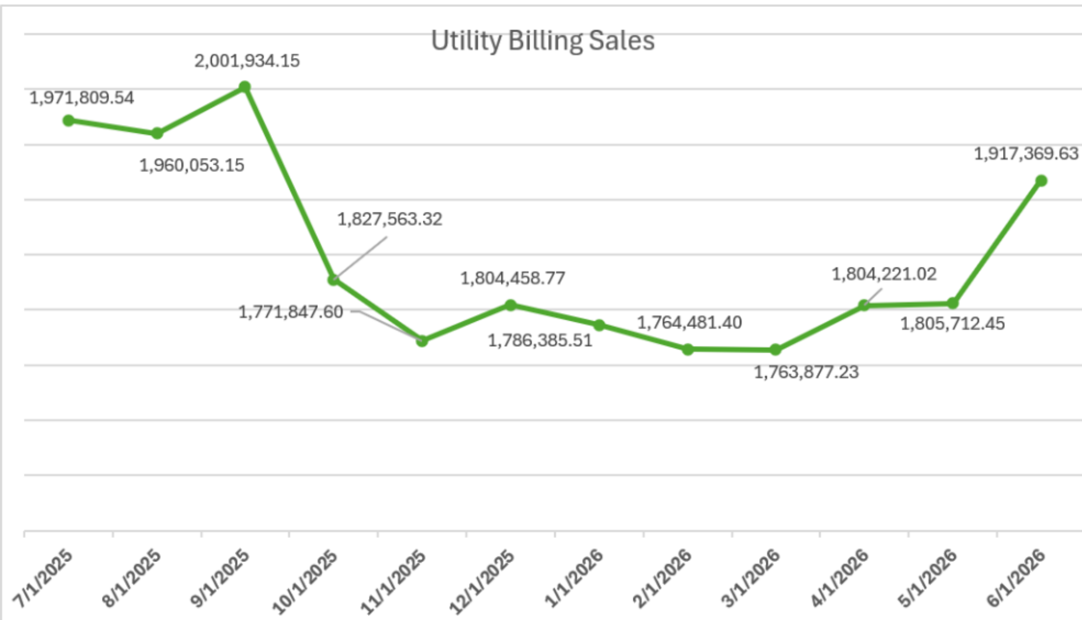
OLWS does not place red tags on accounts that are more than 30 days past due. Instead, we send red shut-off notices, which give customers 7 days to make payment. If payment is not received within that period—and no payment plan has been arranged, then use our automated call system to provide customers with 24-hour shut-off notice.





Utility Billing Sales

Following the seasonal slowdown in the prior month, billing sales have increased due to the seasonal higher water usage and will continue to increase for the summer months. Customer activity has increased, reflecting a normalization of demand for this time of year.



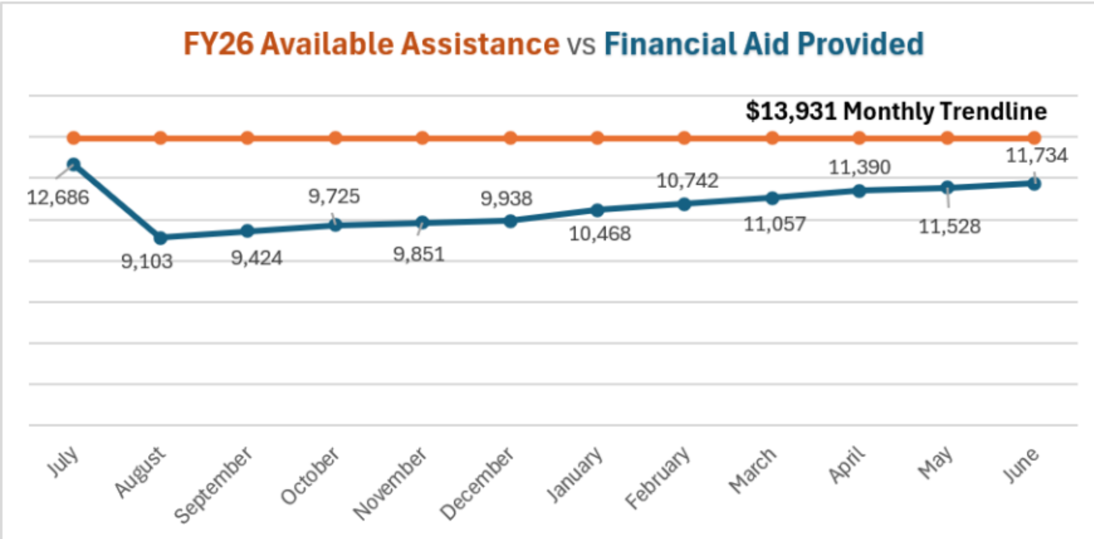
Financial Assistance Utility Rate Relief Program (FAURRP)

Financial Assistance – FAURRP

The **Financial Assistance Utility Rate Relief Program (FAURRP**) provides discounted utility rates to qualifying customers.

- The **Financial Assistance Utility Rate Relief Program (FAURRP)** provides discounted utility rates to qualifying customers.
- On **March 19, 2024**, the Board of Directors approved an increase to the program funding cap:
    - **0.75% of budgeted utility revenues**, up from the previous **0.50%**.

This expansion supports a greater number of customers needing rate relief. Currently, we have 233 accounts utilizing this program.



Attachments

1. June 2026 Account Roll up

General Ledger
Account Roll Up

User: lisa.rowland@olws.org
Printed: 7/21/2026 10:42:49 AM
Period 12 - 12
Fiscal Year 2026

Sort Level	Description	Budget	Period Amt	End Bal	% Expend/Collect
Revenue	**Revenue**				
4210	Water Sales - CRW	$ (41,920.00)	$ -	$ (35,877.79)	85.59%
4211	Water sales	$ (6,496,000.00)	$ (593,294.57)	$ (6,334,211.86)	97.51%
4212	Wastewater Charges	$ (13,727,000.00)	$ (1,152,435.53)	$ (13,782,215.80)	100.40%
4213	Watershed protection fees	$ (2,066,000.00)	$ (172,213.88)	$ (2,069,416.78)	100.17%
4215	Penalties & late charges	$ (22,872.00)	$ (5,385.21)	$ (71,991.13)	314.76%
4220	System Development Charges	$ -	$ -	$ (201,435.00)	0.00%
4221	System Development-Reimburse	$ (150,000.00)	$ -	$ -	0.00%
4225	System Development-Improvement	$ (50,000.00)	$ (91,179.00)	$ (621,259.00)	1242.52%
4227	System Development-Compliance	$ (1,000.00)	$ -	$ -	0.00%
4230	Contract services	$ (45,000.00)	$ (12,698.38)	$ (67,427.66)	149.84%
4240	Service installations	$ (10,000.00)	$ (5,598.00)	$ (58,612.00)	586.12%
4280	Rents & leases	$ (180,000.00)	$ (9,037.16)	$ (238,414.03)	132.45%
4290	Other charges for services	$ (34,000.00)	$ (18,982.76)	$ (83,920.36)	246.82%
4320	State grants	$ (3,000,000.00)	$ -	$ (803,139.00)	26.77%
4610	Investment revenue	$ (119,500.00)	$ (46,829.91)	$ (723,765.28)	605.66%
4630	Miscellaneous revenues	$ (31,000.00)	$ (24,218.88)	$ (183,265.92)	591.18%
4640	Proceeds from sale of capital	$ -	$ -	$ (30,700.00)	0.00%
4650	Proceeds from borrowing	$ (5,615,000.00)	$ -	$ -	0.00%
4910	Transfer in from Fund 10	$ (3,878,000.00)	$ (323,170.00)	$ (3,878,000.00)	100.00%
4920	Transfer in from Fund 20	$ (10,478,605.00)	$ (584,286.00)	$ (10,478,605.00)	100.00%
4930	Transfer in from Fund 30	$ (1,708,322.00)	$ (142,368.00)	$ (1,708,322.00)	100.00%
Revenue	**Revenue**	**$ 47,654,219.00**	**$ 3,181,697.28**	**$ 41,370,578.61**	**86.81%**
Expense	**Expense**				
5110	Regular employees	$ 4,257,417.00	$ 315,916.88	$ 3,805,562.78	89.39%
5130	Overtime	$ 170,000.00	$ 6,950.63	$ 109,915.00	64.66%
5210	Employee Ins	$ 841,768.00	$ 54,991.57	$ 621,397.01	73.82%
5230	Social Security	$ 333,574.00	$ 24,218.01	$ 292,875.49	87.80%
5240	Retirement	$ 811,641.00	$ 61,582.32	$ 724,404.68	89.25%
5250	Trimet	$ 63,091.00	$ 3,984.07	$ 48,293.29	76.55%
5260	Unemployment	$ -	$ -	$ 21,748.39	0.00%
5270	Workers compensation	$ 42,322.00	$ -	$ 48,859.65	115.45%
5290	Other employee benefits	$ 15,000.00	$ 1,674.08	$ 11,031.26	73.54%
6110	Legal services	$ 300,000.00	$ 35,971.44	$ 130,199.60	43.40%
6120	Accounting & audit services	$ 160,000.00	$ 17,850.00	$ 192,500.00	120.31%
6155	Contracted Services	$ 1,355,600.00	$ 143,018.88	$ 1,154,826.90	85.19%
6175	Records Management	$ 4,000.00	$ -	$ 1,675.06	41.88%

6180	Dues & subscriptions	$	44,200.00	$	35.00	$	35,063.75	79.33%
6220	Electricity	$	542,700.00	$	39,241.06	$	437,936.46	80.70%
6230	Telephone	$	63,000.00	$	3,511.12	$	52,776.58	83.77%
6240	Natual gas	$	11,200.00	$	938.76	$	9,737.84	86.95%
6250	Solid waste disposal	$	65,000.00	$	2,461.07	$	40,326.12	62.04%
6290	Other utilities	$	12,500.00	$	1,346.80	$	10,088.85	80.71%
6310	Janitorial services	$	43,500.00	$	3,060.00	$	36,826.49	84.66%
6320	Buildings & grounds	$	118,000.00	$	13,566.22	$	104,145.49	88.26%
6330	Vehicle & equipment maint.	$	80,000.00	$	6,720.68	$	72,849.50	91.06%
6340	Distribution system maint	$	380,000.00	$	34,952.53	$	349,574.92	91.99%
6342	Collection system maint.	$	260,000.00	$	25,880.35	$	227,002.10	87.31%
6350	Computer maintenance	$	432,000.00	$	17,426.20	$	335,372.08	77.63%
6410	Mileage	$	4,000.00	$	-	$	1,580.26	39.51%
6420	Staff training	$	84,500.00	$	861.00	$	46,373.19	54.88%
6430	Certifications	$	9,350.00	$	110.00	$	4,838.18	51.75%
6440	Board travel & training	$	5,000.00	$	-	$	814.99	16.30%
6510	Office supplies	$	26,000.00	$	2,128.42	$	21,203.32	81.55%
6520	Fuel & oils	$	50,000.00	$	5,094.89	$	37,303.94	74.61%
6525	Chemicals	$	82,000.00	$	2,477.06	$	43,250.82	52.74%
6530	Small tools & equipment	$	52,000.00	$	9,773.75	$	51,024.36	98.12%
6540	Safety supplies	$	39,700.00	$	5,113.93	$	34,581.40	87.11%
6550	Operational Supplies	$	29,000.00	$	1,845.40	$	28,188.53	97.20%
6560	Uniforms	$	42,000.00	$	2,223.80	$	25,001.53	59.53%
6570	In-House Laboratory Services	$	15,000.00	$	556.82	$	10,581.61	70.54%
6620	Election Costs	$	500.00	$	-	$	-	0.00%
6710	Purchased water	$	1,250,000.00	$	239,729.40	$	1,238,228.10	99.06%
6715	Water quality program	$	35,000.00	$	2,315.00	$	17,949.33	51.28%
6720	Insurance	$	260,000.00	$	-	$	277,729.86	106.82%
6730	Communications	$	41,850.00	$	9,670.85	$	20,970.35	50.11%
6735	Public Outreach & Education	$	70,500.00	$	22,530.47	$	71,260.03	101.08%
6740	Advertising	$	1,500.00	$	-	$	2,488.00	165.87%
6760	Equipment Rental	$	88,000.00	$	13,468.19	$	98,099.22	111.48%
6770	Bank charges	$	405,000.00	$	34,297.47	$	413,789.34	102.17%
6780	Taxes, Fees & Permits	$	141,500.00	$	12,722.73	$	148,824.47	105.18%
Debt Service and Special Payments								
6810	2010 SRF Loan Principal	$	1,003,481.00	$	-	$	1,003,481.00	100.00%
6811	2010 IFA Loan Principal	$	353,704.00	$	-	$	353,703.72	100.00%
6813	JPM Bank Loan Principal	$	1,527,000.00	$	-	$	1,527,000.00	100.00%
6815	Zions Bank loan-principal	$	204,000.00	$	-	$	204,000.00	100.00%
6820	2010 SRF Loan Interest	$	211,127.00	$	-	$	211,127.00	100.00%
6822	2010 IFA Loan Interest	$	120,415.00	$	-	$	120,415.36	100.00%
6823	JPM Bank Loan Interest	$	197,050.00	$	-	$	197,050.00	100.00%
6825	Zions Bank loan-interest	$	5,488.00	$	-	$	5,487.60	99.99%
Capital Outlay								
7200	Infrastructure	$	250,000.00	$	648.50	$	219,893.06	87.96%
7300	Buildings & Improvements	$	210,000.00	$	14,263.87	$	157,170.02	74.84%
7400	Improvement other than Bldgs	$	60,000.00	$	-	$	32,691.00	54.49%

7520	Equipment	$	555,000.00	$	9,475.00	$	382,247.69	68.87%
7530	Information Technology	$	50,000.00	$	-	$	-	0.00%
7540	Vehicles	$	395,000.00	$	-	$	393,353.85	99.58%
7600	Capital Improvement Projects	$	16,539,000.00	$	2,039,021.39	$	9,697,333.74	58.63%
7710	Disposal of fixed assets	$	-	$	-	$	157,421.02	0.00%
Transfers								
8105	Transfers out to Fund 05	$	5,167,605.00	$	430,631.00	$	5,167,605.00	100.00%
8120	Transfers out to Fund 20	$	180,322.00	$	15,031.00	$	180,322.00	100.00%
8150	Transfers out to Fund 50	$	3,467,000.00	$	-	$	3,467,000.00	100.00%
8171	Transfers out to Fund 71	$	2,600,000.00	$	216,666.00	$	2,600,000.00	100.00%
8172	Transfers out to Fund 72	$	4,400,000.00	$	366,663.00	$	4,400,000.00	100.00%
8173	Transfers out to Fund 73	$	250,000.00	$	20,833.00	$	250,000.00	100.00%
9000	Contingency	$	3,869,889.00	$	-	$	-	0.00%
Expense	**Expense**	**$**	**54,754,994.00**	**$**	**4,293,449.61**	**$**	**42,196,372.18**	**77.06%**
Revenue Tota		**$**	**47,654,219.00**	**$**	**3,181,697.28**	**$**	**41,370,578.61**	**86.81%**
Expense Tota		**$**	**54,754,994.00**	**$**	**4,293,449.61**	**$**	**42,196,372.18**	**77.06%**
Grand Total		**$**	**(7,100,775.00)**	**$**	**(1,111,752.33)**	**$**	**(825,793.57)**	**0.12%**

FY 2026	**Expense Category**		**Budget**		**Period Amt**		**Year to Date**	**Percent**
Period 12	Personnel Services	$	6,534,813	$	469,318	$	5,684,088	87.0%
	Materials and Services	$	6,604,100	$	710,899	$	5,784,983	87.6%
	Capital Outlay	$	18,059,000	$	2,063,409	$	11,040,110	61.1%
		$	31,197,913	$	3,243,626	$	22,509,181	72.1%

DEPARTMENT REPORT

To	Board of Directors
From	Aaron Janicke, Public Works Director, Ryan Hunter, Distribution Field Supervisor, Jason Clifford, Collections Field Supervisor, Lara Christensen, Water Quality Coordinator
Title	Public Works Monthly Report
Item No	7.c.
Date	August 11, 2026

Summary

The board has requested updates during regular meetings regarding the status of OLWS operations.

Highlights of the Month

- Chlorine contact chamber is being removed at the WWTP.
- Smoke testing was completed for the Influent Lift Station.
- Pipe bursting will begin this month in Lift Station 2 basin.

Watershed Protection

This month, OLWS staff conducted inspections of five catch basins and manholes in the OLWS storm system, to check for any flows that are not from storm or ground water. Called “Dry Weather Field Screenings” and required as part of the Municipal Separate Storm Sewer (MS4) Permit, staff confirm that these locations remain dry and without flows from wash water or other industrial or commercial activities that are not allowed. No issues were identified.

This summer, OLWS Water Quality Staff are preparing to hire contractors to clean Zone 5 storm catch basins that have been inspected by OLWS field operations staff. The system cleaning will be completed before fall rains return.

As we wrap up FY26, outreach and education partners provide OLWS with deliverables about the success of their projects. This month, the Children’s Clean Water Festival and the Backyard Habitat Certification Program submitted the following information to show the impact of their work. Please direct any questions about this information to lara.christensen@olws.org.

Children’s Clean Water Festival

Dear Children's Clean Water Festival Sponsor,

Thank you for your generous support of the 2026 Children's Clean Water Festival. Because of partners like you, almost 1,000 fourth-grade students had the opportunity to engage in hands-on environmental learning experiences that inspire stewardship of our water resources and natural world.

Your investment helps create meaningful educational experiences that connect students to science, conservation, and the importance of clean water in our communities. We are grateful for your commitment to environmental education and for helping make this event a success.

Thank you for making a difference in the lives of local students and for supporting the next generation of environmental stewards.

With appreciation,

The Children's Clean Water Festival Planning Committee

Columbia Land Trust

Backyard Habitat Certification Program

BIRD ALLIANCE OF OREGON TOGETHER FOR NATURE

Backyard Habitat in Oak Lodge Water Services

The Backyard Habitat Certification Program (BHCP) is a partnership between Bird Alliance of Oregon and Columbia Land Trust. The program provides assistance and incentives to residents with small lots (an acre or smaller) who seek to restore native wildlife habitat to their backyards. Participants act as partners in conservation by integrating native plants, removing noxious weeds, reducing pesticides, stewarding wildlife and managing storm water on their land. There are currently **210 enrolled properties**, spanning nearly **62 acres**, in OLWS's service area.

Primary Deliverables:

FY25 - 26: 07/01/2025 – 06/30/2026		
City	**# Site Visits**	**# Certifications**
OLWS Service Area	16	10

ALL YEARS: 2018 - 2026		
City	**# Site Visits**	**# Certifications**
OLWS Service Area	210	43

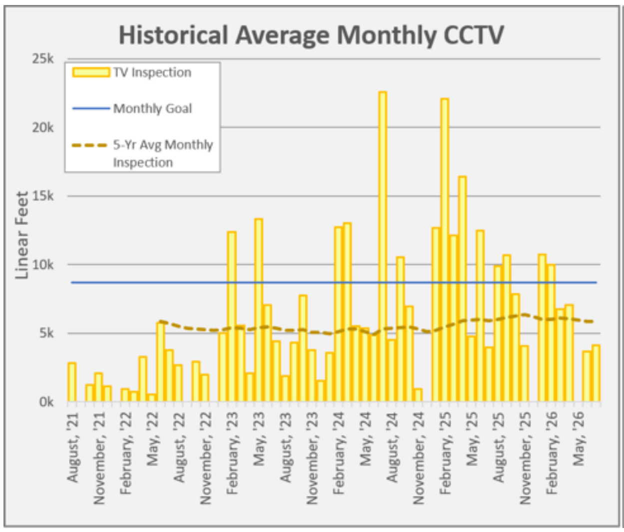
Ann & Steve – *Silver Certified*

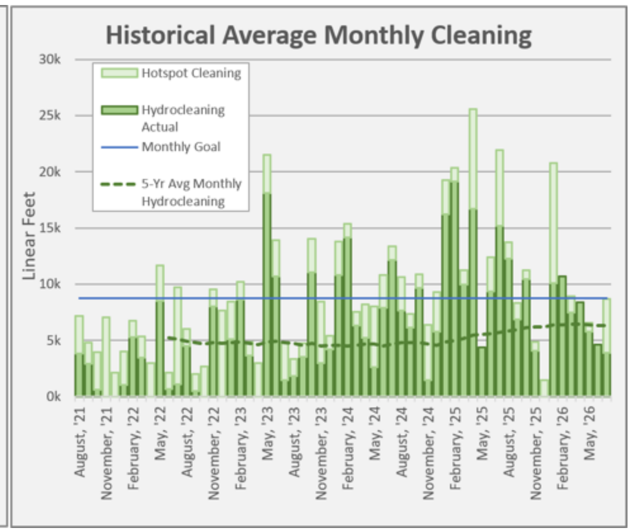
Sharp Family – *Silver Certified*

Amy – *Gold Certified*

Paige & Matthew – *Platinum Certified*

Wastewater Collection System Work
The Collections team focused on biannual grease lines as a part of their cleaning work this month. Grease lines are checked either monthly, quarterly, or biannually, depending on their severity, to ensure mainlines are kept clean from FOG (fats, oils, and grease). The scheduled cleaning allows crews to keep up with FOG prevention and educate business owners on the importance of keeping grease out of their drains. In addition, the crews have wrapped up reviewing mains with root intrusion and cutting roots where needed. Lines with roots are inspected more frequently to keep roots from causing blockages. These lines are also assessed based on our capital replacement projects and help ensure that our engineering team can identify and repair these deficiencies as we complete our pipe rehab contracts.





Water Distribution System Work
In July, the Water Team continued its ongoing efforts in meter maintenance, replacing a total of 85 meters during the month. Meter replacements were driven by communication issues, mechanical failures, and radio replacements. After each meter reading cycle, the meter reading software generates a meter service request report that identifies issues such as no-flow or stuck meters, customer-side leaks, and communication problems. These reports guide field verification efforts and help determine when meter repairs or replacements are necessary to ensure accurate billing and system monitoring.

The Oregon Department of Transportation (ODOT) is currently in the design phase of a road improvement project on SE McLoughlin Boulevard from SE Risley Avenue to SE Arlington Street. Due to the nature of the project, several potential utility conflicts with Oak Lodge Water Services infrastructure have been identified. The Water Team is proactively collecting field data to evaluate these conflicts and develop solutions that will help mitigate utility alignment issues where possible.

Highlights from the Water Team include:

- 2 New water services on SE Roethe
- Hydrant Repair on Oak Grove Blvd
- 85 Meters Replaced
- Leak Detection Program
- SE Hampshire – Water service survey
- Routine Chlorine Residual Test
- Pump Station Maintenance

Non-Revenue Water

The total water purchased in July was 119.455 million gallons. Non-revenue water totaled 26.992 million gallons with 1.943 million gallons in apparent losses, 24.689 million gallons in real losses, and 360,000 gallons for unbilled authorized consumption. The trailing twelve month (TTM) non-revenue water trend indicates the average non-revenue water over the past 12 months is 17.023 million gallons.

Permit Activity

	July 2026 Development Activity				
FY2026-2027	*This Month*	*Last Month*	*Fiscal Year-to-Date*	*This Month Last Year*	*Last Year-to-Date*
Pre-applications Conferences	1	1	1	1	1
New Erosion Control Permits	1	4	1	3	3
New Development Permits	0	0	0	0	0
New Utility Permits	7	5	7	2	2
Wastewater Connections	0	0	0	1	1
Sanitary SDC Fees Received	$0	$0	$0	$5,165	$5,165
Water SDC Fees Received	$32,565	$58,614	$32,565	$6,323	$6,323
Plan Review Fees Received	$2,868	$7,225	$2,868	$1,165	$1,165
Inspection Fees Received	$3,240	$7,087	$3,240	$3,118	$3,118

Attachments

1. July Development Tracker

Project Status	***Address***	***Type of Development***	***Notes***	***Last Updated***
Pre-Application	14200 SE McLoughlin (Multiple Lots)	Commercial: Addition and New Construction Residential: Middle Housing	Pre-app comments sent to CCDTD. County land use expiration timeline.	July 30, 2026
Plan Review	16305 SE Oatfield Rd.	Residential: 28-Lot Middle Housing	Current OLWS review.	July 30, 2026
Approved for Construction	18521 SE River Rd	Park Redevelopment	OLWS Permits Issued.	July 30, 2026
Approved for Construction	13506 SE Briggs St	Residential: 18-unit Cottages	OLWS Permits Issued.	July 30, 2026
Approved for Construction	13515 SE Briggs St	Residential: 10-unit Cottages	OLWS permits ready to issue (pending fee payment)	July 30, 2026
Approved for Construction	6320 SE Roethe Rd	Residential: 43 Unit Subdivision	OLWS permits issued.	July 30, 2026
Approved for Construction	12705 SE River Rd	Residential: Wilamette View Plaza	OLWS permits issued (pending fee payment)	July 30, 2026
Approved for Construction	14018 SE Linden Ln	Residential: Triplex	OLWS permits ready to issue (pending fee payment)	July 30, 2026
Approved for Construction	5901 SE Hull Ave	Commercial: Candy Lane Elementary Addition	OLWS permits issued.	July 30, 2026
Approved for Construction	5033 SE Allan Rd	Commercial: 15 Bed Care Facility	OLWS permits issued.	July 30, 2026
Under Construction	16305 SE Oatfield Rd.	Residential: 12-lot Subdivision	OLWS inspections occuring	July 30, 2026
Under Construction	17025 SE Oatfield Rd	Residential: 2-lot subdivision	OLWS inspections occuring	July 30, 2026
Under Construction	18900 SE Mildred	Residential: Multi-Unit	OLWS inspections occuring	July 30, 2026
Under Construction	14014 SE Linden Ln	Commercial: Senior Living	OLWS inspections occuring	July 30, 2026
Under Construction	4202 SE View Acres	Residential: 6-unit Cottages	OLWS inspections occuring	July 30, 2026
Warranty Period	3421 SE Vineyard Rd.	Residential: Two tri-plexes and one duplex	Public utilities constructed. Permit closing out.	July 30, 2026
Warranty Period	3811 SE Concord Rd.	Concord School Library	Public utilities constructed, As-builts received and under review.	July 30, 2026
Warranty Period	15510 SE Wallace Rd.	Residential: 15-lot Partition	Public utilities constructed. As-builts approved. Under warranty bond.	July 30, 2026
Warranty Period	13822 SE Oatfield Rd	Residential: 26-unit Cottages	Public utilities constructed. As-builts approved. Under warranty bond.	July 30, 2026
Warranty Period	13100 SE River Rd	Residential: 5-lot duplex; Willamette View Phase I	Public utilities constructed. As-builts approved.	July 30, 2026
Warranty Period	4809 SE Ina Ave.	Residential: 4-lot Subdivision (Middle Housing)	Public utilities constructed. Under warranty bond.	July 30, 2026
Warranty Period	1404 SE River Forest Rd.	Residential: 3-lot Partition	Public utilities constructed.	July 30, 2026
Warranty Period	15609 SE Meadowlark Ln	Residential: Quadplex	Public utilities constructed, final inspection complete. Permit closing out.	July 30, 2026
Warranty Period	13000 SE River Rd	Residential: 5-lot duplex Wilamette View Phase II	Public utilities constructed, final inspection complete. As-builts under review.	July 30, 2026

DEPARTMENT REPORT

To	Board of Directors
From	David Hawkins, Plant Superintendent
Title	Plant Operations Monthly Report
Item No	7.d.
Date	August 11, 2026

Summary

The board has requested updates during regular meetings regarding the status of OLWS operations.

Highlights of the Month

- New Electrical Housing LS #4
- Harmonic Correction Unit Failure
- Engine Generator Repair at LS #2

Wastewater Treatment Plant

Staff completed the replacement of the deteriorated electrical control enclosure at Lift Station #4 (LS #4), improving the safety, reliability, and long-term operation of this critical facility. The enclosure houses the station's programmable logic controller (PLC), motor control equipment, and other electrical components that monitor and control pump operation. These systems are essential to maintaining uninterrupted wastewater conveyance and allowing staff to safely monitor, troubleshoot, and operate the lift station.

The previous enclosure had been in service for nearly 20 years and had deteriorated to the point that it was no longer providing adequate weather protection for the electrical equipment it contained. Exposure to moisture and environmental conditions increases the risk of equipment failure, electrical hazards, and unplanned service interruptions while also creating safety concerns for personnel performing maintenance and operational activities. Replacing the enclosure restores a weather-resistant environment for the station's critical electrical infrastructure, enhances employee safety, reduces the potential for unexpected failures, and helps ensure the continued reliable operation of Lift Station #4.

The Wastewater Treatment Plant (WWTP) recently experienced an unexpected failure of a harmonic correction unit, which resulted in a localized fire within the electrical equipment. Harmonic correction units help improve the quality and efficiency of electrical power by reducing electrical "noise" created by large motors and variable frequency drives. By smoothing out the electrical system, these units help protect sensitive equipment, improve energy efficiency, and extend the service life of critical electrical components throughout the treatment plant.

No injuries occurred as a result of the incident, and the plant's redundant electrical systems functioned as designed, allowing treatment processes to continue without interruption or impact to permit compliance. Staff quickly identified the issue, isolated the affected equipment, and immediately dispatched a qualified electrician to assess the damage and begin developing a replacement plan. OLWS is working closely with its insurance provider to recover eligible costs associated with the incident. While the preliminary assessment indicates the failure may have been caused by a power surge, the investigation remains ongoing to determine the root cause and identify any additional measures that may reduce the likelihood of a similar event in the future.

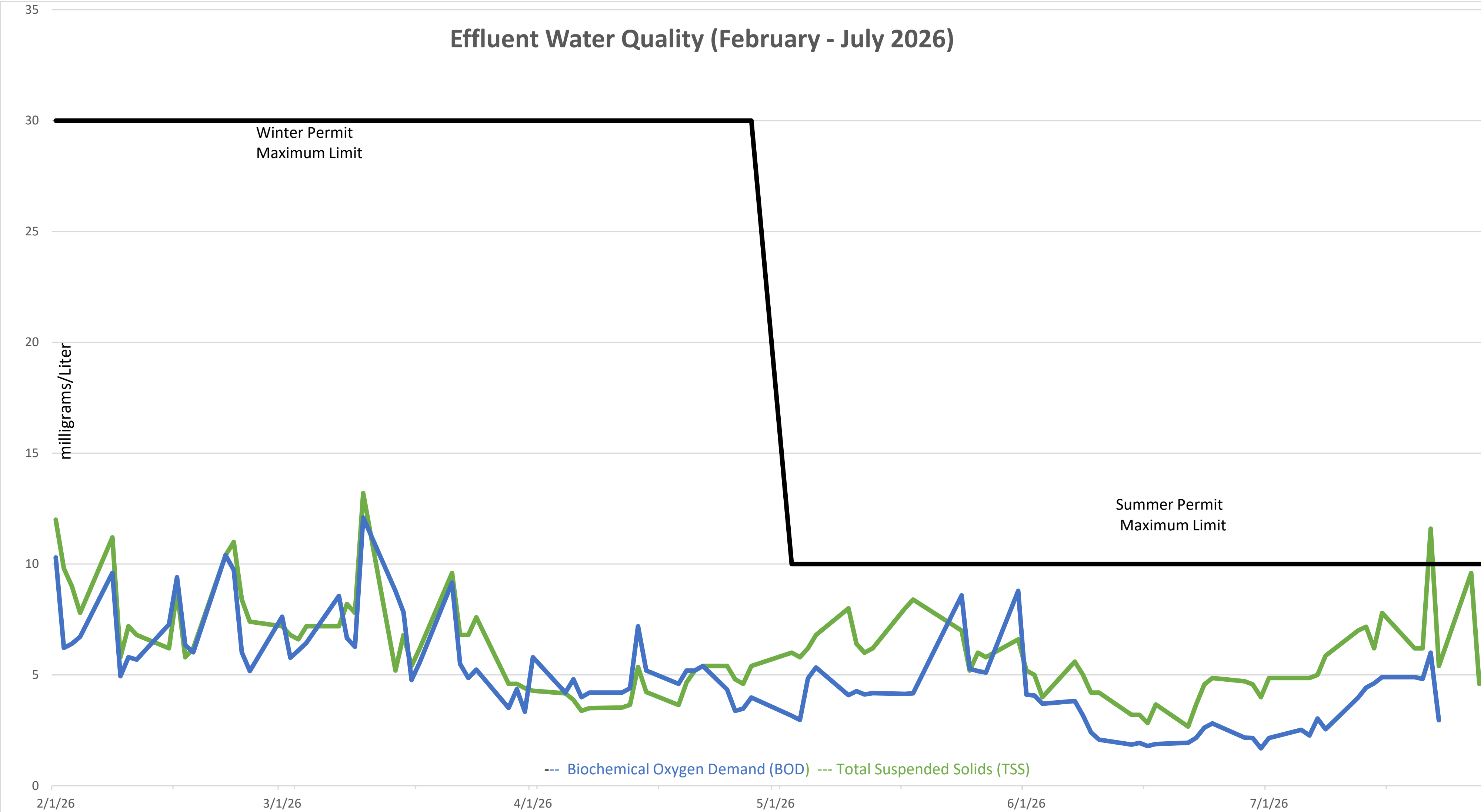
Staff once again dispatched the OLWS generator service vendor to replace an aging component on the emergency generator at Lift Station #2 (LS #2) after routine monthly readiness testing identified unstable engine speed. These monthly operational tests are performed to verify that each standby generator is prepared to automatically respond during a utility power outage. The failed component was promptly replaced, returning the generator to normal operation and ensuring the station remains prepared for emergency conditions.

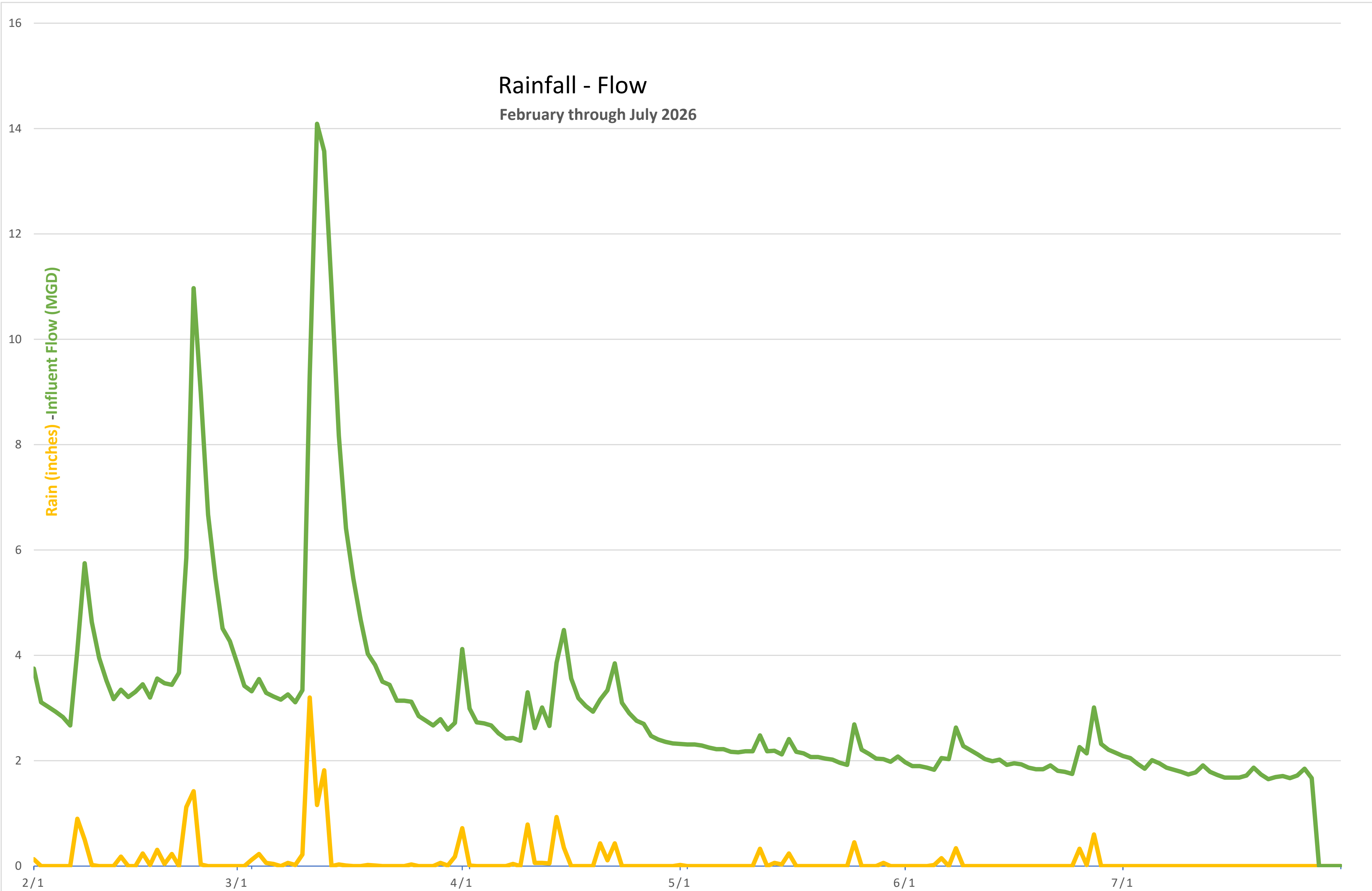
The emergency generator at LS #2 provides critical backup power during utility outages, ensuring uninterrupted wastewater conveyance and reducing the risk of sanitary sewer overflows. Although LS #2 recently underwent a significant station upgrade, the existing emergency generator was retained as a cost-saving measure because it remained operational and serviceable at the time. As the generator approaches 25 years of service, it is requiring increased maintenance and operational attention compared to the District's newer standby generators. While the unit remains functional and capable of fulfilling its intended purpose, maintenance costs have continued to increase, and additional staff time is necessary to ensure it remains in a reliable state of readiness. Recognizing the importance of dependable emergency power, staff are actively planning for replacement of the generator in the near future. Replacing this aging asset will improve system reliability, reduce long-term maintenance costs, and further strengthen the District's emergency preparedness.

Harmonic Correction Unit that caught fire.

Attachments

1. Plant Performance February - July 2026
2. Rainfall Vs. Flow February - July 2026


Effluent Water Quality (February - July 2026)
35
30
25
20
15
10
5
0
milligrams/Liter
Winter Permit
Maximum Limit
Summer Permit
Maximum Limit
--- Biochemical Oxygen Demand (BOD) --- Total Suspended Solids (TSS)
2/1/26
3/1/26
4/1/26
5/1/26
6/1/26
7/1/26



Rainfall - Flow
February through July 2026
Rain (inches) -Influent Flow (MGD)
16
14
12
10
8
6
4
2
0
2/1
3/1
4/1
5/1
6/1
7/1

OAK LODGE
WATER SERVICES

AGENDA ITEM

Title Other Items

Item No. 8.

Date August 11, 2026

Summary

The Board of Directors may discuss new or tabled agenda items.

OAK LODGE
WATER SERVICES

AGENDA ITEM

Title Adjourn Meeting

Item No. 9.

Date August 11, 2026

Summary

If there is no further business to be discussed, the Chair will note the time and adjourn the meeting.