

NORTH CLACKAMAS COUNTY WATER COMMISSION

September 24, 2026



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
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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.