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BOARD OF COMMISSIONERS
REGULAR MEETING
M I N U T E S

A regular meeting of the Sunrise Water Authority Board of Commissioners was held on **Wednesday, July 22, 2026 at 6:00 p.m.,** at Sunrise Water Authority's Administrative Office, 17563 SE Armstrong Ct., Happy Valley, OR 97015, and virtually via Zoom.

Commissioners Present: Chris Hawes, Chair; Gary Barth, Vice Chair; Tim Chairet; Kevin O'Meara; and Carl Anderson

Commissioners Absent: Kevin Bailey, Secretary; Andy Coate

Staff Present: Jamey Pietzold, Executive Director; Colin Brownsberger, Finance Director; Jennifer Sampson, Administrative Specialist; and Adam Couch, Procurement & Facilities Coordinator

Staff Attending Remotely: Cindy Wolff, Administrative Manager

Visitors Attending Remotely: Sherry French, CRW Board; Paul Gornick, OLWS Board; and Michael Miller, citizen

CALL REGULAR MEETING TO ORDER
Hawes called the regular meeting to order at 6:00 p.m.

PLEDGE OF ALLEGIANCE

APPROVAL OF THE AGENDA
Barth moved to approve the meeting agenda as presented, and Anderson seconded. The motion carried 5-0.

PUBLIC COMMENT – None at this time.

1. CONSENT AGENDA
Anderson moved to approve the consent agenda consisting of the items listed below as presented, and O'Meara seconded. Barth inquired if there was any residual value on the surplus equipment. Pietzold reported that the surplus equipment will go to auction and expects Sunrise will receive some revenue from the sales.

1.1 Approval of June 24, 2026 Board Meeting Minutes
1.2 Resolution 2026-07, Authorizing Surplus Property

Sampson conducted a roll call vote. The motion carried as follows:

O'Meara – AYE	Barth – AYE
Anderson – AYE	Chairet – AYE
Hawes – AYE	

2. DISCUSSION ITEMS
2.1 Board Officer Terms and Election of Officers
Pietzold reported that Staff found a discrepancy while reviewing the Board Duties and Responsibilities Policy. Historically, the Board has elected officers every year, but the Board Duties and Responsibilities Policy states that the Chair is elected every other year, as stipulated in ORS Chapter 450. However, there are no required term limits. Pietzold highlighted various actions the Board could take to remedy this discrepancy. Board consensus was to elect the Chair on a two-year

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term on non-election years, with the Secretary and Vice Chair positions elected annually. Accordingly, the Board will designate 2026 as year one of a new two-year Chair term by electing a Chair this year.

Hawes opened the floor to nominations for the 2026-27 officer terms and 2026-28 Chair term. Barth nominated Hawes for Chair. The motion carried 5-0. Hawes nominated Barth for Vice Chair. The motion carried 5-0. Barth nominated Bailey for Secretary. The motion carried 5-0.

2.2 Liaison Assignments

Wolff noted that the Board will need to vote for the North Clackamas County Water Commission (NCCWC) and Regional Water Providers Consortium (RWPC) liaisons. She also advised the commissioners to keep in mind that Barth is currently serving as the Chair for RWPC.

Hawes led a discussion on current liaison assignments and any changes for the 2026-27 fiscal year. Chairet moved to reappoint Bailey and Hawes as liaisons to NCCWC, with Coate as the alternate, and Barth seconded. The motion carried 5-0. Anderson moved to reappoint Barth as the liaison to RWPC, with Hawes as the alternate, and O'Meara seconded. The motion carried 5-0.

French inquired if the Sunrise Board would like to receive a monthly summary from the C4 meetings. Hawes commented that the Board might like to see regular reports, and to please provide those to Wolff and Sampson. There was discussion on current C4 topics, including concerns about data centers and their water use.

2.3 Fire Service Design Standards and Combined Service Connections

Pietzold presented a brief recap of the issue concerning section 4.d. of the Rules and Regulations regarding the System Development Charges (SDCs) for domestic and standby fire services. The current Rules and Regulations were adopted in July 2024, but the provisions governing SDCs for combined services predate House Bill 3505 and must be updated to comply with current law. Pietzold led a discussion on the proposed amendments to section 4.d and the ordinance process. He noted the proposed updates include requiring a fire service to be separate from a domestic service if deemed necessary by the district Engineer. Pietzold requested feedback from the Board on the proposed ordinance language. It was clarified that the proposed wording has been reviewed by legal counsel. Board consensus was to direct staff to initiate the ordinance process with the presented wording, as reviewed by legal counsel. The first official reading will take place at the August Board meeting.

3. STAFF REPORTS

3.1 Director's Update

Pietzold reported that precipitation is still approximately 12 inches below the historic median, and streamflow on July 13 was measured at 790cfs, and in 2025 was at 835cfs. In 2015, streamflow was 877cfs. Sunrise, in conjunction with the City of Happy Valley, added a conservation message to the City's newsletter. A copy of the article was included in the meeting packet. The included QR code is a link to the "Weekly Watering Number" tool on Regional Water Provider Consortium's (RWPC's) website.

Pietzold reported that the annual Consumer Confidence Report (CCR)for calendar year 2025 has been distributed and posted on the sunrise website. These are also available in print in multiple languages. Sunrise met or exceeded all State and Federal drinking water regulations, and it continues to strive to deliver safe and high-quality drinking water. Beginning with calendar year 2027, CCRs will need to be submitted semi-annually.

On the policy review and modernization project, staff have initialized a comprehensive review of

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policies. The goal is to keep policies current and aligned with future needs. As policies are updated, they will be brought to the Board for review and approval. Chairet suggested having a Board work session to review policies.

Pietzold noted two staff anniversaries: Leslie Corrales at 1 year, and Kevin Lane at 8 years.

3.2 Engineering Report

3.3 Construction Report

Pietzold reported that he added a summary to the front of the Construction Report that conveys other relevant projects that are not included within the report. He reviewed the contents of the report.

3.4 Operational Report

Hawes referred to the Water Pumped to Sunrise graph, noting the large increase from May to June and the difference between May 2026 and May 2025.

3.5 Financial Statements

Brownsberger provided financial updates over the last month, including revenue and expenditure tracking; capital expenses; meters sold in June; water sales; cash reserves; and the LGIP interest rate which was 4.0% in June. He noted June is the end of the fiscal year and distributed an infographic with key highlights over the year. Brownsberger explained finance is doing a soft close on the financials right now and will continue to input entries for the last fiscal year with a goal to finish before August 31.

Barth initiated a discussion on water resources, noting that Sunrise is selling access to a product that is finite and asked if there have been any studies on how much more water can be drawn every month before we start seeing losses in the quantity available. The Board and staff agreed that water conservation is a significant concern, but it is difficult to define how that will look in the future. The Hwy 212 project and CRW's water treatment plant improvements were mentioned as steps toward more efficient movement of water.

3.6 Administrative Update

Wolff reported that Sunrise received a Project Engineer application that staff are reviewing and will update the Board soon. A summer intern with the CCC WET program started shadowing field staff last week. A SCADA Technician has started preboarding with an estimated start date of August 3.

Last month, the Board requested that Sunrise have a larger social media presence. As such, staff have begun coordinating their efforts and will report back to the Board.

The Annual Picnic will be at the Happy Valley Park in the Gazebo. The picnic will be on September 17 from 4:00-7:00 p.m. Wolff requested RSVPs from the Board for the total head count. Food has not yet been confirmed but they are considering food cart options.

Sunrise has received a draft of the compensation study, and Wolff and Pietzold are reviewing it. They will bring any actionable concerns to the Board. Barth requested an executive summary regardless of whether there are actionable items or not.

Hawes inquired about the procedure for nominating someone for the NW Women's Leadership Academy. Wolff replied that NWWLA requires that nominations come from the Executive Director/City Manager or the nominee's direct supervisor.

4. BOARD BUSINESS

4.1 Board Calendar

4.2 Meeting Attendance & Liaison Reports

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COMMISSIONER	MEETING
Anderson	None.
Barth	None.
Chairet	CRW on June 11th in person; and CRW on July 9th remote.
Hawes	Boring Water and Sandy City Council.
O'Meara	Happy Valley City Council on July 7th – in person.

4.3 Information Items

4.4 Future Agenda Items

Hawes suggested putting together a Board work session on a Saturday to review policy updates. Barth alternatively suggested a work session before a regular Board meeting.

5. ADJOURN

Hawes adjourned the regular board meeting at 7:42 p.m.

Signed by:
Chris Hawes
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CHRIS HAWES, CHAIR

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KEVIN BAILEY
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KEVIN BAILEY, SECRETARY