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

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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