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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, August 26, 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; Kevin Bailey, Secretary; Kevin O'Meara; Andy Coate; and Carl Anderson

Commissioners Absent: Tim Chairet

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

Visitors Present: Jon Simonson, citizen; and Natasha Garma, citizen

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
Pietzold shared a report for proposed agenda item 2.1, Water Conservation, Curtailment, and Public Messaging. Anderson moved to approve the meeting agenda with the addition of item 2.1, and O'Meara seconded. The motion carried 6-0.

PUBLIC COMMENT – Natasha Garma addressed the Board and provided background on a 900 square foot home she is building on land that has been in her family for approximately 100 years. She noted that the System Development Charge (SDC) had increased since she began the permitting process in December and requested the Board allow staff to charge her the prior year's SDC rate that was in effect at that time. Garma thanked the Board for its time. Hawes thanked Garma for her comments and instructed staff to follow up with her.

PUBLIC HEARING – First Reading and Public Hearing on Ordinance 2026-01, Amending Rules and Regulations for Water Service
Hawes opened the public hearing at 6:04 p.m. for the first reading of Ordinance 2026-01, Amending the Rules and Regulations for Water Service. Hawes directed the executive director to read the ordinance by title only. There was no public comment. Hawes resumed the regular meeting at 6:05 p.m.

1. CONSENT AGENDA
Anderson moved to approve the consent agenda consisting of the items listed below, and Barth seconded.

1.1 Approval of July 22, 2026 Board Meeting Minutes
1.2 Resolution 2026-08, Endorsing Annexation of Service Territory

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

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O'Meara – AYE	Hawes – AYE
Anderson – AYE	Barth – AYE
Coate – AYE	Bailey - AYE

2. DISCUSSION ITEMS

2.1 Water Conservation, Curtailment, and Public Messaging

Pietzold reported that the Clackamas River continues to experience low water flows, and it has fallen below the levels that were seen in 2015. He explained that NCCWC is subject to the instream flow requirement of 800 cfs as of September 1, and Sunrise, via NCCWC, is subject to another instream flow requirement of 640 cfs as of September 16. Given the flow requirements, staff anticipate OWRD to begin regulating water rights, starting with the most junior right. To prepare for this, Sunrise, through CRWP, has coordinated releases from Timothy Lake with PGE to begin September 20. Sunrise is also coordinating with CRW to secure water production beyond the current supply. Staff are also prepared to turn on groundwater wells to supplement the water supply. Pietzold noted more details, and a chart of water rights, are included in agenda item 3.1.

To encourage customers to discontinue outdoor water use, Sunrise issued a billing insert, requesting customers discontinue outdoor water use after Labor Day. If all customers voluntarily reduce outdoor water use, Sunrise should be able to meet consumption demand, but without that voluntary reduction, Sunrise will be subject to official curtailment from OWRD.

Pietzold shared a letter from Wade Hathhorn as General Manager of the NCCWC to member agencies on pending regulatory action by OWRD. There was discussion on HOA requirements regarding green spaces, and future plans such as passing an ordinance to suspend HOA irrigation requirements during times of curtailment.

3. STAFF REPORTS

3.1 Director's Update

Pietzold reported that the stream flow measured on August 20 was 670 cfs and on August 20, 2025 it was 699 cfs, and he noted this was covered extensively in the previous report. There was discussion on water rights and senior versus junior rights.

Bailey arrived in person at 6:29 p.m. after attending the meeting via Zoom.

Barth commented that Sunrise needs to have a larger social media presence across platforms and thought the voluntary curtailment message should be posted frequently.

Pietzold mentioned the fire at the City of Happy Valley's Public Works Facility. Sunrise has reached out to Happy Valley to offer support where they are able.

He reported Sunrise staff are coordinating internally to develop a work session on the policy refresh project.

Pietzold noted four staff anniversaries: Justin Foreman at 3 years, Greg Willson at 3 years, Tyler Wubbena at 6 years, and Christin Anderson at 27 years.

3.2 Engineering Report

3.3 Construction Report

3.4 Operational Report

3.5 Financial Statements

Brownsberger provided financial updates over the last month, including revenue and expenditure tracking; capital expenses; meters sold in July; water sales; cash reserves; and the LGIP interest rate which was 4.0% in July. He noted it's only the first month of the fiscal year, so the graphs are not

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very interesting.

3.6 Administrative Update

Wolff updated the Board on recruitment and reported a SCADA Technician started at the beginning of August, and Sunrise made an offer and it was accepted for Project Engineer. They are anticipated to start in October. She also shared that the CCC WET program intern is working and is about halfway through their internship. She expects them to complete their hours in September. Wolff shared two letters with the Board from the CCC Foundation and the intern, thanking Sunrise for the scholarship and internship.

Wolff reminded the Board that the Annual Picnic is on Thursday, September 17 from 4:00-7:00 p.m. in Happy Valley Park, Area A. She requested the Board RSVP to either her or Sampson as soon as they are able. Bailey remarked that he does not plan to attend the picnic.

Wolff acknowledged ongoing projects including social media and an executive summary of the compensation study, noting she will report back to the Board when there is a substantive update to share.

4. Board Business

4.1 Board Calendar

4.2 Meeting Attendance & Liaison Reports

Commissioner	Meeting
Anderson	None.
Bailey	None.
Barth	None.
Coate	None.
Hawes	Oregon City Business Alliance, North Clackamas Chamber, Boring Water and Sandy City Council.
O'Meara	Happy Valley City Council on August 18 – in person.

4.3 Information Items

4.4 Future Agenda Items

5. Executive Session

At 7:11 p.m., Hawes recessed the regular session and convened an executive session pursuant to ORS 192.660(2)(p), to consider matters relating to cybersecurity infrastructure and responses to cybersecurity threats.

At 7:43 p.m., Hawes closed the executive session and reconvened the regular session. Hawes noted no decisions were needed as a result of the executive session.

6. Adjourn

Hawes adjourned the regular board meeting at 7:43 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