

**CLACKAMAS RIVER WATER BOARD OF COMMISSIONERS
REGULAR BOARD MEETING
November 13, 2025**

COMMISSIONERS PRESENT:

Sherry French President
Naomi Angier, Secretary
Tessah Danel, Treasurer
Rob Cummings
Rusty Garrison

STAFF PRESENT:

Todd Heidgerken, General Manager
Karin Holzgang, Executive Assistant/Contracts
Coordinator

CRW Employees: Christina Irish, Chief Financial
Officer; IT Manager, Kham Keobounnam; Chief
Engineer, Jason Branstetter

COMMISSIONERS ABSENT:

VISITORS: Bob Steringer, Tim Chairet (Sunrise Water Authority), Kevin Williams (Oak Lodge)

Call Regular Meeting to Order

Commissioner French called the meeting to order at 6:00pm. Roll was taken and the pledge of allegiance was recited.

MOTION: Commissioner Angier moved to approve the agenda as Presented. Commissioner Danel seconded the motion.

MOTION CARRIED 5-0

Ayes: Angier, Cummings, Danel, French, Garrison
Nays: None
Abstentions: None

Public Comment- none

Consent Agenda

CA-1: Gross Payroll and Account Paid for October 2025
CA-2: Cash & Investment Ending Balances Report

MOTION: Commissioner Angier moved to approve the consent agenda as presented. Commissioner Danel seconded the motion.

MOTION CARRIED 5-0

Ayes: Angier, Cummings, Danel, French, Garrison
Nays:
Abstentions: None

Agenda Item 1.0 Consider Exemption to Rules and regulations Requiring Frontage to main for Water Service at 18235 S Charlie Ct

Mr. Branstetter presented to the Board that CRW has received a request for water service that does not have frontage to a main, so the Board is being asked to approve the service as an exemption to the CRW Rules & Regulations. Clackamas County will have to grant the homeowner permission to allow this to proceed to provide water service.

MOTION: Commissioner Angier move to approve a request for exemption to the requirement for frontage to main for water service, for the property at 18235 S. Charlie Ct. Commissioner Danel seconded the motion

MOTION CARRIED 5-0

Ayes: Angier, Cummings, Danel, French, Garrison
Nays:
Abstentions: None

Agenda Item 2.0 Consider Approval of Legal Services Contract with Dunn Carney, LLP

CRW has been informed by Harrang Long that the firm will be closing in November, Bob Steringer will be moving to Dunn Carney so approving the contract allows CRW to continue to have Mr. Steringer as CRW Legal Counsel. This will provide consistency in legal services.

MOTION: Commissioner Angier move the Board authorize the General Manager to enter a legal services contract with Dunn Carney LLP on terms substantially the same as CRW's current legal services contract with Harrang Long P.C. to be effective through December 31, 2026. Commissioner Danel seconded the motion

MOTION CARRIED 5-0

Ayes: Angier, Cummings, Danel, French, Garrison
Nays:
Abstentions: None

Agenda Item 3.0 Consider Approval of Resolution 03-2026 Adopting Clackamas River Water Food and Beverage Policy

Mr. Heidgerken explained that the Resolution allows CRW to provide food to staff at certain CRW events. The reason for the policy to cover past practice is due to a recent opinion from the Oregon Ethics Commissioner regarding the provision of food. There would be a prohibition for the District to provide food for the Board.

MOTION: Commissioner Angier Move the Board approve Resolution 03-2026 adopting the Clackamas River Water Food and Beverage Policy. Commissioner Danel seconded the motion.

MOTION CARRIED 5-0

Ayes: Angier, Cummings, Danel, French, Garrison

Nays:

Abstentions: None

Agenda Item 4.0 Consider Approval of the Not-To-Exceed amount of the amended contracts list for FY 2026 Contracts in Excess of General Manager's Approval Authority

Mr. Heidgerken explained that the list the Board approved in July, the entity listed for Bond payments was Wells Fargo and no after the refinancing of the Bond the new servicer is US Bank and the Board is being asked to approve the updated list.

MOTION: Commissioner Angier Move the Board approve the amended list of contracts for FY 2026 that are over \$75,000 per the attached list. Commissioner Danel seconded the motion.

MOTION CARRIED 5-0

Ayes: Angier, Cummings, Danel, French, Garrison

Nays:

Abstentions: None

Agenda Item 5.0 Quarterly Report- 1st Quarter FY 2026 (see attached presentation)

- This report is for the 1st quarter of FY 2026.
- Revenue is at 19% of budget
- Expenses are at 7.7.%
- Personnel services is at 8.9%
- Materials & Services are at 12%
- Capital outlay is at .3%
- SDC revenue received is 22.1% of budget
- Capital Improvement Projects- 17 total projects, expenditures to date are 2.2%; 6 projects carried over from FY 25; 3 projects have not incurred expenditures in FY 26

Agenda Item 6.0 Management Report

- The Board received the monthly report which will also be posted on the website
- The two vacant positions have been filled, and those new staff will begin on November 17 (Customer Service Specialist & Project Engineer)

No public comment- None

Agenda Item 8.0 Commissioner Reports and Reimbursements

- Commissioner Cummings provided a report from the South Fork Water Board meeting
- Commissioner French attended the Oak Lodge meeting and the Sunrise Water Authority meeting

Open meeting is adjourned at 6:57pm



Clackamas River Water

Clackamas River Water

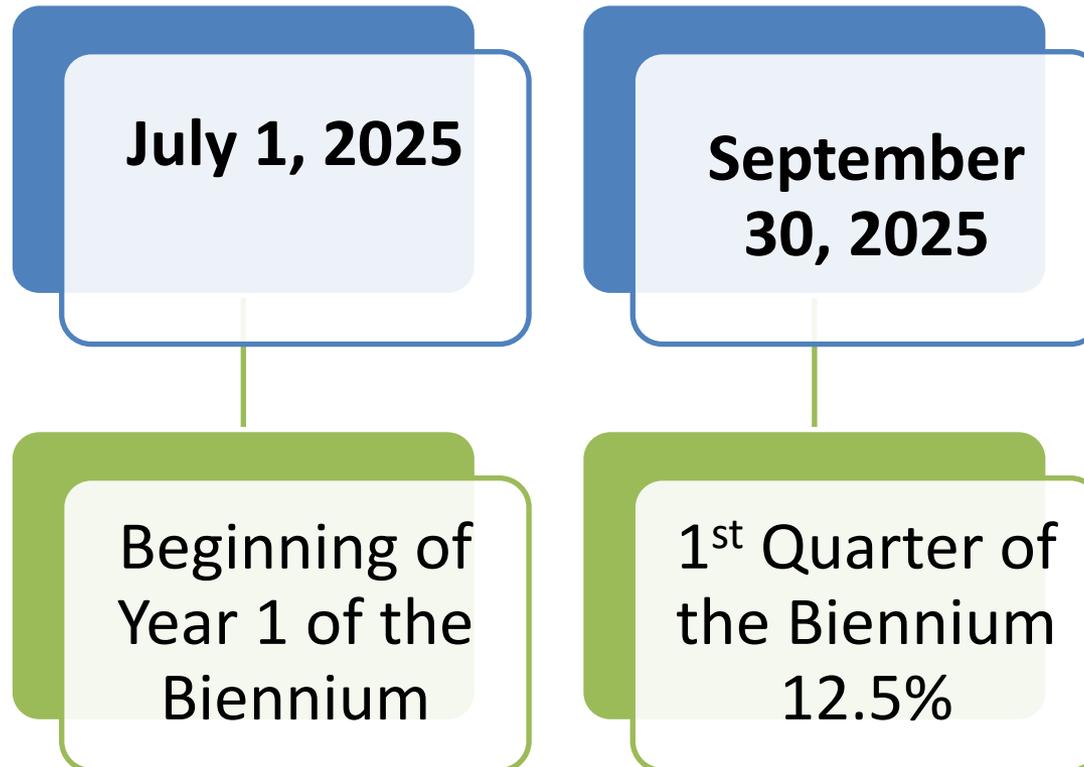
1st Quarter Update – Fiscal Year 2026

Board Meeting – November 13, 2025

Christina Irish



Biennium (BN) 2025-2027



General Fund Budget to Actual Status

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Revenues higher than anticipated (19.1% vs 12.5%) to date. Drivers:

Water Sales (Summer Consumption and New rates started September 1st)

Non-Operating Revenue is 30.3% of that and this is mainly from Earning from Investments.



Expenses tracking slightly lower than anticipated at 7.7%



Personnel Services is averaging lower due to vacant positions in FACS and Operations in the biennium (8.9% vs 12.5%).

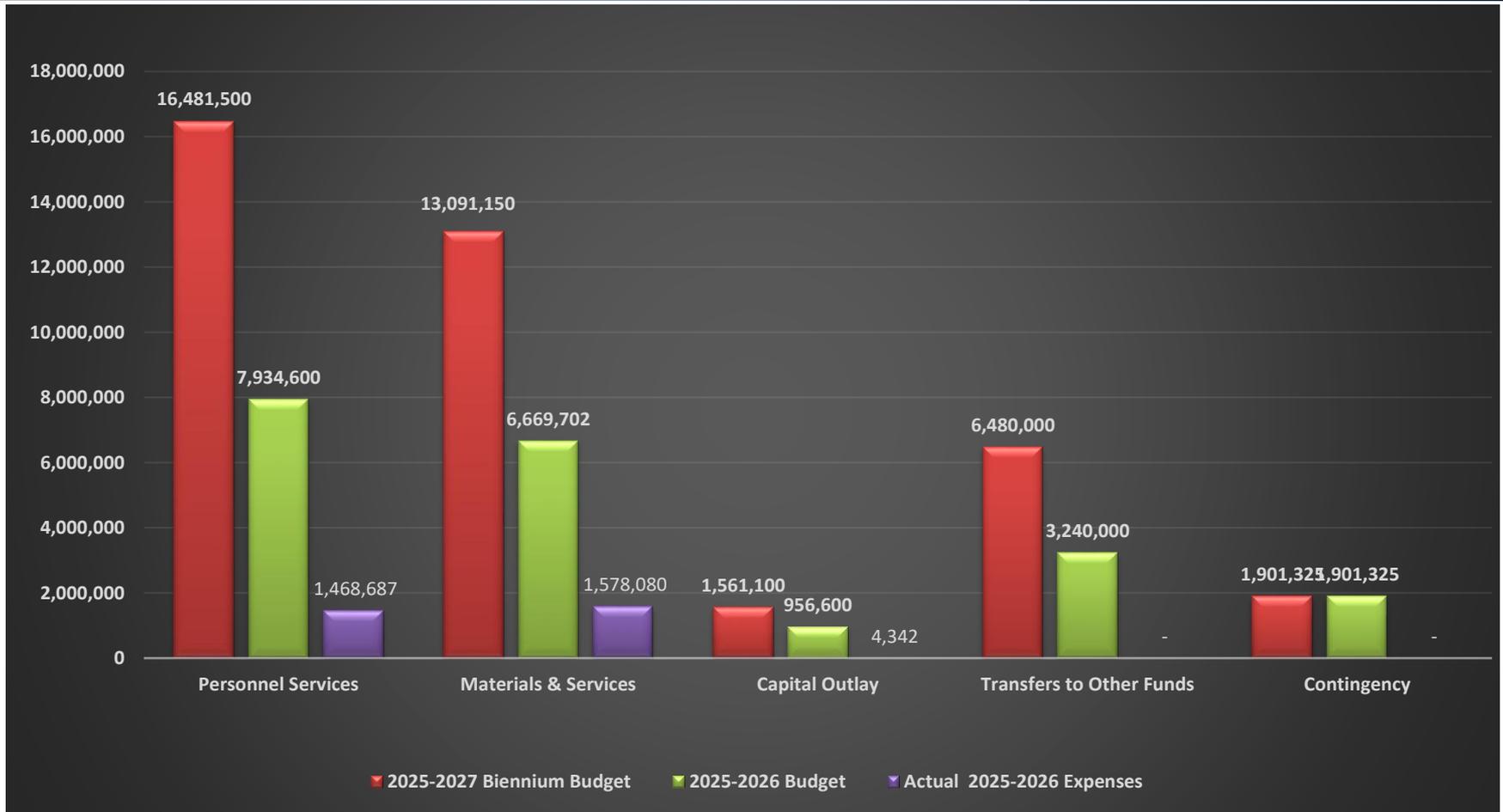


Material & services expenditures are at 12%. There has been some budgeted equipment purchases along with an increase in contracted work.



Capital outlay spending is at .3% .As we close out FY 2025 we will be moving the expenses for Capital Outlay items that did not complete in FY 2025 to FY 2026

General Fund Budget to Actuals 2025-2027 As of September 30, 2025



System
Development
Charge (SDC)
Reserve Fund
Budget to Actuals



- 22.1% SDC revenue from new construction received to date.
- Interest earnings trending higher than budgeted due to current rates and a higher balance.



Capital Improvement Projects Fund Budget to Actual Status

- **Quarter 1 Summary:**
 - **Total Projects: 17**
 - **Expenditures to Date:** 2.2% of the total budget has been spent through the 1st quarter.
 - **Project Carryovers:** 6 projects from FY2025 were carried over into FY2026.
 - **Unspent Projects:** 3 projects have not yet incurred any expenditures in FY2026.

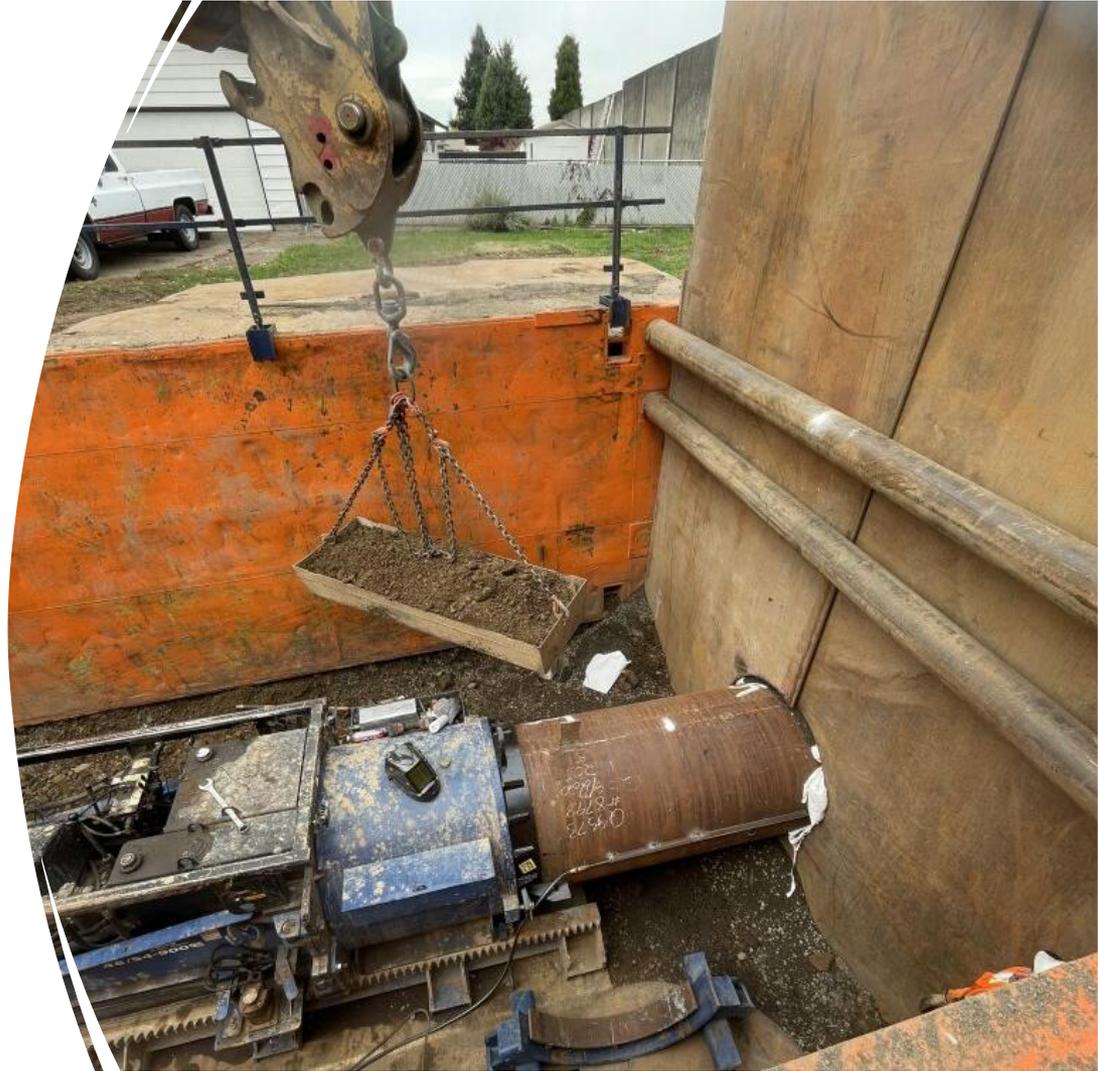
Distribution Projects Under Construction

(3) King Road Improvements

(12) Monroe Street Improvements

(13) 82nd Drive Ph. 2 / (14) I-205 Crossing

(17) Webster / Bilquist



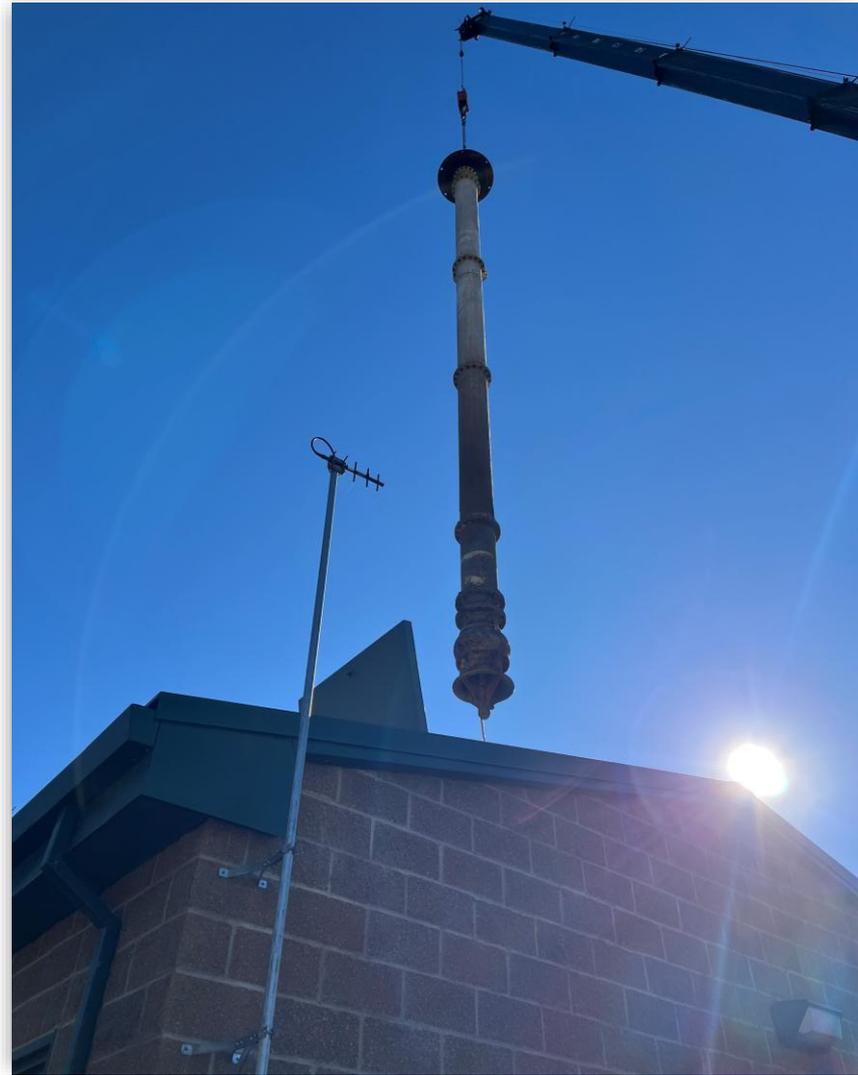
BORING MACHINE INSTALLING 42-INCH CASING

Treatment Plant Projects Under Construction

(6) Room 105 Structural

(9) SCADA Upgrade

(16) Pump Station Improvements



CRANE LIFTING LOW LIFT PUMP NO 4

Distribution Design Projects

(2) Holly Lane

(4) Theissen Culvert

(5) Stanley Avenue

(15) Redland PRV



MONROE STREET 8-INCH WATERLINE INSTALLATION

Treatment Plant Design Projects

(7) WTP Improvements Planning

(8) Backwash Improvements

(10) Low Lift Pump 2 Replacement



Project	Task	Budget BN 25-27	FY26 Actuals 1st Quarter	Total Remaining	%		Actual as of 6/30/2025	Total Project Cost	Total Remaining	%
					Remaining FY26	Actual as of 6/30/2025				
1	Transportation/CRW Impact Projects	250,000	7,010	242,990	97.2%	-	7,010	242,990	97.2%	
2	Holly Lane Waterline	1,195,000	3,426	1,191,574	99.7%	-	3,426	1,191,574	99.7%	
3	King Road Improvements	548,000	3,494	544,506	99.4%	36,025	39,519	508,481	92.8%	
4	Theissen Culvert Crossing	135,000	-	135,000	100.0%	3,884	3,884	131,116	97.1%	
5	Stanley Avenue Improvements	2,352,000	202	2,351,798	100.0%	-	202	2,351,798	100.0%	
6	Water Treatment Plant (WTP) Structural Improvements	350,000	34,975	315,025	90.0%	-	34,975	315,025	90.0%	
7	WTP Expansion Planning	1,500,000	340	1,499,660	100.0%	-	340	1,499,660	100.0%	
8	WTP Backwash Pump Improvements	550,000	38	549,962	100.0%	-	38	549,962	100.0%	
9	WTP Central SCADA Upgrade	1,267,000	61,378	1,205,622	95.2%	-	61,378	1,205,622	95.2%	
10	WTP Low Lift Pump 2 Replacement	250,000	-	250,000	100.0%	-	-	250,000	100.0%	
11	Bradley Pump Station Property Purchase	640,000	-	640,000	100.0%	8,046	8,046	631,954	98.7%	
12	Monroe Street Improvements (Carry Over)	200,000	98,845	101,155	50.6%	614,575	713,420	(513,420)	-256.7%	
13	82nd Drive - Phase 2 (Carry Over)	1,520,000	18,320	1,501,680	98.8%	316,040	334,360	1,185,640	78.0%	
14	I-205 Crossing (Carry Over)	1,452,000	3,450	1,448,550	99.8%	311,552	315,002	1,136,998	78.3%	
15	Redland Road PRV Valves (Carry Over)	550,000	1,887	548,113	99.7%	594,031	595,918	(45,918)	-8.3%	
16	WTP Low Lift PS Improvement (Carry Over)	400,000	110	399,890	100.0%	23,747	23,857	376,143	94.0%	
17	Webster Improv on Bilquist	-	49,543	(49,543)	0.0%	559,639	609,182	(609,182)	0.0%	
	Total	\$13,159,000	\$283,018	\$12,875,982	97.8%	\$2,467,539	\$2,750,557	10,408,443	79.1%	

The background is a solid blue color with numerous water droplets of various sizes scattered across it. The droplets are rendered with realistic shading and highlights, giving them a three-dimensional appearance. The text "Questions?" is centered in the middle of the image in a white, sans-serif font.

Questions?



Clackamas River Water

Monthly Update

November 2025



Monthly Update 3

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Purchase Order Report- October2025

PO Number	Vendor	Description	
0000260135	10/2/2025 Ferguson Enterprises Inc 04-499-63000	12" Valve	21,060.48
	04-499-63000	16" Valve.	19,576.24
0000260136	10/2/2025 South Fork Water Board 01-103-52300	CRW 1/3 Share of SFWB Pipeline B Meter	5,335.00
0000260138	10/8/2025 RESYS INCORPORATED 01-102-54550		3,159.80
0000260140	10/12/2025 City Wide Facility Solutions 01-602-50800	Facility Maintenance and Support	15,000.00
0000260141	10/13/2025 Pacific Marketing 01-201-55600	PO for CRW Uniform Clothing	3,045.82
	01-101-55600	PO for CRW Uniform Clothing	466.14
0000260142	10/20/2025 River City Painting Llc 01-602-50800	Parking Lot Striping - Park, Boat Launch and 82nd Dr. Adm.	11,960.00
0000260145	10/22/2025 Kone Inc 01-602-54550	FY26 Blanket PO-Elevator Maint. Services	2,206.37
0000260146	10/22/2025 Abc Fire Extinguisher Inc 01-602-56700	New Fire Extinguishers	1,745.00
0000260149	10/29/2025 Booth Medical Equipment 01-102-64300	Lab Autoclave	17,563.63

Contract Log

(Executed since last board meeting October 9, 2025)

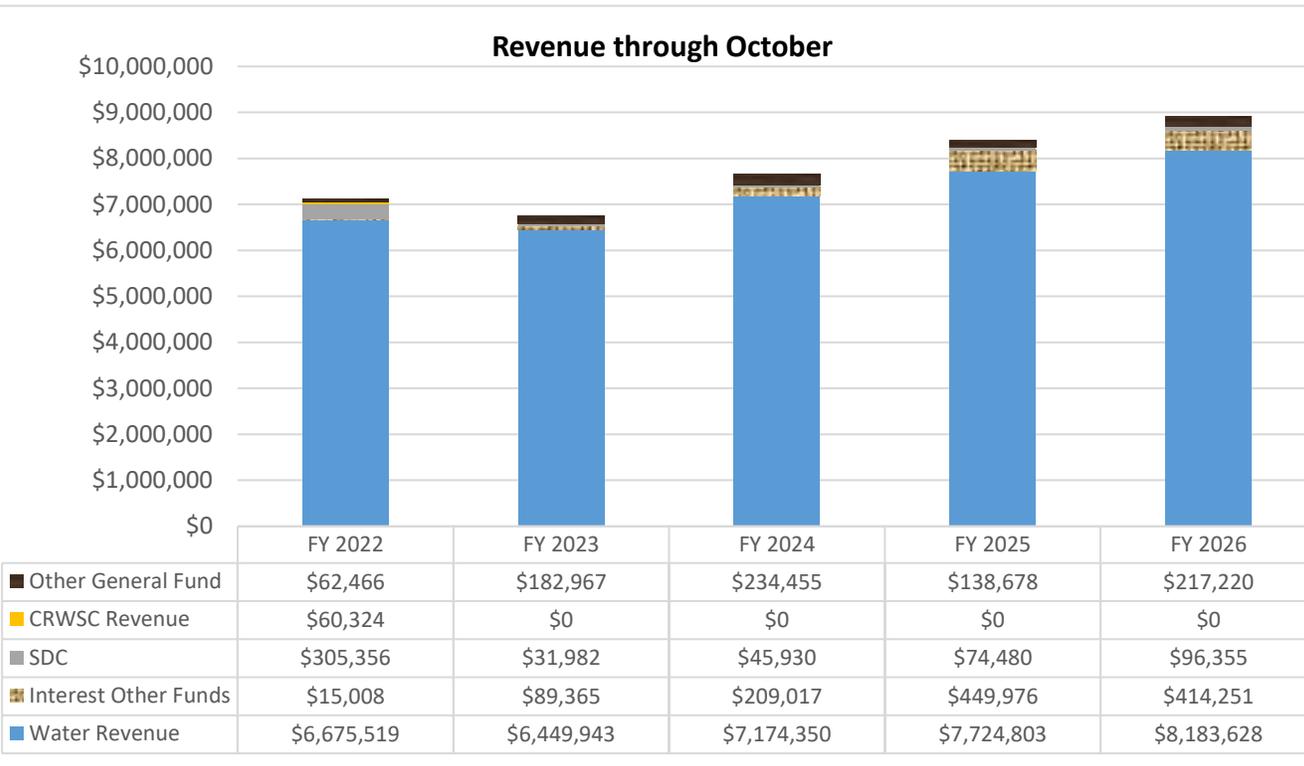
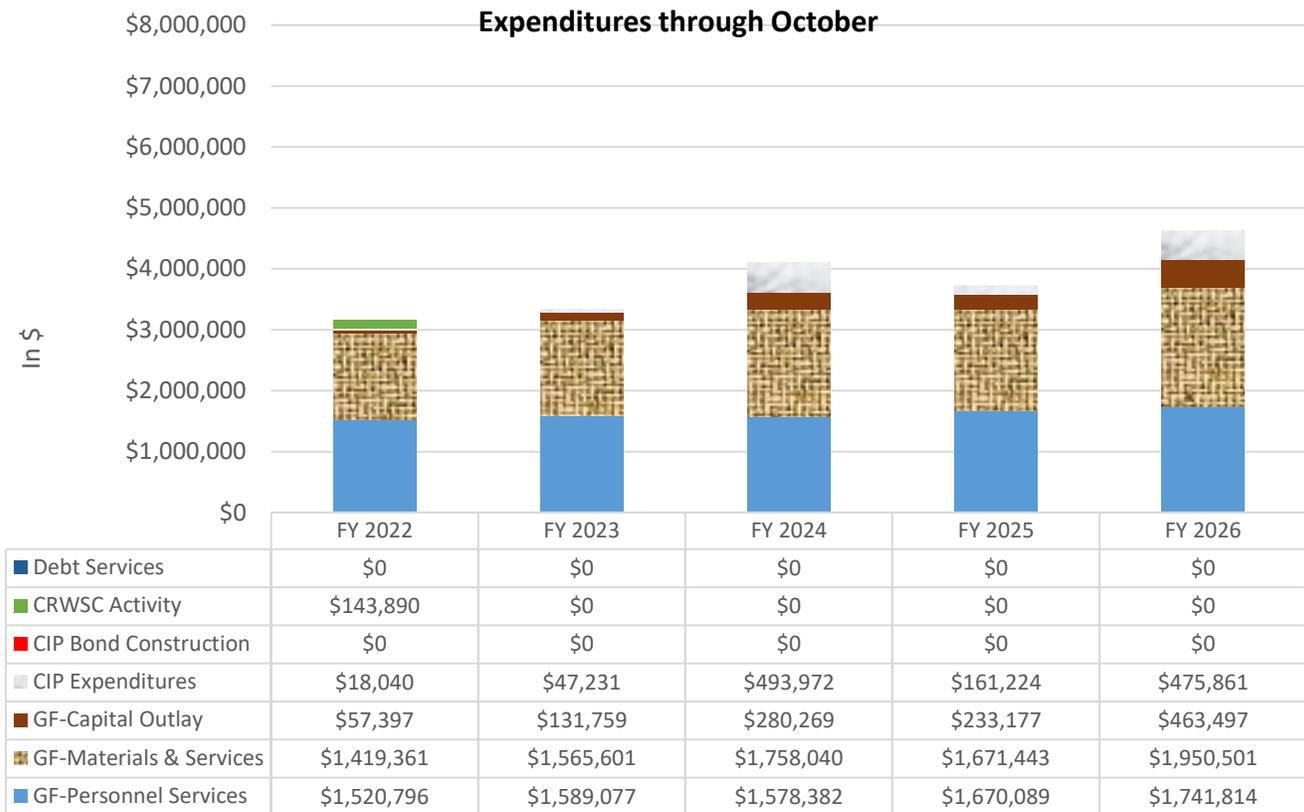
Company	Product / Service	Rates	Eff. Date	Exp. Date	New/Amended/ Extended
Carlson Testing, Inc.	Room 105 Structural Modifications support	NTE \$3,073.00	11/03/25	1/31/26	New
Flexware Innovations, LLC	SCADA System Upgrade Project	NTE \$1,123,010.25	10/13/25	12/31/26	Approved by the Board in October 2025
Stateline LLC	Room 105 Structural Modifications	NTE \$148,600	10/22/25	1/31/26	Approved by the Board in October 2025

Summary of Legal

	<i>October 2025</i>
Harrang Long Gary Rudnick monthly retainer	\$ 4,600.00
Harrang Long Gary Rudnick work outside of retainer	\$
Sub-contracted legal services	\$ _____
Total Legal	\$ 4,600.00

Public Records Request Received

Number of Records Requests Received in October 2025 **0**

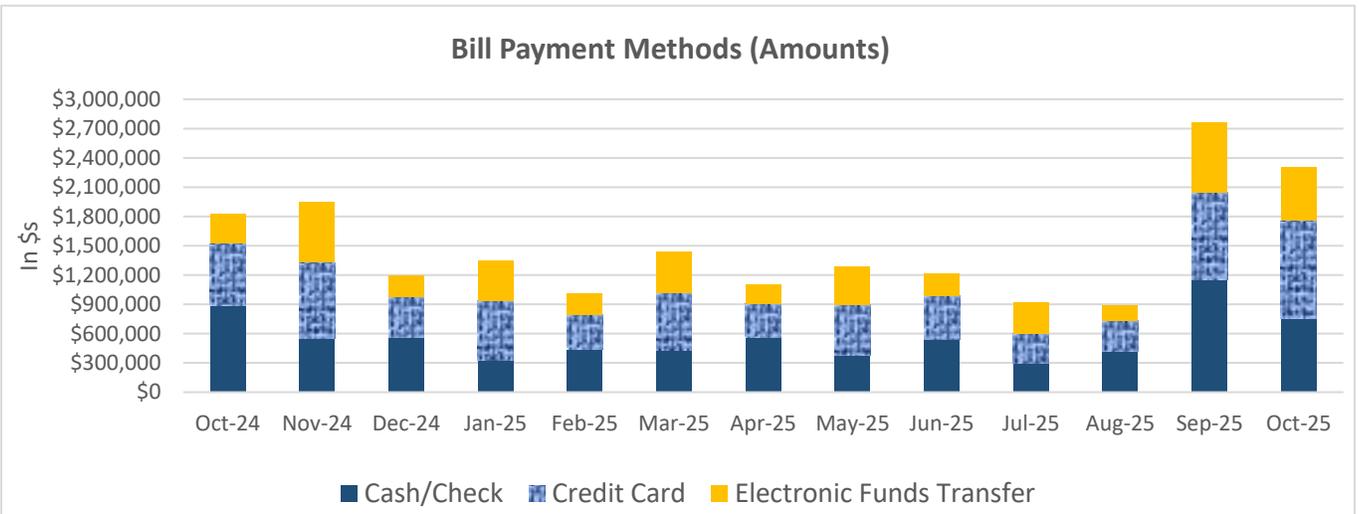
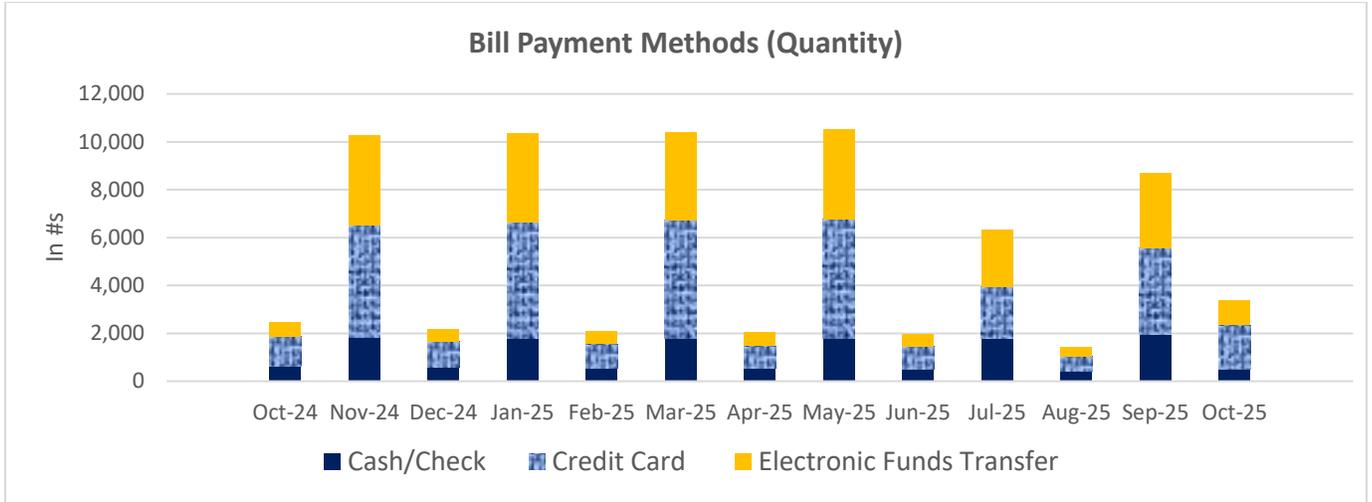


1) GF-Personal Services expenditures are higher compared to last year, primarily due to contracted Cost of Living Adjustments (COLA). 2) CIP expenditures are higher compared to last year, mainly due to wrapping up of projects from the previous biennium and start of new budgeted projects, including the WTP SCADA project and the Monroe St Improvement Project. 3) Capital Outlay is high with the carryover of FY25 expenditures on projects that are open. 4) Debt service payment for the new 2025 Bond will be reflected in the November report. 5) No current expenditures are reported for CIP Bond or CRWSC, as these funds have been closed out but historical activity will continue to be represented in the 5-year expenditure graph for context.

Statistics

(as of the end of October 2025)

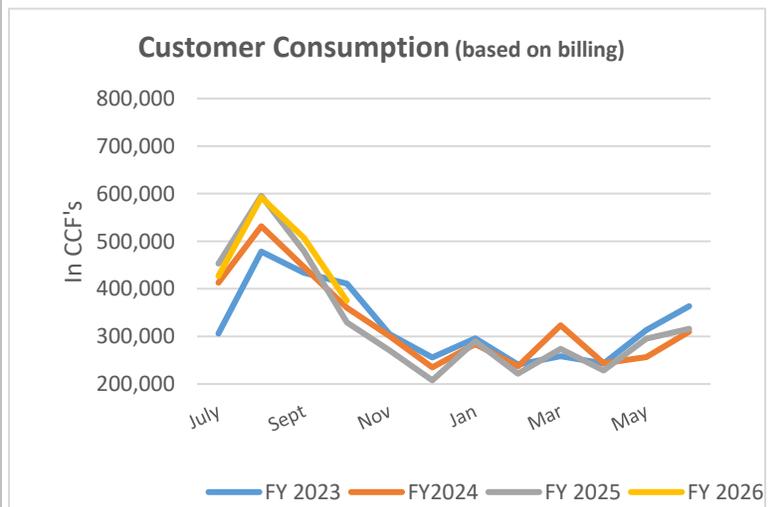
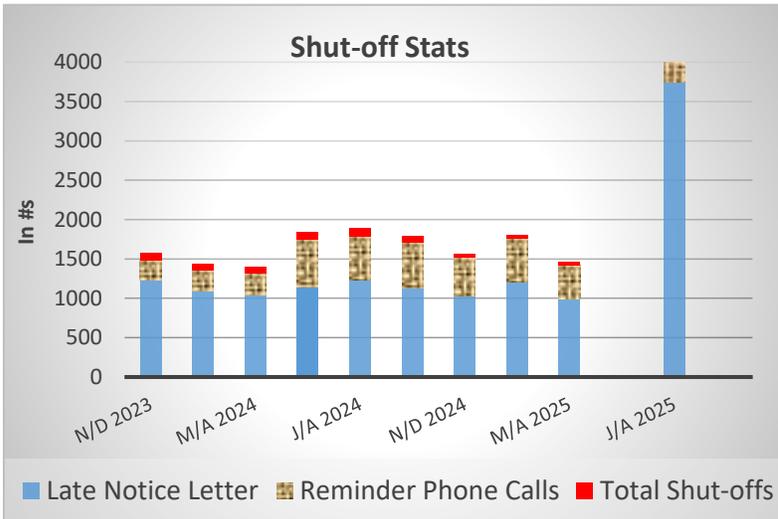
Residential Customers are billed on even months, Commercial Customers are billed on odd months.



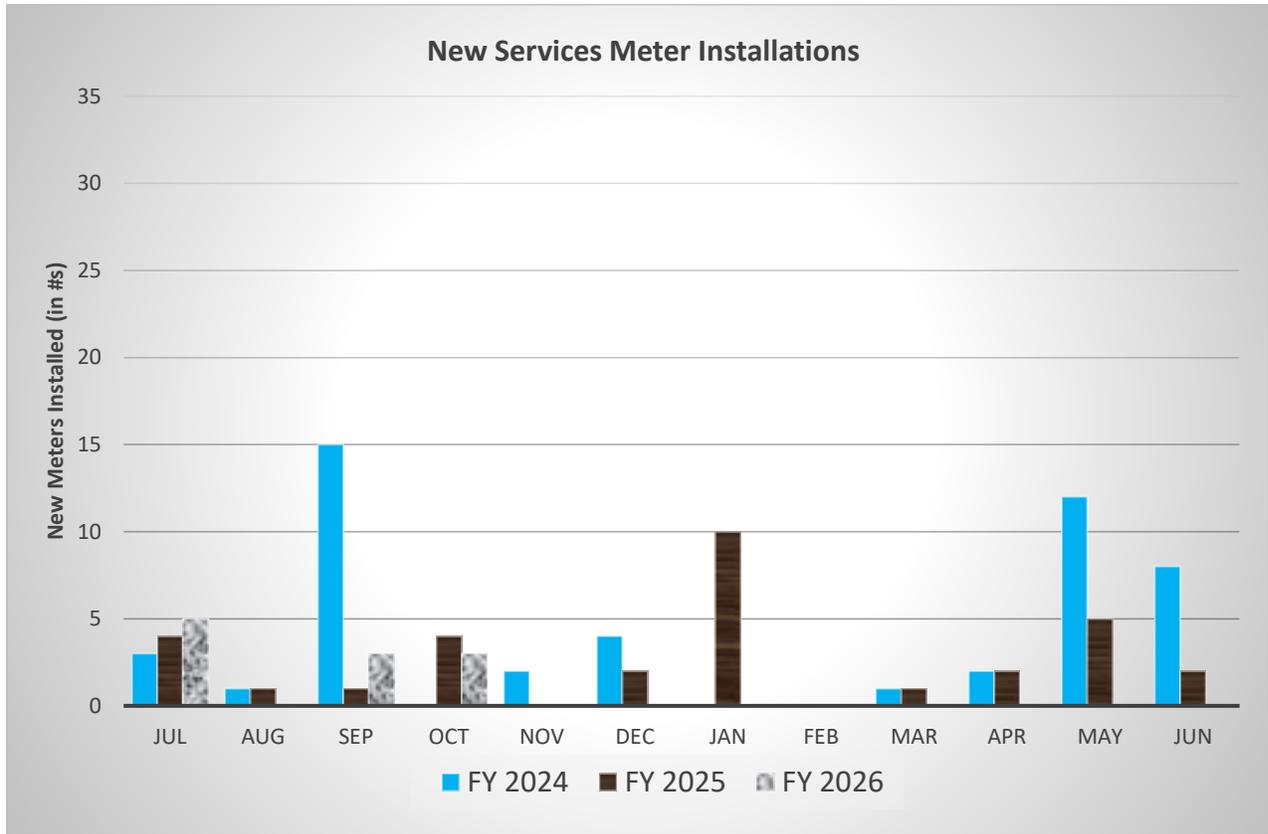
Cash/Check – Received via Lockbox, Counter

Credit Card – Received via CRW Initiated Automatic Payment, Walk-ins/Phone Calls, and Website

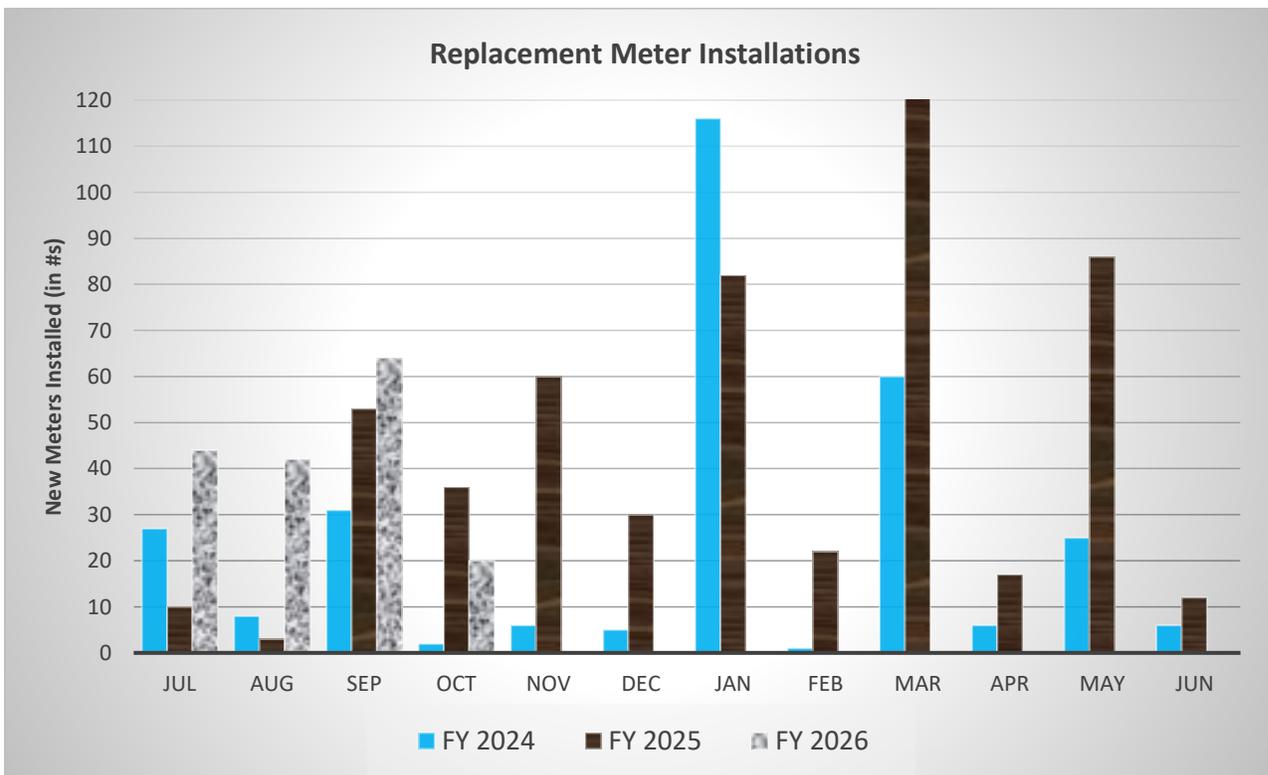
Electronic Funds Transfer – Received via Bank-to-Bank Transfer, Automatic Checking Withdrawal (RapidPay)



*Reminder Phone Calls are made during the even months. Shut offs occur the following month. **No late notices were issued May-July 2025 due to the Springbrook conversion.



No new services for Oct. FY24, Jan FY24, Feb FY24, Nov FY25, Feb FY25, Aug FY26



Annual 2025 Goal for Meter Replacement is 350- Year to date is 524

Operation Statistics

	Leak Repairs Made (all pipe sizes)	Leak Detection Completed (miles)	Hydrant Maintenance	Locate Requests	Valve Maintenance & Mapping	After-hours Callouts	Meter Maintenance Tasks	Cross Connection Inspections
Jan. 2025	3	0	0	395	8	8	31	0
Feb. 2025	0	0	44	294	67	5	0	5
Mar. 2025	0	0	58	456	8	1	85	3
April 2025	1	0	248	488	57	2	1	0
May 2025	1	0	1	452	18	5	77	0
June 2025	1	0	38	449	35	10	49	7
July 2025	3	10	117	452	5	7	63	1
Aug. 2025	1	0	267	445	3	11	14	2
Sep. 2025	2	21	20	568	0	8	118	0
Oct. 2025	4	7	27	498	61	5	125	12
Nov. 2025								
Dec. 2025								
Total to Date	16	38	820	4497	262	62	563	30
2025 Annual Goal	N/A	97	905	N/A	600	N/A	N/A	96

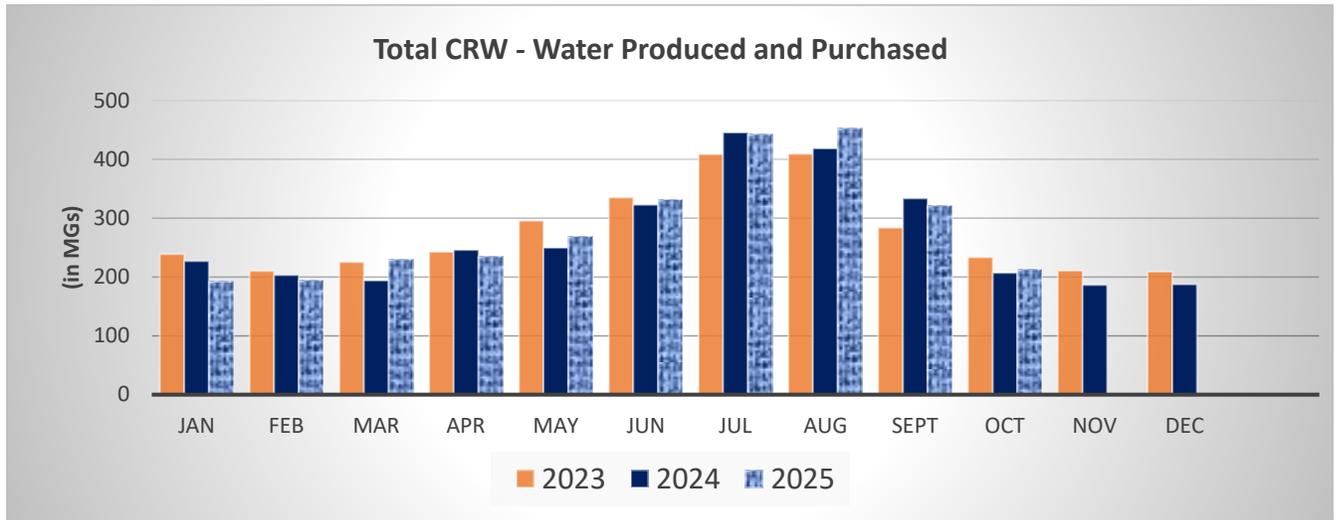
Note - Annual maintenance goals are established based on several criteria including AWWA Best Management Practices, identified system priority maintenance and repair focus needs, and internal/external project forecasts.

Capital Project Status Report – October 2025

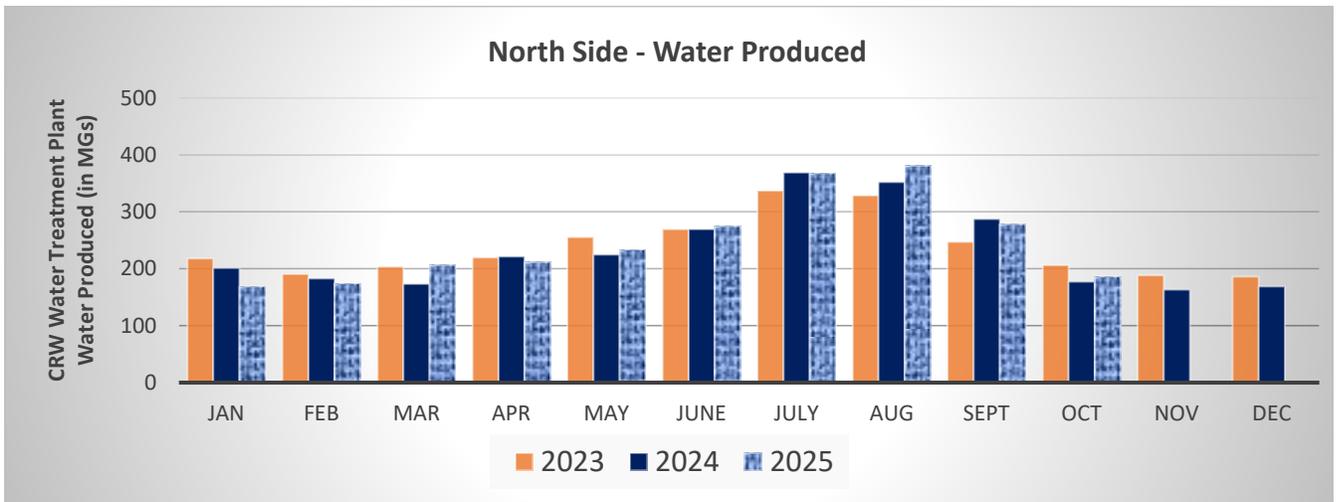
Project No.	Name	Project Budget	Spent to Date	Remaining Project Budget	Project Status
5318.201	Transportation/CRW Impact Projects	\$250,000	\$7,218	\$242,782	
Utility coordination.					
5319.201	Holly Lane Waterline	\$1,195,000	\$18,606	\$1,176,394	Design
Topographic survey received, design beginning.					
5302.201	King Rd Improvements	\$548,000	\$4,283	\$543,717	Construction
CRW construction tentatively to begin in January 2026.					
5312.201	Theissen Culvert Crossing	\$135,000		\$135,000	Design
Coordinating 8" waterline relocation to accommodate Clackamas County culvert replacement. Culvert construction in summer 2026.					
5320.201	Stanley Ave Improvements	\$2,352,000	\$202	\$2,351,798	Planning
City of Milwaukie is selecting a consultant. CRW Intends to deliver waterline replacement in IGA with City of Milwaukie.					
5326.101	WTP Structural Improvements	\$350,000	\$586	\$349,414	Planning
Construction contract awarded, work to begin Nov. 24, 2025, expect completion in March 2026.					
5322.101	WTP Expansion Planning	\$1,500,000	\$655	\$1,499,345	Planning
Drafting RFP for advertisement.					
5323.101	WTP Backwash Pump Improvements	\$550,000	\$38	\$549,962	Planning
Working on valve procurement and installation contract. Pump replacement design has not started.					
5324.101	WTP Central Scada Upgrade	\$1,267,000	\$81,915	\$1,185,085	Design
Project in design, installation and integration anticipated Fall / Winter 2026.					
5325.101	WTP Low Lift Pump 2 Replacement	\$250,000		\$250,000	Planning
Design has not started.					
5315.201	Bradley Rd Station Property Purchase	\$640,000		\$640,000	Planning
Reviewing potential properties, working on property owner communication.					
5278.201	Monroe St Improvements	\$200,000	\$177,122	\$22,878	Construction
Construction continues, approximately 50% complete.					
5303.201	82 nd Dr Phase 2	\$1,520,000	\$38,549	\$1,481,451	Construction
Construction begins in November.					
5291.201	I-205 Crossing	\$1,452,000	\$24,851	\$1,427,149	Construction
Construction began at Janssen Rd. Progress is steady but slow.					
5307.201	Redland Rd PRV	\$550,000	\$1,887	\$548,113	Design
PRV valves in design.					
5308.201	WTP Low Lift PS Improvements	\$400,000	\$33,255	\$366,745	Construction
Pump procurement in process, installation anticipated in February 2026.					

Private Project Tracking – October 2025

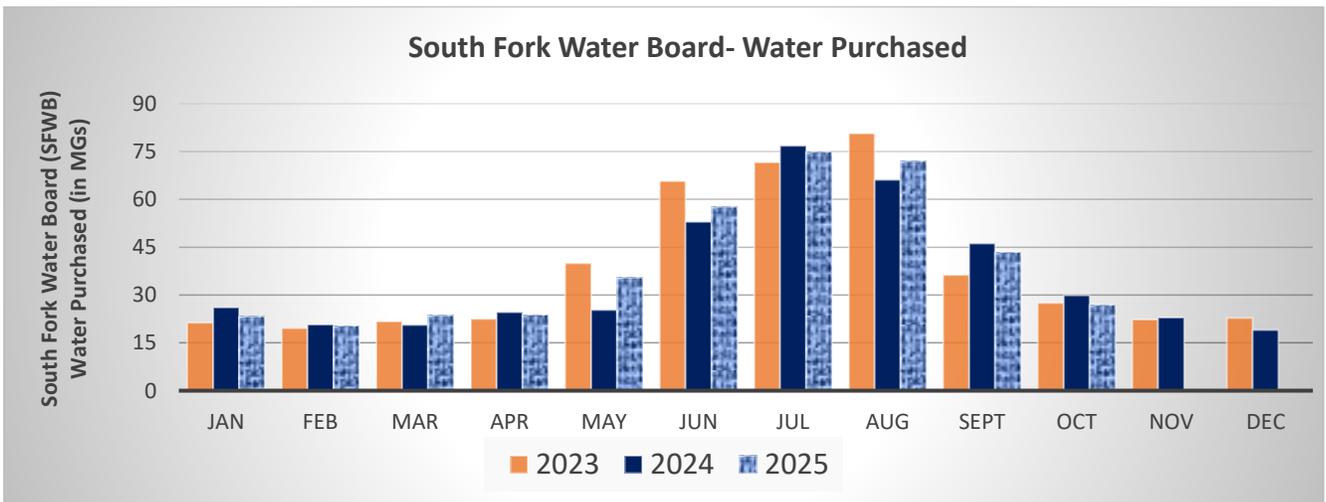
Project No.	Name	Description	Phase	Status
22-5295 Private	Jannsen multi-family	New fire and domestic service for 8-plex development.	Const.	On Hold.
22-5298 Private	Serres Farms 2 Subdivision	7-lot subdivision	Const.	Closing out.
23-5299 Private	Prologis Park Clackamas	4-Warehouses with Fire and domestic service	Const.	Punch list.
23-5304 Private	WES - IT2 30" Force Main	Relocate waterline at four locations	Const.	Punch List.
23-5310 Private	Johnson Creek RCF	Assisted living with fire and domestic service	Const.	Construction begins soon.
25-2317 Private	Monroe Park Subdivision	68 Lot housing development	Const.	Construction begins soon.



*March & April 2024 Data includes water purchased from NCCWC during WTP Shutdown



*March & April 2024 Data includes water purchased from NCCWC during WTP Shutdown



*October-December 2024 reads are based on estimates due to a meter register malfunction

Regulatory

All 73 samples collected and analyzed for the October monitoring period showed no presence of coliform/*E. coli* bacteria.

Quarterly Disinfection By-Product sampling was conducted at 4 locations each in the North and South Service Areas.

Cyanotoxin Testing

Microcystin and Cylindrospermopsin sampling of our raw water began in May and occurs every two weeks through October for compliance, and the samples are analyzed at our in-house accredited laboratory.

No cyanotoxins have been detected in our raw water throughout the sampling season.

PGE also did not visually identify any potential blooms in either of the upstream reservoirs this season.

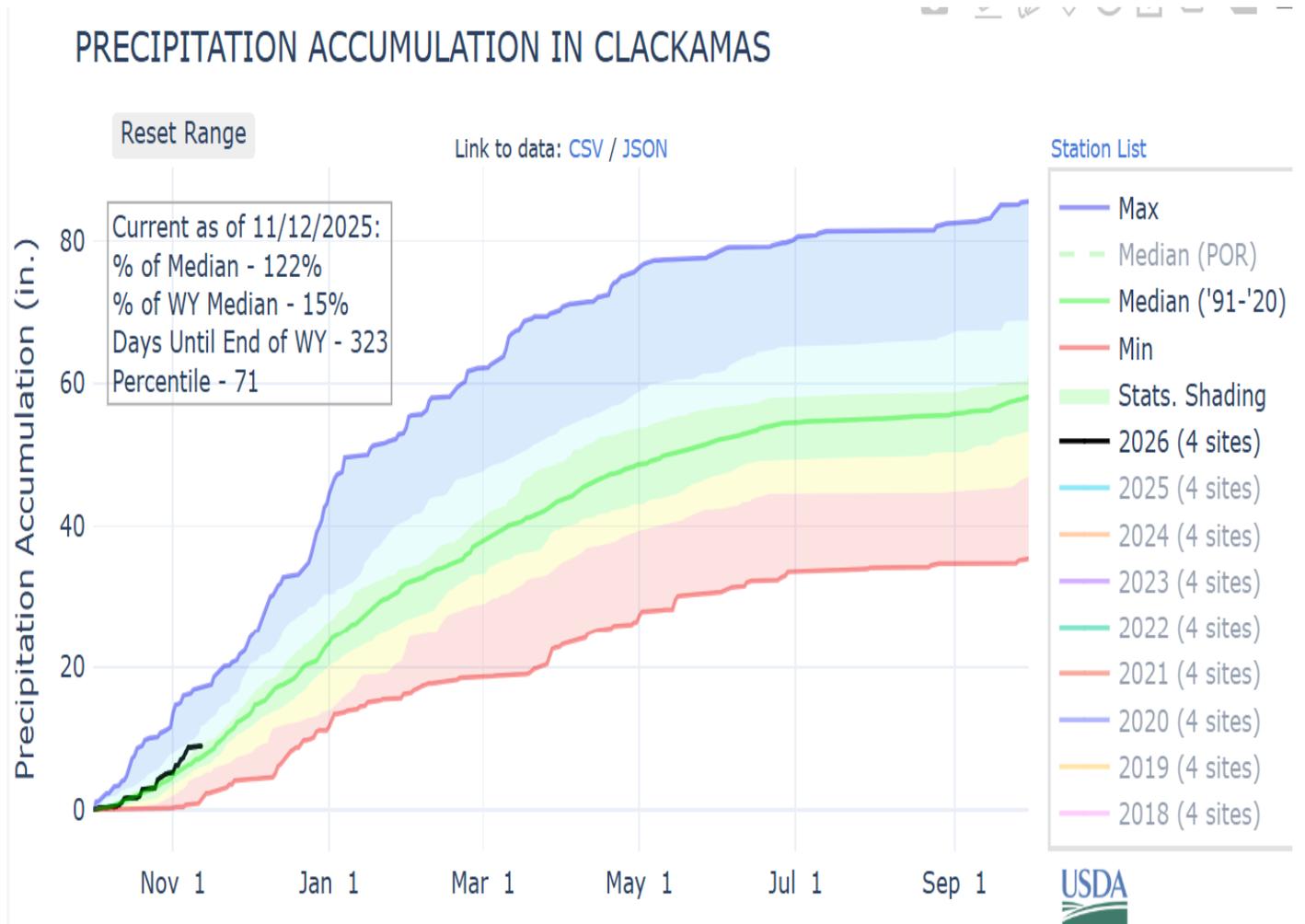
Non-Regulatory

General water quality parameters (pH, temperature, chlorine, TDS, hardness, alkalinity) were collected throughout the distribution system at 16 locations in the North and South systems.

Monthly watershed sampling was conducted at 4 long-term sampling locations for total organic carbon, nutrients (nitrate/nitrite, total phosphorus, orthophosphate, etc), coliform density, pH, dissolved oxygen, TDS, and temperature.

Weekly algae monitoring wrapped up this month at 3 locations in the North Fork Reservoir and CRW's intakes. This work includes species monitoring with the FlowCAM and nutrient analysis.

- The current Clackamas River **7-day average streamflow is 134% of normal** (median).
- **October precipitation in the Clackamas basin was 91% of normal.** Precipitation since the beginning of the water year (October 1 – November 11) has been 102% of normal.
- **The three-month outlook (Nov-Jan)** from the NOAA Climate Prediction Center calls for **equal chances of above and below temperatures and elevated chances of above normal precipitation for Northwest Oregon.**



Graph updated: Wednesday - Nov 12, 2025 at 15:29:34 EST

Discharge at Clackamas River near Oregon City, OR (14211010)

Provisional Data - Subject to Revision

