

**CLACKAMAS RIVER WATER BOARD OF COMMISSIONERS
REGULAR BOARD MEETING
October 8, 2026**

COMMISSIONERS PRESENT:

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

STAFF PRESENT:

Farshad Allahdadi, General Manager
Karin Holzgang, Executive Assistant

CRW Employees: Financial Officer, Christina Irish;
IT Manager, Kham Keobounnam

COMMISSIONERS ABSENT: 1

VISITORS: Bob Steringer, Kevin Williams, Debra Hiatt, Michael Miller

Call Regular Meeting to Order

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

MOTION: Commissioner Garrison moved to approve the agenda as presented. Commissioner Cummings seconded the motion.

MOTION CARRIED 4-0

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

Public Comment- Debra Hiatt- Holly Lane – request for a reduction in the penalties and relief for the portion related to the leak. – Staff to follow up with Ms. Hiatt on Friday.

Consent Agenda

CA-1: Gross Payroll and Account Paid for September 2026
CA-2: Cash & Investment Ending Balances Report

MOTION: Commissioner Garrison moved to approve the consent agenda as published. Commissioner Cummings seconded the motion.

MOTION CARRIED 4-0

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

Mr. Allahdadi conducted a Fire Drill/Emergency evacuation drill

Agenda Item 1.0 Consider Approval of Professional Services Contract Amendment: Water Treatment Plant (WTP) – 2026 Remodel, CIP 25-5322 and 25-1199

Mr. Allahdadi shared a background for this project of the WTP and that the amendment provides additional work that provides a more enhanced review of the overall project to provide a better outcome and design.

MOTION: Commissioner Garrison move to accept Amendment No. 3 for the Professional Services Contract with Carollo Engineers, Inc. for Additional Preliminary Design Scope of Work services associated with the WTP Improvements Planning Project for an additional amount not-to-exceed \$161,566 and authorize the General Manager's signature on the completed Amendment. Commissioner Cummings seconded the motion.

MOTION CARRIED 4-0

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

Agenda Item 2.0 Consider Adoption of Res. 03-2027- Updating the Registered Office and Confirming the Registered Agent.

Mr. Allahdadi shared this is housekeeping for the district. This resolution confirms Mr. Steringer as the registered agent and updates his address.

MOTION: Commissioner Garrison move that the Board adopt Resolution 03-2027 updating the Registered Office and confirming C. Robert Steringer with Dunn Carney as Registered Agent for the district effective October 8, 2026. Commissioner Cummings seconded the motion.

MOTION CARRIED 4-0

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

Agenda Item 3.0 Debt Covenant Compliance Reporting for FY 2026 - Including Analysis of the Year's Revenue and Expenditures

Ms. Irish shared that annually staff report to the Board the debt covenant status for the district. The district has stable revenues to meet debt coverage.

Agenda Item 4.0

Management Report

- The Board received the Monthly Report and the October bill insert
- Staff attended a cyber security workshop focusing on preparedness
- The CRWP Annual watershed tour was held on 10/2 as a float on the Clackamas River from Barton to Clackamette park with a stop at Riverside Park for lunch and a talk by Kate Niece and Jason Branstetter on the CRW plant and system
- Mr. Allahdadi has been asked to participate on the recruitment committee for the CRWP Resources Manager who will be retiring in 2027.

No public comment- None

Agenda Item 6.0

Commissioner Reports and Reimbursements

Commissioner Angier-Attended the RWPC Board meeting; there was a budget discussion, discussion on the PSU population study, tabled the elections

Open meeting is adjourned at 6:45pm



Clackamas River Water

Monthly Update

October 2026



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Purchase Order Report- September 2026

Purchase Order Report September 2026			
PO Number	Vendor	Description	
270098	9/4/2026 Midco Diving and Marine Services Inc 01-103-51500	Reservoir Inspections, Cleanings, Leak Detection and Repair Services	14,500.00
270099	9/8/2026 Ferguson Enterprises Inc 01-101-54800	Ferguson - WR FY27 Blanket PO	4,831.86
270100	9/8/2026 American First Aid Service 01-602-56700	Misc First Aid and Sharps	5,500.00
270101	9/8/2026 Vestis Services 01-602-50800 01-102-55600	Weely Floor Mat Service Weekly Lab Coat and Lab Raq Laundering Service	3,803.11 658.91
270103	9/10/2026 Minuteman Press Team 01-201-55550	Blanket PO for Minuteman Press, Backflow Letters & Business Cards	5,000.00
270104	9/14/2026 Environmental Resource Assoc 01-102-57800	Proficiency Testing and Quality Control Organisms	1,482.42
270105	9/14/2026 River City Environmental Inc 01-602-50800	FY2027 Riverside Park Maintenance	5,000.00
270106	9/14/2026 RA Services LLC 01-101-50800	Blanket PO for RA Services, Building Maintenance and Repairs	10,000.00
270107	9/16/2026 Rose City Moving & Storage 01-602-56800	Installation of Sit Stand Desk	467.12
270108	9/17/2026 Chinook Restoration Inc 04-499-63000	Pre-Remodel Asbestos Tile Removal	24,682.52
270109	9/17/2026 Northwest Scaffold Service Inc 04-499-63000	Temp Stairs to Access Second Floor During Asbestos Remediation Work	4,820.00

Contract Log

(Executed since last board meeting September 10, 2026)

Company	Product / Service	Rates	Eff. Date	Exp. Date	New/Amended/Extended
CDR Labor Law	Labor Union Contract Assistance	NTE \$35,000	8/26/26		New

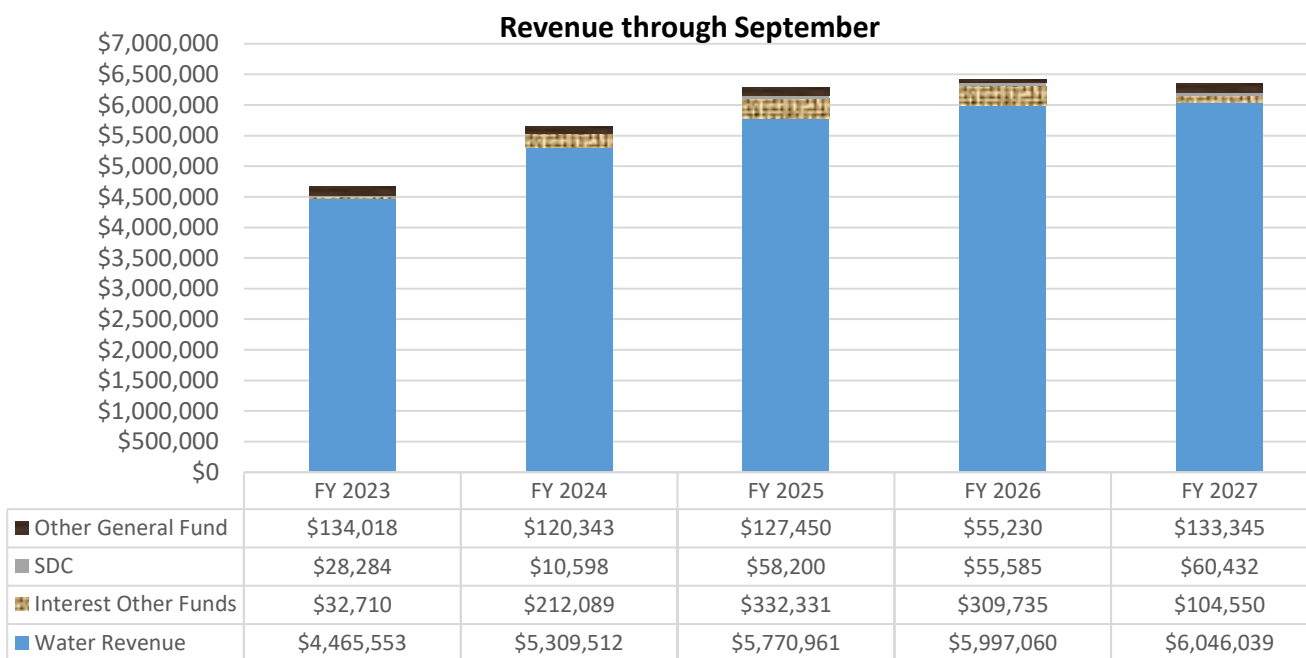
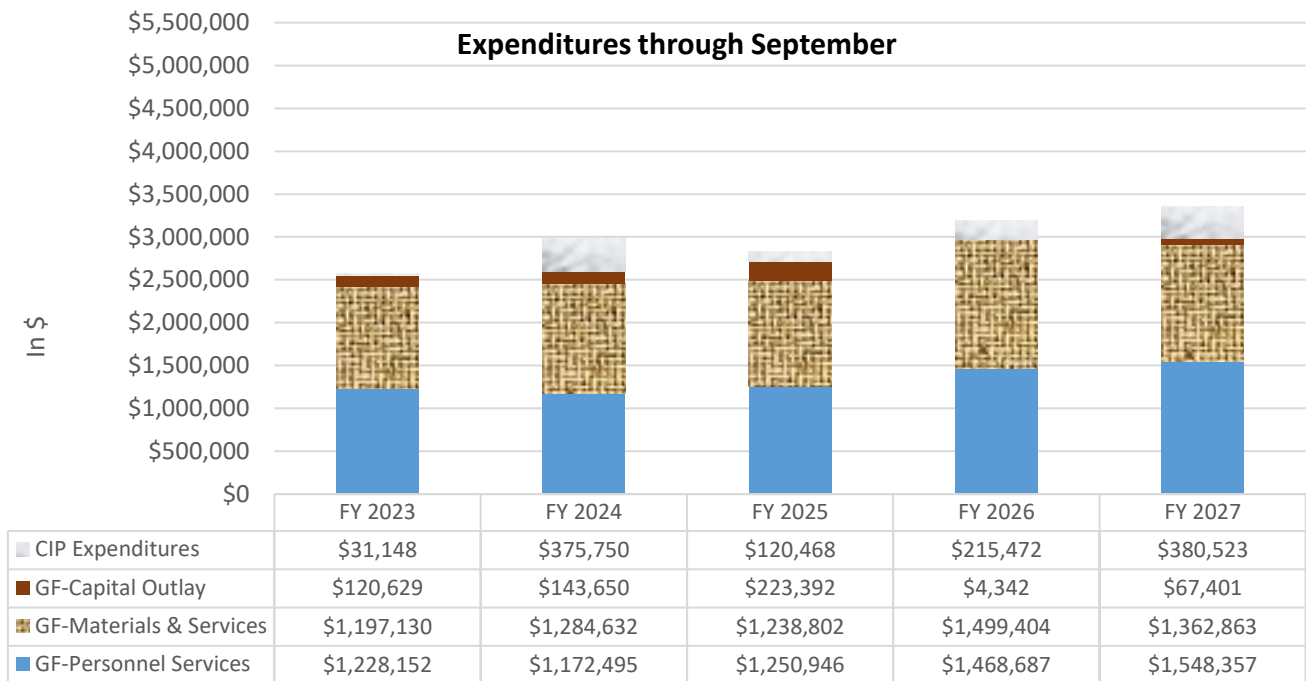
Summary of Legal

September 2026

Dunn Carney monthly retainer	\$ 4,600.00 (est.; invoice not rec'd at print time)
Dunn Carney work outside of retainer	\$
Sub-contracted legal services (August)	\$ <u>2,400.00</u>
Total Legal	\$ 7,000.00

Public Records Request Received

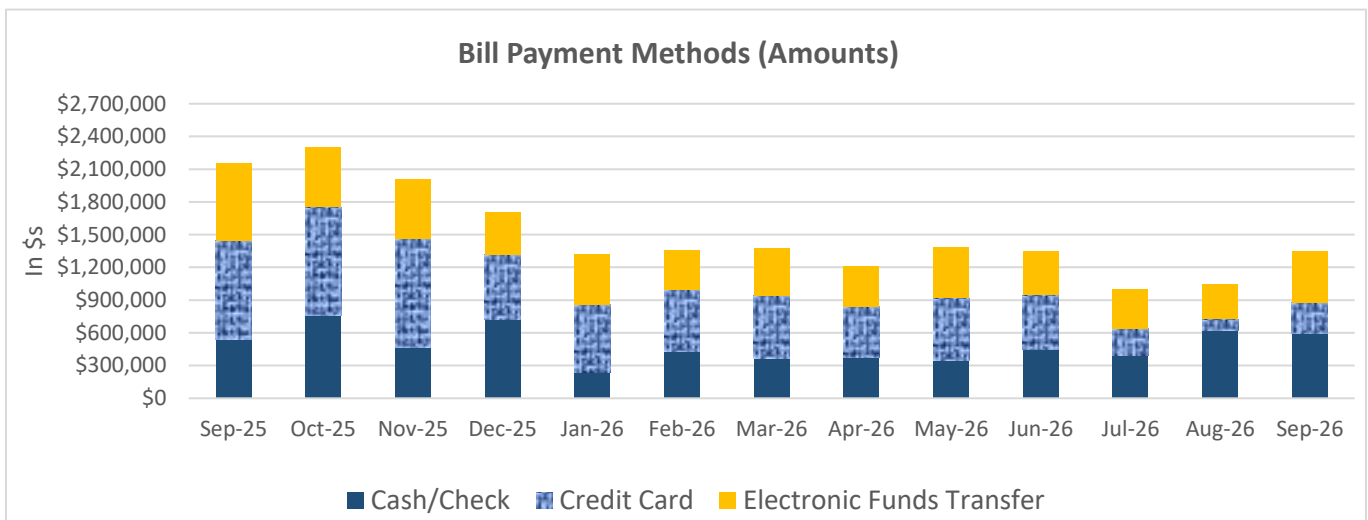
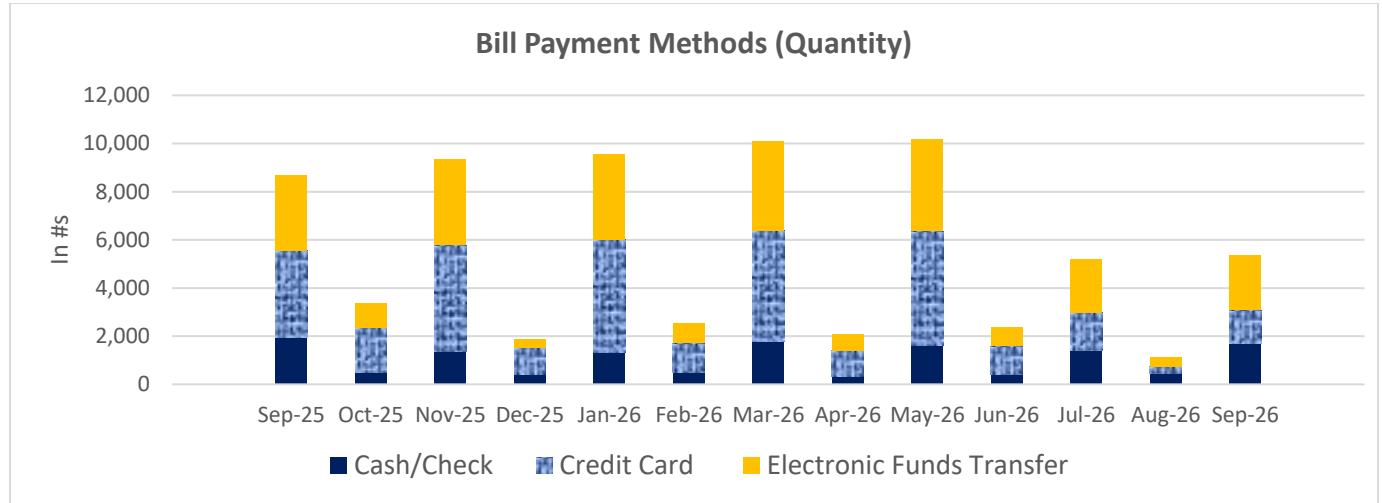
Number of Records Requests Received in September 2026	1
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- 1) Water Revenue:** is slightly higher due to a September rate increase. **2) Personal Services:** Expenditures are higher than the prior year due to contracted cost-of-living adjustments (COLAs) **3) Materials and Services:** Expenditures are lower than the prior year because some planned expenditures have not yet occurred. **4) Expenditures** are higher than the prior year due to the timing and progress of current capital projects.

(as of the end of September 2026)

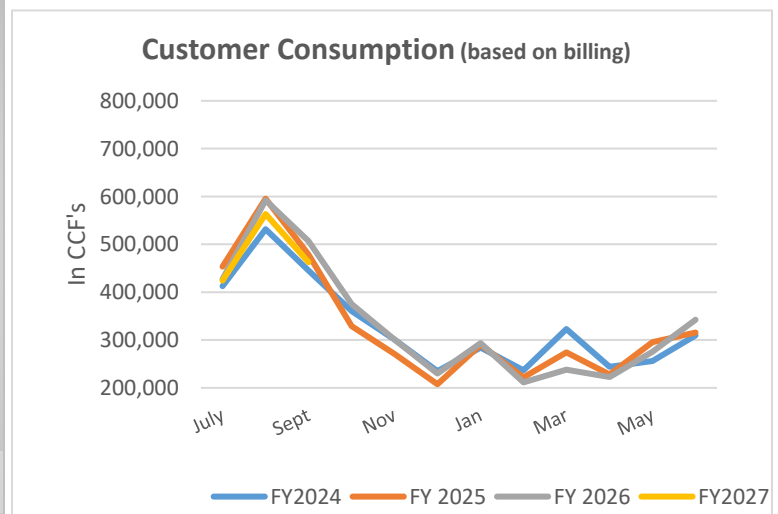
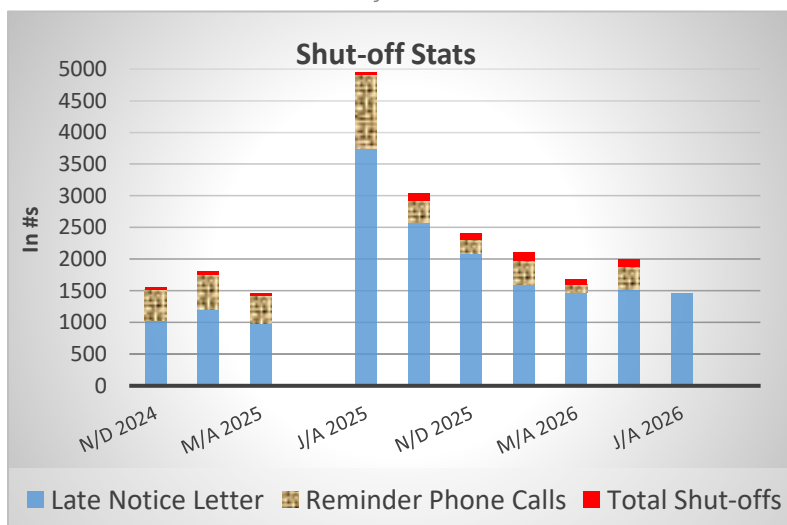
Residential Customers are billed on even months, Commercial Customers are billed on odd months.



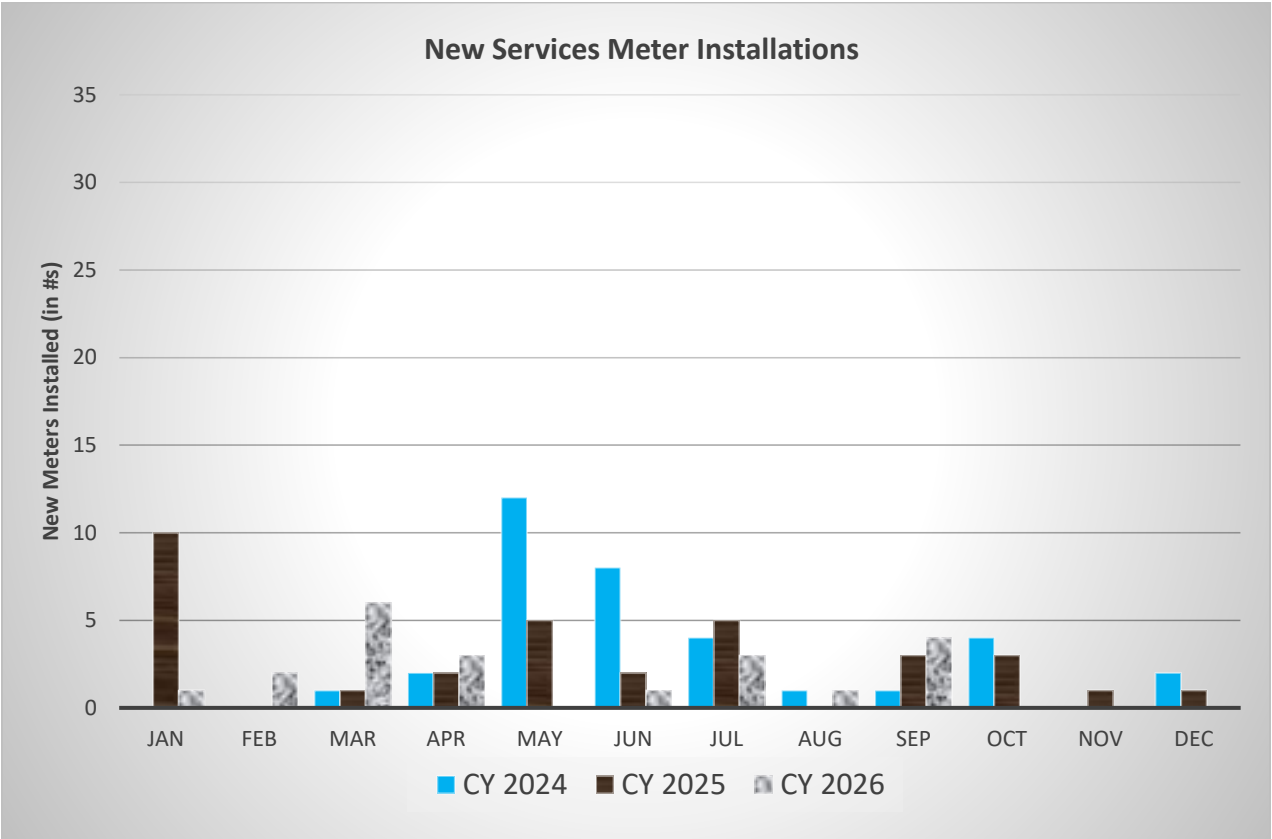
Cash/Check – Received via Lockbox, Counter

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

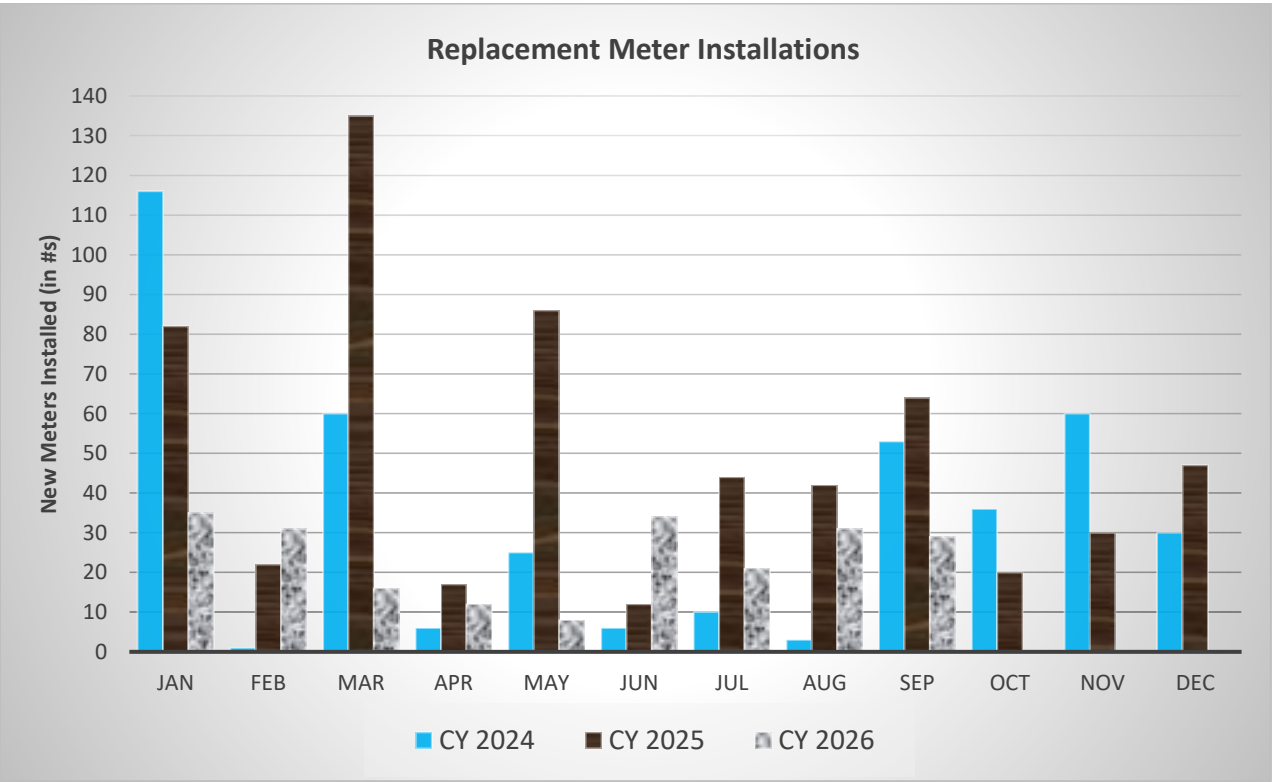
Electronic Funds Transfer – Received via Bank-to-Bank Transfer, Automatic Checking Withdrawal (Xpress Bill Pay)



*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 Jan CY 24, Feb CY 24, Nov CY 24, Feb CY 25, Aug CY 25, May CY 26



Annual 2026 Goal for Meter Replacement is 210- Year to date is 217

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. 2026	4	0	107	361	14	10	2	0
Feb. 2026	2	0	39	417	21	8	62	2
Mar. 2026	1	0	308	407	13	6	10	0
April 2026	1	0	29	476	10	4	32	7
May 2026	0	18.4	33	491	124	6	73	6
June 2026	2	9	0	434	46	6	62	7
July 2026	3	41	104	494	99	4	66	0
Aug. 2026	1	13	138	433	0	10	77	2
Sep. 2026	3	10	122	459	120	5	0	4
Oct. 2026								
Nov. 2026								
Dec. 2026								
Total to Date	17	91.2	880	3972	447	59	384	28
2026 Annual Goal	N/A	120	910	N/A	600	N/A	N/A	96

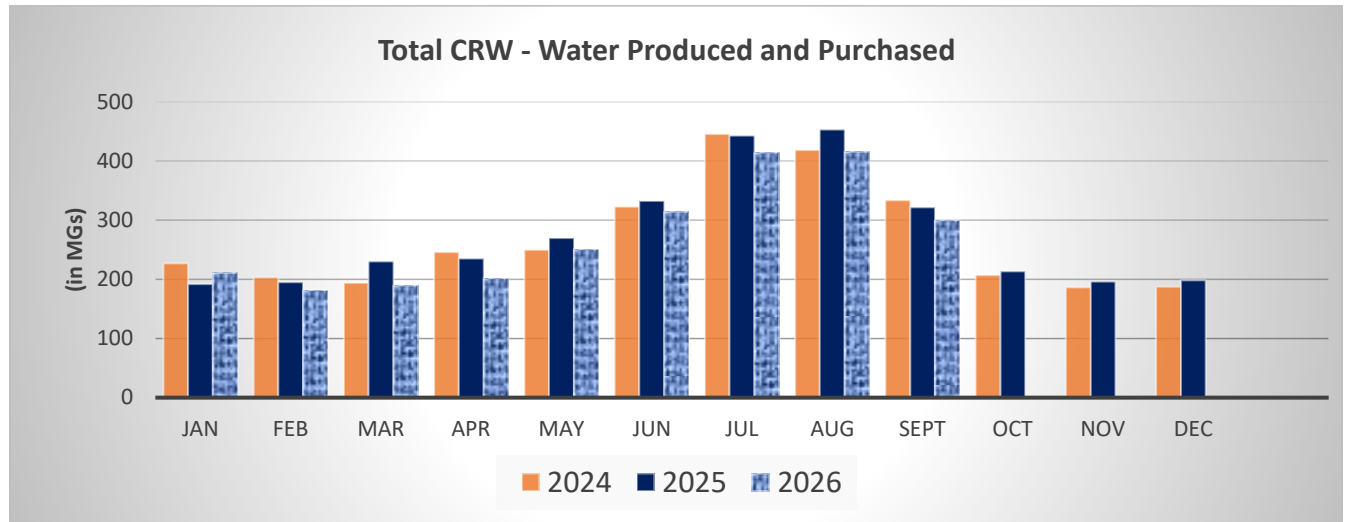
Note - Annual maintenance goals are established based on several criteria including AWWA Best Management Practices, identified system priority maintenance and repair focus needs, and internal/external project forecasts.

Capital Project Status Report – September 2026

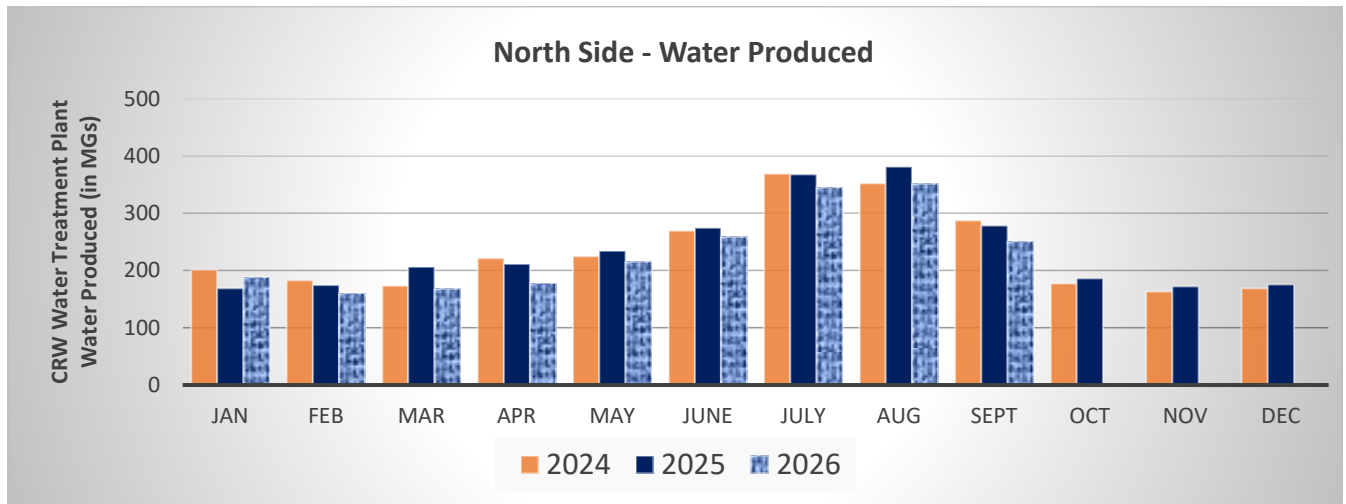
Project No.	Name	Project Budget	Spent to Date BN 2025-2027	Remaining Project Budget	Project Status
5318.201	Transportation/CRW Impact Projects	\$250,000	\$44,772	\$205,228	
Coordinating with TRIMET for review of SE 82 nd Ave, Bus Rapid Transit improvements. Also paving coordination with Clackamas Co.					
5319.201	Holly Lane Waterline	\$1,195,000	\$46,206	\$1,148,794	Design
In design.					
5302.201	King Rd Improvements	\$548,000	\$364,734	\$183,266	Construction
Punch list in progress.					
5312.201	Theissen Culvert Crossing	\$135,000	\$4,452	\$130,548	Design
Coordinating 8" waterline relocation for Clackamas County culvert replacement. Culvert construction rescheduled for summer 2027.					
5320.201	Stanley Ave Improvements	\$2,352,000	\$202	\$2,351,798	Planning
Coordinating with Clackamas County and Milwaukie for design of relocation of waterline during road improvements. Tentative bid in Fall of 2027.					
5326.101	WTP Structural Improvements	\$350,000	\$330,978	\$19,022	Planning
Project Complete.					
5322.101	WTP Expansion Planning	\$1,500,000	\$397,390	\$1,102,610	Planning
Design in progress.					
5323.101	WTP Backwash Pump Improvements	\$550,000	\$6,274	\$543,726	Planning
Valves have been procured; installation is being scheduled. Pump replacement design to begin this month.					
5324.101	WTP Central Scada Upgrade	\$1,267,000	\$486,470	\$780,530	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. Project on hold.					
5315.201	Bradley Rd Station Property Purchase	\$640,000	\$19,308	\$620,692	Planning
Reviewing potential properties, working on property owner communication.					
5278.201	Monroe St Improvements	\$200,000	\$1,426,139	(\$1,226,139)	Construction
Project Complete.					
5303.201	82 nd Dr Phase 2	\$1,520,000	\$2,541,784	(\$1,021,784)	Construction
Closeout in progress.					
5291.201	I-205 Crossing	\$1,452,000	\$1,676,026	(\$224,026)	Construction
Closeout in progress.					
5307.201	Redland Rd PRV	\$550,000	\$632,355	(\$82,355)	Design
Design in progress.					
5308.201	WTP Low Lift PS Improvements	\$400,000	\$106,715	\$293,285	Construction
Construction delayed, installation anticipated late fall / early winter 2026.					
5330.201	High Lift Pump #5		\$229,128	(\$229,128)	Construction
Pump set in place. Startup delayed; October startup anticipated.					

Private Project Tracking – September 2026

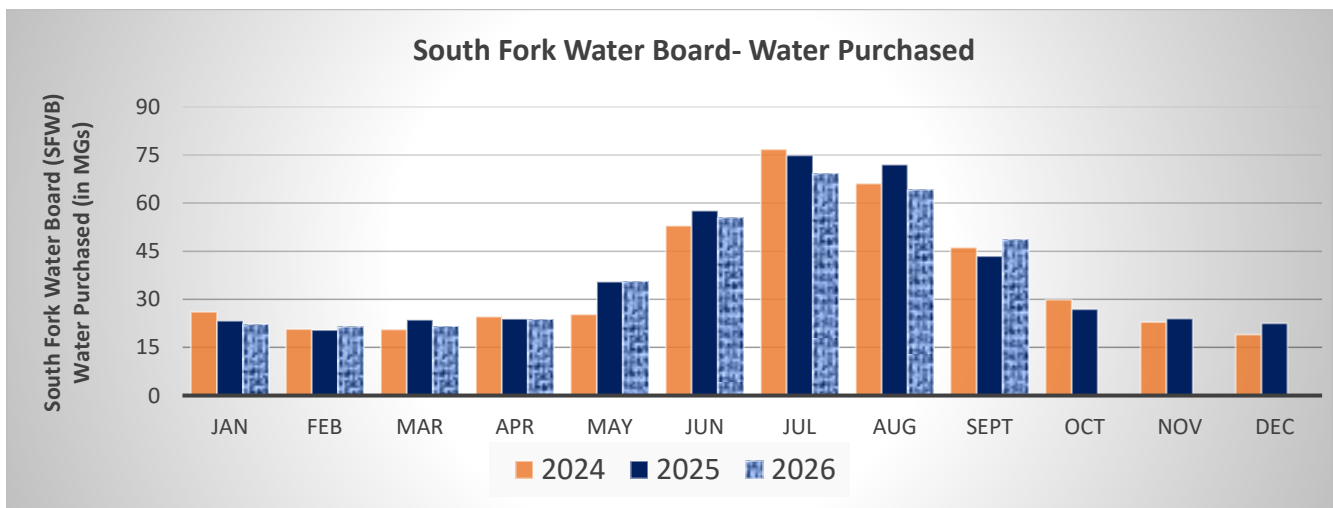
Project No.	Name	Description	Phase	Status
22-5295 Private	Jannsen multi-family	New fire and domestic service for 8-plex development.	Const.	On Hold.
22-5298 Private	Serres Farms 2 Subdivision	4-lot subdivision	Const.	Closing out.
23-5299 Private	Prologis Park Clackamas	Warehouses with Fire and domestic service	Const.	Punch List.
23-5304 Private	WES - IT2 30" Force Main	Relocate waterline at four locations	Const.	Closing out.
23-5310 Private	Johnson Creek RCF	Assisted living with fire and domestic service	Const.	In construction.
25-5317 Private	Monroe Park Subdivision	68 Lot housing development	Const.	Phase 1A - Punch list. Plat revisions for Phase 1B and 1C in review.
25-5329 Private	LogistiCenter Clackamas	1-Warehouse with fire and domestic service	Const.	Punch list.
25-5331 Private	Chick-fil-A	Restaurant with fire and domestic service	Const.	Construction starting. Preconstruction meeting was held Sept. 29, 2026.
26-5332 Private	Clackamas Recovery Center	2 new buildings with fire and domestic service	Const.	In Construction.
26-5331 Private	Prologis Park – On Site Phase 1	Warehouses with Fire and domestic service	Design	Construction starting. Preconstruction meeting was held Oct 1, 2026.



*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 routine samples in CRW's distribution system collected and analyzed for the September monitoring period showed no presence of coliform/*E. coli* bacteria.

Initial PFAS sampling at the point of entry to distribution occurs quarterly throughout 2026. The third sampling occurred in September and all of them so far have had no PFAS detected.

Cyanotoxin Testing

Microcystin and Cylindrospermopsin sampling of our raw water begins in May and occurs every two weeks through October for compliance.

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

Non-Regulatory

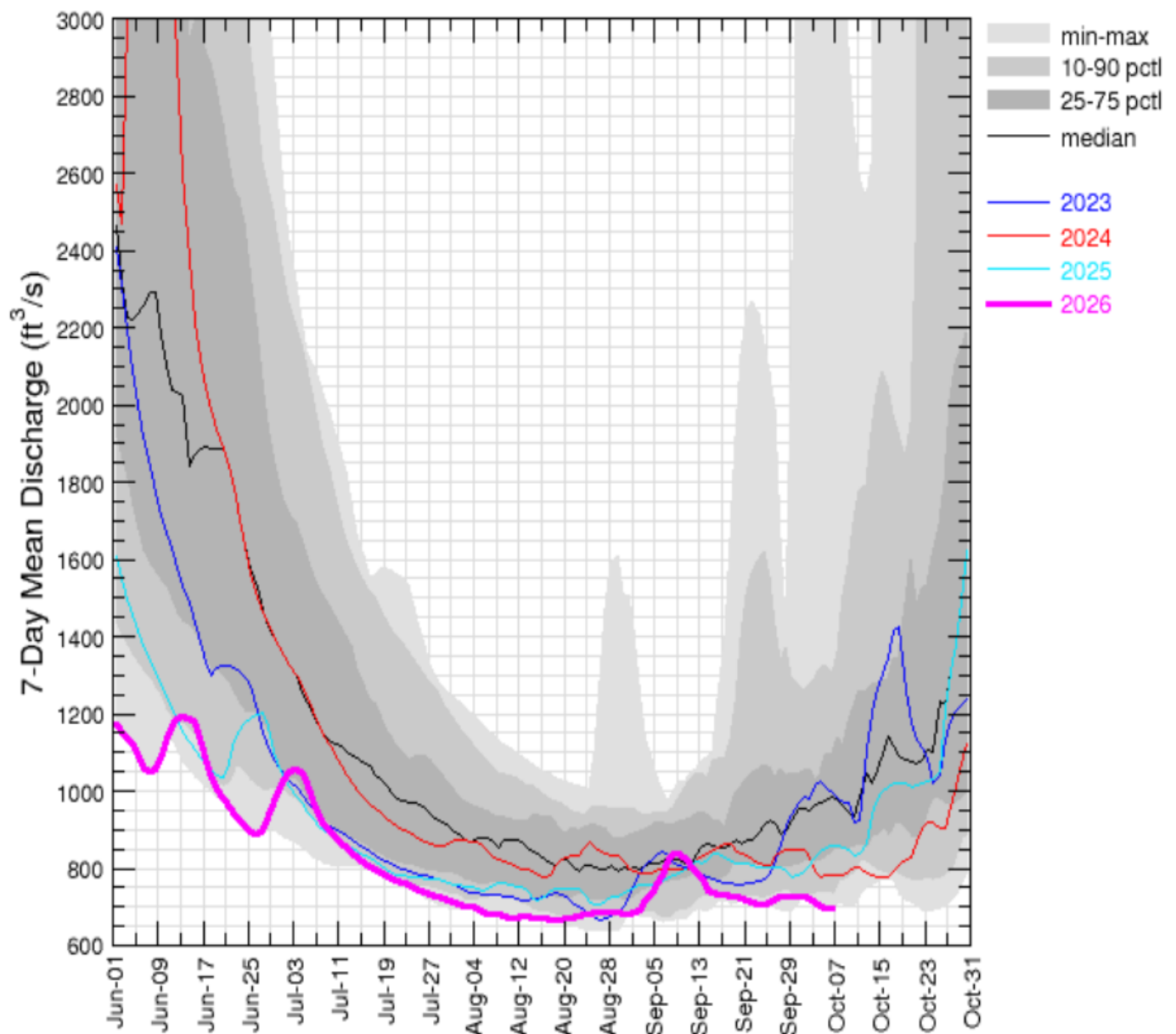
General water quality parameters (pH, temperature, chlorine, TDS, hardness, alkalinity) were collected throughout the distribution system at 16 locations in the North and South systems.

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.

- The current (October 7th) Clackamas River **7-day average streamflow is 74% of normal** (median).
- September **precipitation in the Clackamas basin was 136% of normal**. Precipitation during the last water year (October 1, 2025 – September 30, 2026) was 82% of normal.
- **The three-month outlook (Oct-Dec)** from the NOAA Climate Prediction Center calls for a high chance of **above normal temperatures**, and equal chances of above and below normal precipitation for Oregon.

Clackamas River near Oregon City, OR (14211010)

Data from U.S. Geological Survey, Jun-08-2001 to Oct-06-2026



Wed Oct 7 11:31:13 2026