

Board Meeting Minutes July 21, 2021 This meeting was held by phone and the internet.

REGULAR SESSION – 6:06 PM

CALL TO ORDER

Commissioners Present: Bernice Bagnall; Jim Doane, PE; Jim Duggan, PE; Todd Sanders; Dick Schmidt

Staff Present: Tom Hickmann, PE, Chief Executive Officer; Paul Matthews, Chief Financial Officer; Carrie Pak, PE, Chief Engineer; Clark Balfour, General Counsel; Dave Kraska, PE, Water Supply Program Director; Tim Boylan, IT Services Director; Andrew Carlstrom, Customer Service Manager; Joel Cary, Water Resources Division Manager; Debbie Carper, District Recorder

REPORTS BY THE CHIEF EXECUTIVE OFFICER AND MANAGEMENT STAFF

Mr. Hickmann reported on recent *Cryptosporidium* detections in Bull Run water and described the District's water supply status (see attached memo). He also noted the District has aided water providers in Klamath Falls and Hermiston as they experience challenges. The District has also issued a letter of interest for Water Infrastructure Finance and Innovation Act (WIFIA) funding to make additional progress on the District's Capital Improvement Program.

Mr. Balfour gave the safety moment on summer fire safety. He also gave the department report on District issues for which he is providing legal assistance and key updates from the recent state legislative session (see attached presentation).

COMMISSIONER COMMUNICATIONS

A. Reports of meetings attended

Commissioners described and submitted a list of recently attended meetings (see attached forms).

B. Topics to be raised by the Commissioners

There were none.

PUBLIC COMMENT

There was none.

1. CONSENT AGENDA

A. Approve the June 16, 2021 regular meeting minutes.

[Recorder's Note: Commissioner Schmidt lost connection at 6:40 p.m.]

Motion was made by Bagnall, seconded by Doane, to approve the Consent Agenda as presented. The motion passed unanimously with Bagnall, Doane, Duggan and Sanders voting in favor.

2. BUSINESS AGENDA

A. Consider adopting Resolution 08-21, a resolution establishing the water rate setting process for the 2021-23 biennium. *Staff Report – Paul Matthews*

Mr. Matthews reviewed the District's financial management process interdependencies and the risks driving the District's financial strategies (see attached presentation).

[Recorder's Note: Commissioner Schmidt reestablished connection at 6:44 p.m.]

Mr. Matthews provided information on planned capital expenditures and project debt financing by fiscal year. He outlined proposed changes to volume rates and fixed monthly charges and the resulting impact on the typical customer before showing how the proposed increase compares with other regional utilities.

After reviewing the legal requirements and best practices for rate adjustments, he outlined the proposed process timeline, noting the staff report did not reflect the correct times for the virtual forums (correct times are shown in the presentation).

In response to Commissioner feedback, staff said they will work on incorporating virtual breakout rooms to allow attendees to interact with Commissioners and staff in smaller settings. Breakout room practice sessions at the August work session could allow Commissioners to gain experience using them.

Motion was made by Duggan, seconded by Schmidt, to adopt Resolution 08-21, a resolution establishing the water rate setting process for the 2021-23 biennium. The motion passed unanimously with Bagnall, Doane, Duggan, Sanders and Schmidt voting in favor.

Mr. Matthews concluded by sharing next steps and giving the Board the opportunity to ask questions on the financial performance update provided in the presentation file.

3. INFORMATIONAL PRESENTATIONS

A. Lead Service Line Inventory Requirement under the Environmental Protection Agency's Lead and Copper Rule Revisions. *Staff Report – Joel Cary*

Mr. Cary reviewed the recent Lead and Copper Rule Revisions, the progress District staff has already made to reach compliance and the steps yet to be taken (see attached presentation).

In response to questions, staff said:

- Galvanized pipe on the customer side of the meter would only trigger a replacement requirement if lead was found in a service line on the District side.
- It is highly unlikely the District has any lead pipe in service lines; there may be lead solder or other lead componentry, but those do not trigger the compliance elements of the rule.
- Staff is actively searching for lead componentry to prioritize replacement outside of the rule compliance efforts.
- The Board would be notified if staff found anything that required replacement.
- Staff will provide a link to guidance information provided by the American Water Works Association.
- The inventory undertaken to achieve compliance will have numerous additional operational benefits.

ADJOURNMENT

There being no further business, Presid	dent Sanders adjourned the meeting at 7:40 p.m.
Todd Sanders, President	lim Doano Socrotary
roud Sanders, Fresident	Jim Doane, Secretary



MEMO

Date: July 21, 2021

To: Tualatin Valley Water District Board of Commissioners

From: Tom Hickmann, CEO

Re: Chief Executive Officer and Management Staff Report

The following items will be covered during the report by the CEO:

- Portland Cryptosporidium Results For the month of June 2021, the Portland Water Bureau reported one Cryptosporidium oocyst detection in water samples collected from the Bull Run Headworks. Complete results of Portland's Cryptosporidium monitoring are posted on the City's website: https://www.portland.gov/water/water-quality/test-results#toc-cryptosporidium.
- **2. Water Supply Update** As you are aware, the Governor recently issued an executive order encouraging all Oregonians to use water wisely. This order also restricts water use at state-owned properties.

While parts of Oregon are facing severe drought conditions and our sympathies go out to those communities feeling the worst impacts from the drought, this order does not impact TVWD; our current water supplies are in good shape. This is the expected trend through the summer and remaining peak demand season as well. The Portland Water Bureau has reported that they are not anticipating any water supply shortages this year based on available supplies, customer demands and anticipated weather patterns. TVWD's Barney Reservoir supply with the Joint Water Commission (JWC) is also in good shape, and no supply shortages are expected either. Last, we are continuing to use our aquifer storage and recovery supply as well to meet demands, which helps offset usage of our primary Portland and JWC sources throughout the season.

As usual, we will continue to promote wise water use this time of year to our customers and through TVWD's daily operations in order to maintain our careful stewardship of these important resources. Taken as a whole, TVWD's situation further supports the direction we have taken with development of the Willamette Water Supply System: having multiple, high-quality water sources available will continue to make sure TVWD can meet its mission of providing safe, reliable water to the communities we serve. As always, we will continue to

CEO & Management Staff Report to the TVWD Board of Commissioners

July 21, 2021

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monitor the situation and keep the Board updated should any changes to this situation occur.

3. Safety Minute and Department Report – Clark Balfour, General Counsel, will present the safety minute and department report this evening.

Legal Department Report

Clark Balfour, General Counsel

July 21, 2021



1

Current Efforts

- Ongoing Project Support
 - CIS
 - Valve Replacement
 - Various Construction Projects
- Real Estate Title Matters
- Cooper Mountain Reservoir Intertie
- WWSS Support
- Legislative Session
- COVID



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Legislative Session

- Change of Use HB 3103
- SDC HB 3040
- Plastic Pipe HB 2310
- Utility Assistance HB 3089
- Public Meetings HB 2560



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Legislative Session



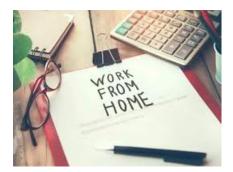
- Juneteenth HB 2168
- Prevailing Wage Rate
 - SB 493
- Surplus Lands
 - HB 2918
 - HB 3124
- County ROW HB 3049

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Reopening

- Leadership Team
 - Work Conditions
 - Work from Home
 - Customer Service
 - Past Due Accounts
 - CWS Coordination



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Questions?

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Financial Forecast Update and Rate Setting Process for 2021-23

July 21, 2021

Paul L. Matthews
Chief Financial Officer

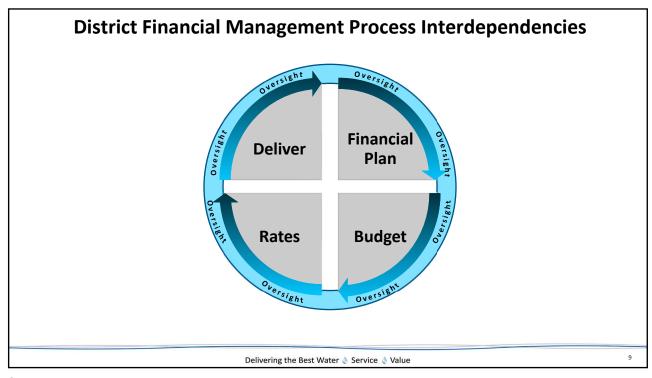


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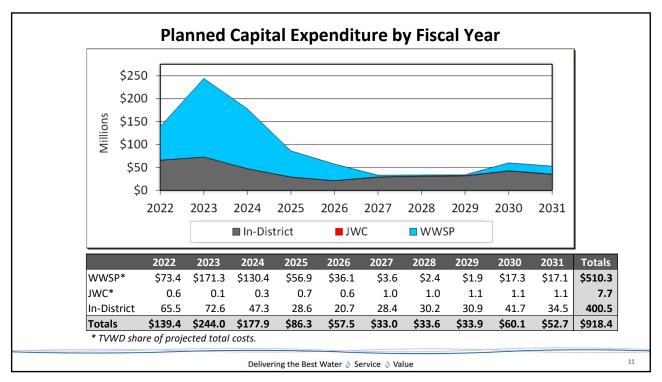
Presentation Overview

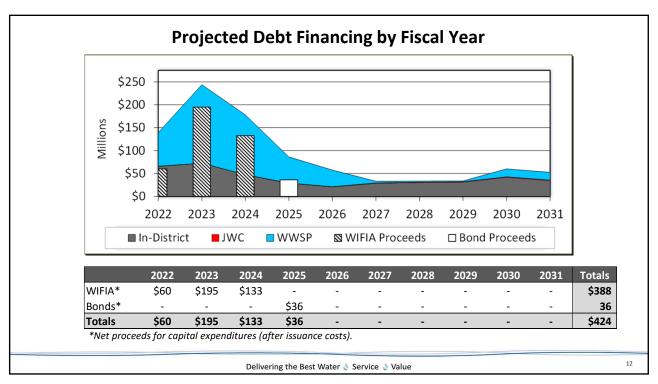
- Review latest financial forecast
- Present proposed water rate increases for November 2021 and November 2022
- Provide overview of proposed customer outreach efforts for rate adoption
- Answer questions on financial performance under COVID-19

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Risks • Significant risk that future rate increases could be higher than planned • Economy may not recover to pre-COVID levels for water sales • Significant construction risk remains Strategies • Build financial capacity • Adopt rates that provide financial resources in advance • Enhance the Customer Emergency Assistance Program • Pursue federal and state assistance





Proposed Volume Rates (\$/CCF1)

Block ^{Notes 2,3}	Current	Nov 2021	Nov 2022
Block 1	\$5.62	\$6.15	\$6.73
Block 2	\$8.01	\$8.77	\$9.60

 $^{^{\}rm 1}\mbox{One}$ CCF is 100 cubic feet of water or about 748 gallons.

Block 2 = All consumption over 28 CCF every two months.

 3 Commercial and all other classes: Block 1 = Water use up to 140% of 12-month moving avg.

Block 2 = All consumption exceeding the Block 1 threshold.

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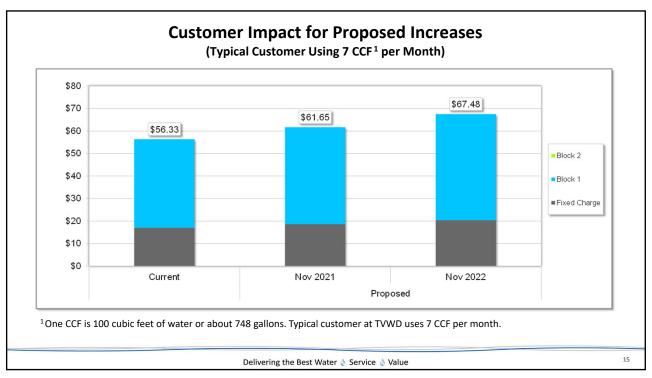
Proposed Fixed Monthly Charges

Meter Size	Current	Nov 2021	Nov 2022
5/8 Inch	\$16.99	\$18.60	\$20.37
3/4 Inch	18.71	20.49	22.44
1 Inch	23.06	25.25	27.65
1.5 Inch	30.99	33.93	37.15
2 Inch	45.71	50.05	54.80
3 Inch	127.27	139.36	152.60
4 Inch	170.53	186.73	204.47
6 Inch	274.83	300.94	329.53

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 $^{^2}$ Single-Family Residential Class: Block 1 = Water use up to 28 CCF every two months.



Customer Impact

(Typical Customer Using 7 CCF¹ per Month)

Typical Single-Family Residential Bill				
5/8-Inch Meter	Current	Nov 2021	Nov 2022	
Fixed Charge	\$16.99	\$18.60	\$20.37	
Volume Charge	\$39.34	\$43.05	\$47.11	
Total	\$56.33	\$61.65	\$67.48	
Monthly Increase		\$5.32	\$5.83	

 1 One CCF is 100 cubic feet of water or about 748 gallons. Typical customer at TVWD uses 7 CCF per month.

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Comparison to Other Utilities

	Total Bill	Total Bill	%	
City/Agency	2020	2021	Change	Notes
Beaverton	\$40.99	\$46.61	13.7%	Effective Dec. 1, 2020
Tigard	\$57.70	\$64.57	11.9%	Effective July 1, 2021
Rockwood Wtr PUD	\$31.16	\$34.70	11.4%	Effective July 1, 2021
TVWD - Proposed	\$56.33	\$61.65	9.4%	Proposed Nov 1, 2021
Sunrise Water Auth.	\$32.50	\$35.50	9.2%	Effective July 1, 2021
Hillsboro - Inside City	\$33.59	\$36.32	8.1%	Effective Jan 1, 2021
Hillsboro - Upper System	\$50.42	\$54.48	8.1%	Effective Jan 1, 2021
Portland	\$56.07	\$60.44	7.8%	Effective July 1, 2021
West Slope	\$55.52	\$58.82	5.9%	Effective June 17, 2021
Gresham	\$44.76	\$47.14	5.3%	Effective Jan 1, 2021
City of Tualatin	\$31.44	\$32.80	4.3%	Effective July 1, 2021
Clackamas R. Water	\$47.15	\$48.58	3.0%	Effective May 1, 2021
Lake Oswego	\$49.02	\$50.00	2.0%	Effective Jan 1, 2021
Sherwood	\$52.50	\$53.45	1.8%	Effective July 1, 2021
Wilsonville	\$37.74	\$38.24	1.3%	Effective May 1, 2021
Forest Grove	\$39.25	\$39.25	0.0%	No rate change in 2021

Note: "Total Bill" assumes a typical single-family residential customer consuming 7 CCF/month.

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Requirements for Adjusting Water Rates

Legal Requirements

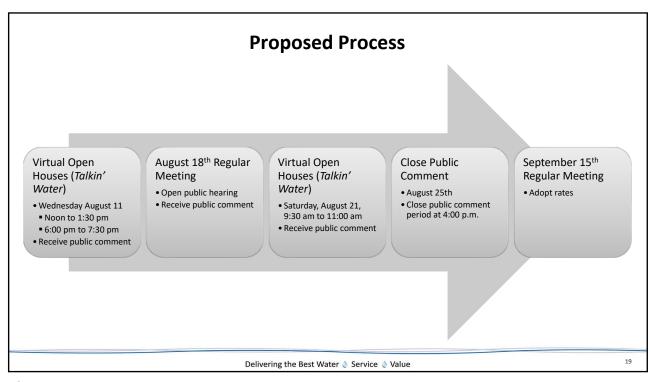
- Mail postcard to customers notifying them of public hearing when rate adjustments will be considered
- Hold public hearing

Best Practices

- Open houses to inform customers of basis for rate adjustments
- Easier way for customers to provide comments to the Board that are included in public record

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Resolution 08-21

Purpose

- Establishes August 18th as the date for the public hearing
- Authorizes management to mail notices
- Directs staff to conduct virtual open houses
- Provides that public comments period that closes on August 25, 2021 at 4:00 p.m.

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Questions and Answers

Financial Forecast Update and Rate Setting Process for 2021-23

July 21, 2021 Regular Meeting



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Next Steps

- Mail postcard to customers in July/August
- Conduct Virtual Open Houses
- Hold Public Hearing at August Regular Meeting
- Receive public comments
- Adopt new rates in September

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Update on Financial Performance

Paul L. Matthews
Chief Financial Officer

July 21, 2021



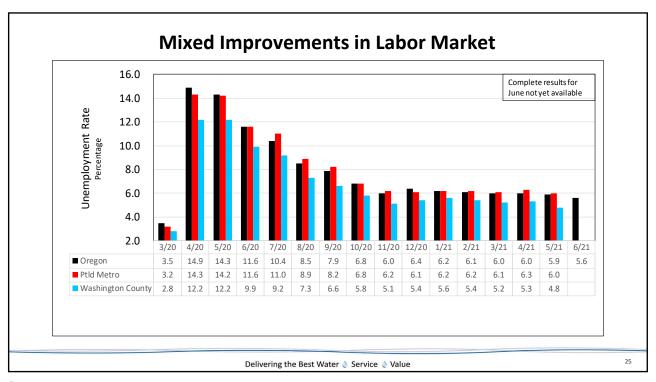
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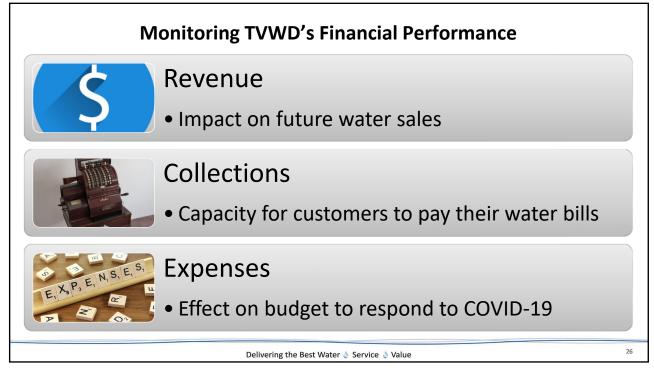
Overview of Tonight's Update

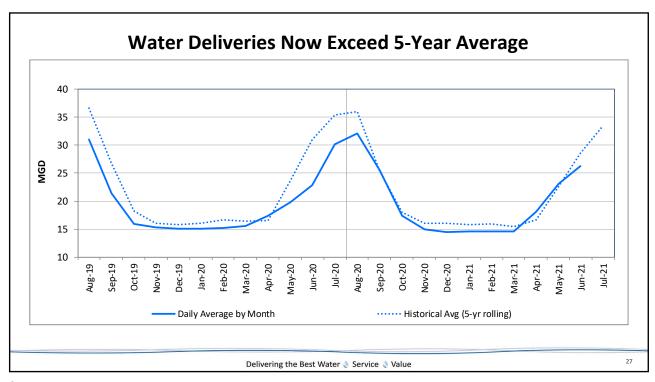
Updates on:

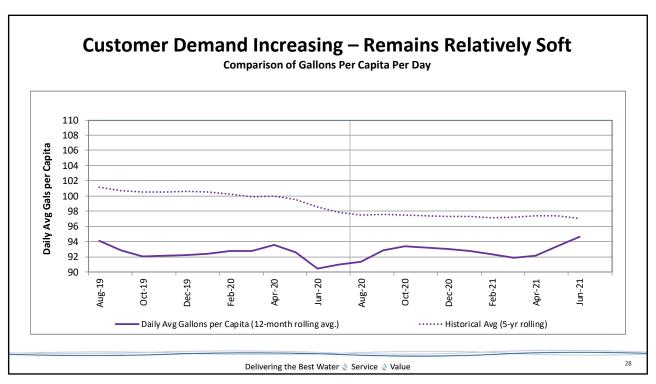
- Update on unemployment rates
- •TVWD's Financial Performance
 - Revenue
 - Collections
 - Expenses

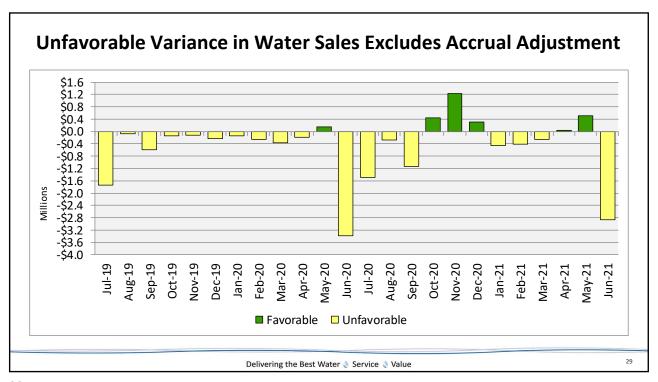
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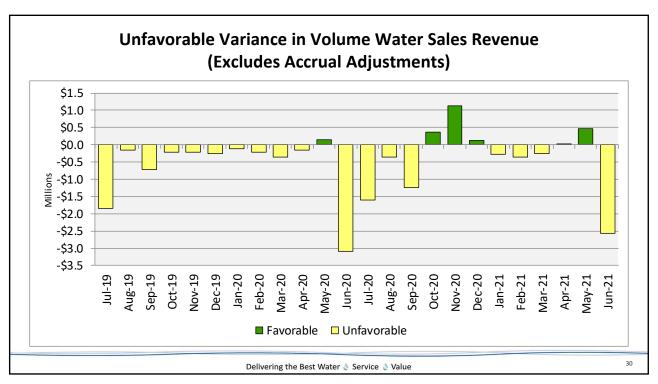


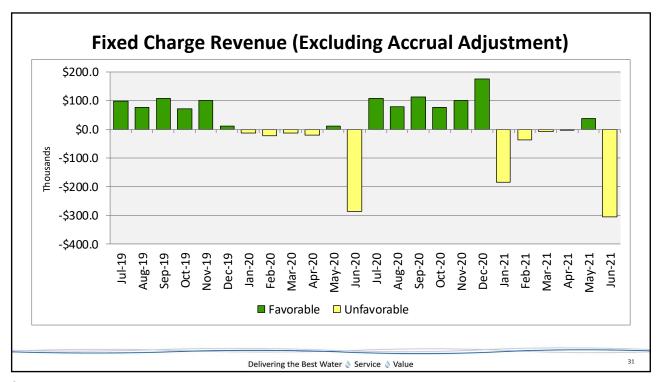


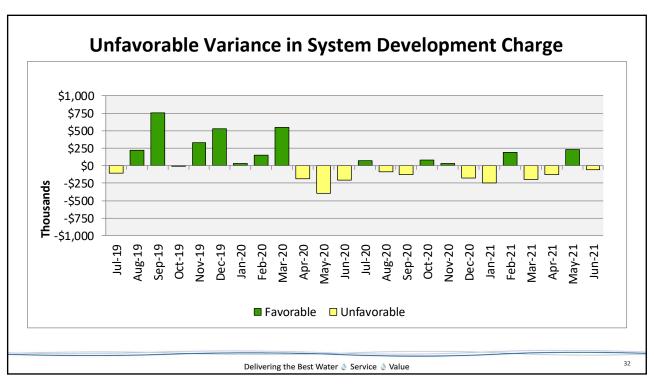












Revenue Trends by Customer Class

Revenue

- Diminishing volatility
- Biennium performance remains uncertain
- Latest forecast suggests unfavorable variance of \$9.5 to \$12.5 million for biennium
- Final accrual adjustment will be key in determining variance

Challenges

- COVID-19's impact on the economy
- Uneven variance in revenue by customer classes
- Bimonthly billing cycles
- Unbalanced billing cycles by month
- Year-end accrual adjustments determined in September 2021

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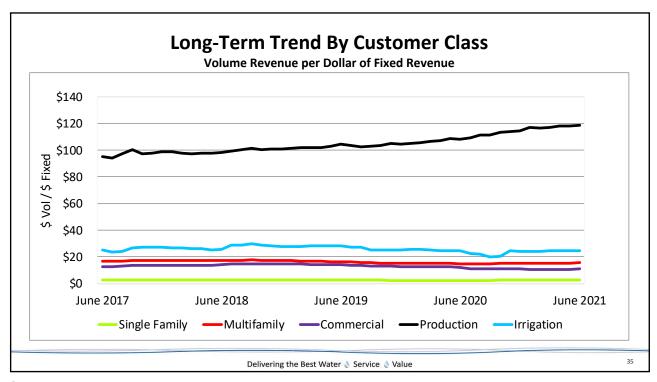
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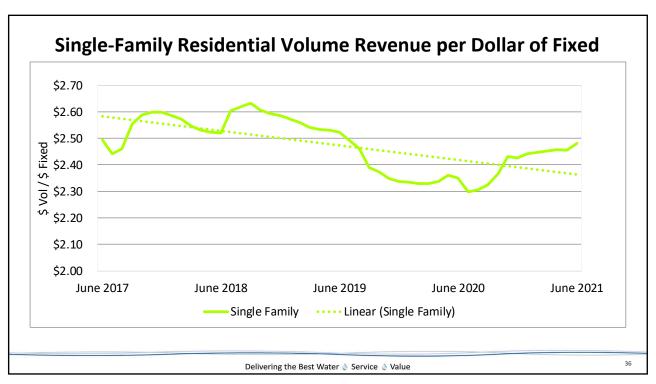
Metric to Assess Trends

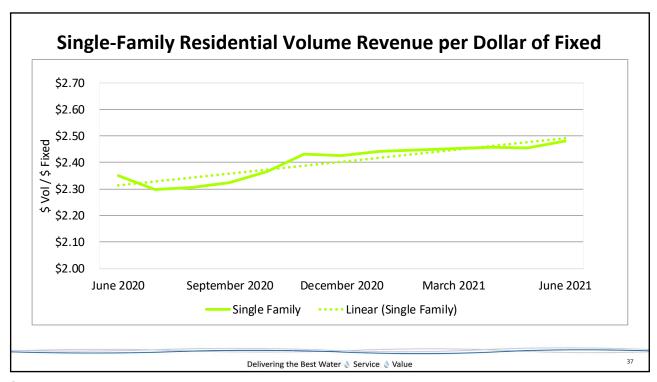
Approach

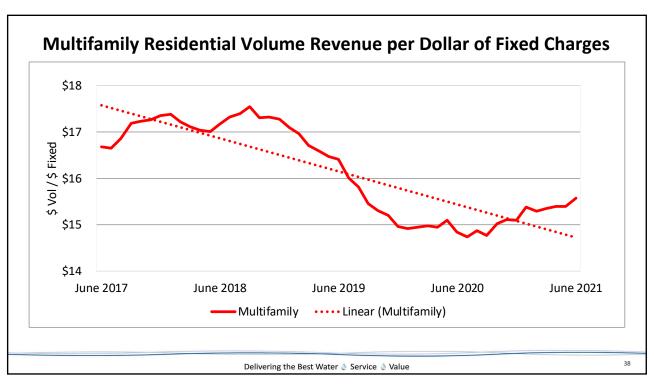
- Volume-based revenue per dollar of fixed charges
- Reduces the impact of seasonal variability in revenue
- Addresses the challenges of unbalanced billing cycles
- Provides meaningful trend data over time

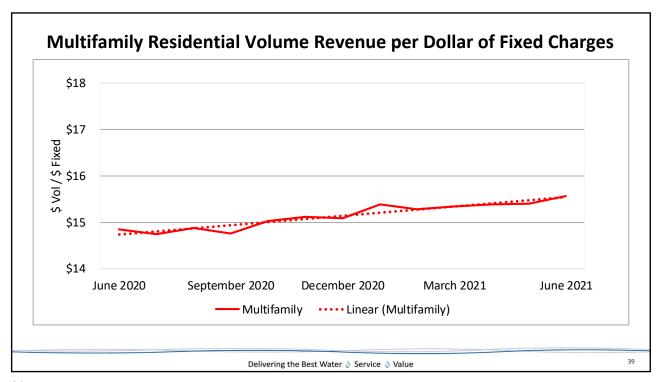
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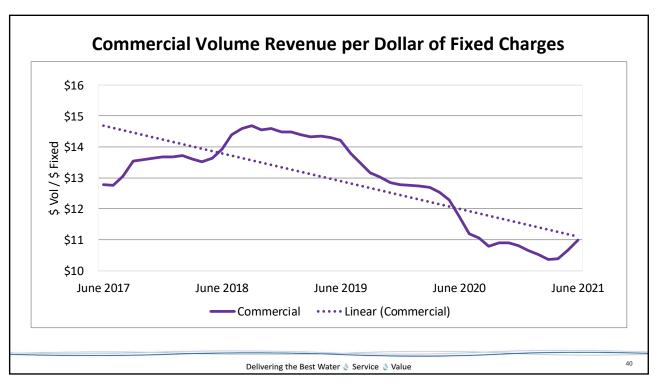


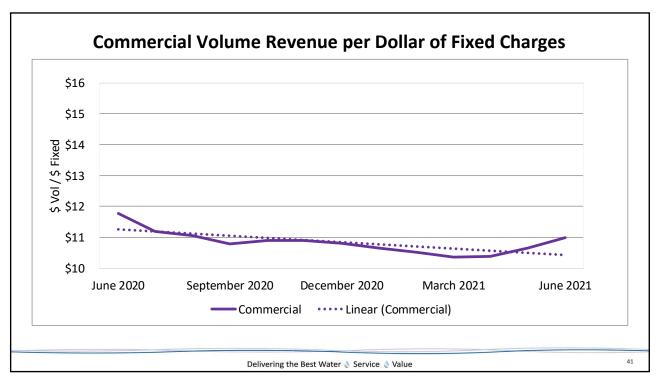


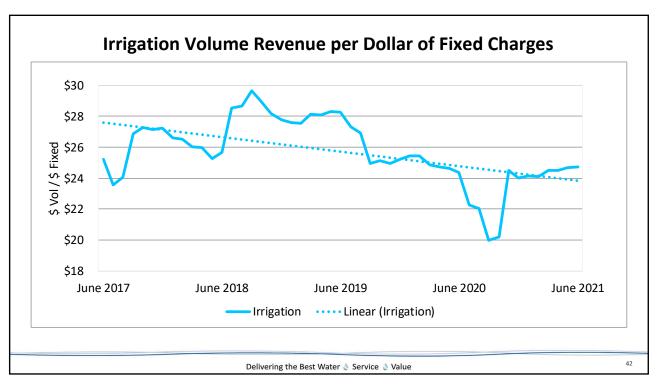


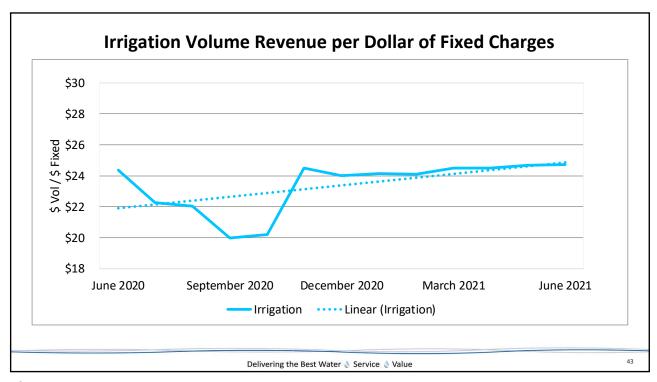


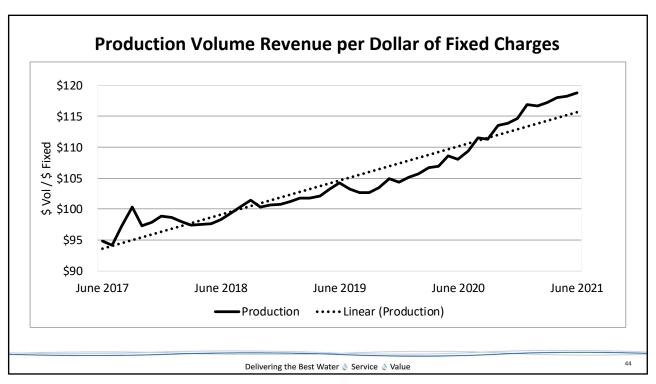


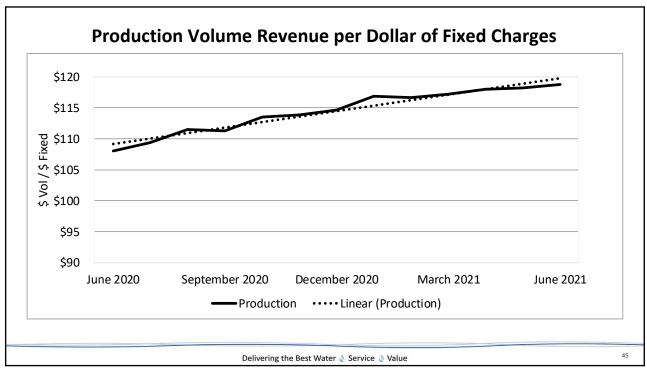












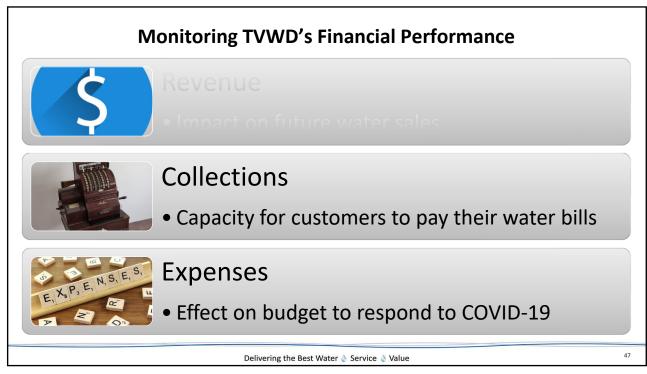
What We've Learned This Month

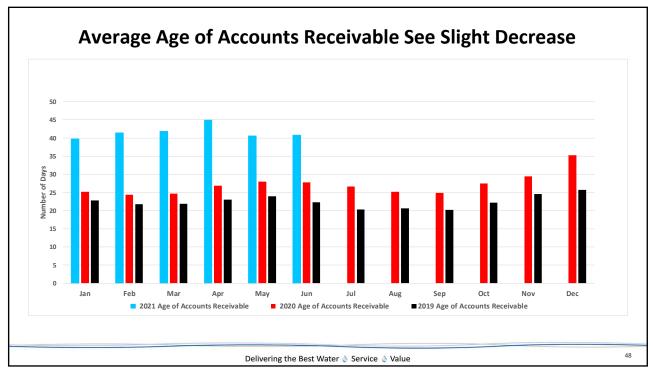
Revenue for June

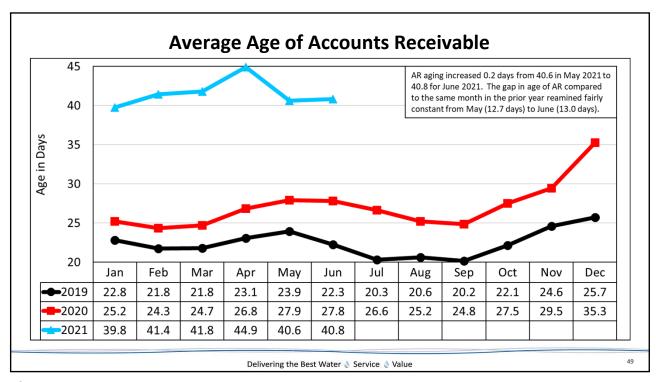
- Unseasonably warm weather may be increasing outdoor water use
- Commercial class remains down, but appears to be recovering
- Single-family residential sales seem to have stabilized, may be improving
- Multifamily residential sees slight improvement
- Production class remains strong
- Accrual adjustments will be key in final revenue variance

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Days Sales Outstanding

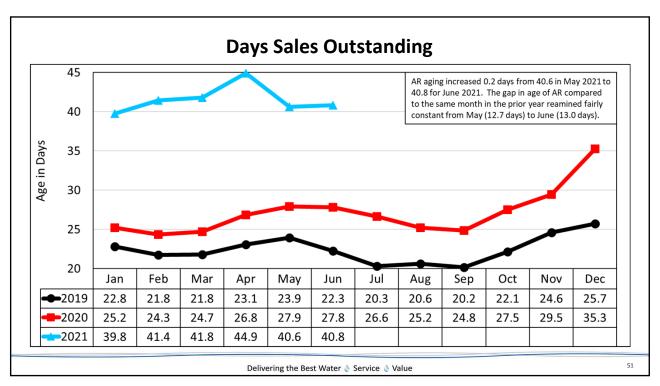
Measures average number of days to collect on sales

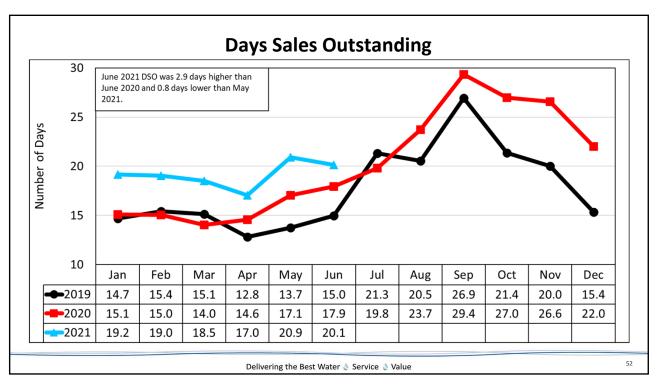
$$\textit{Days Sales Outstanding} = \frac{\textit{Account Receivable}}{\textit{Total Sales}} * 365$$

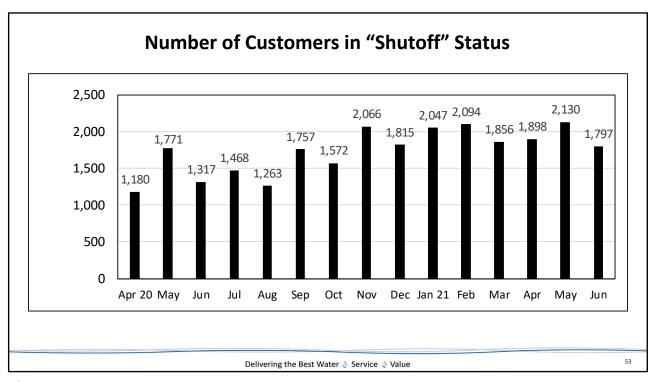
- Increases in Days Sales Outstanding could indicate collections challenges
- Proposed basis is years of sales to account for seasonality of water sales

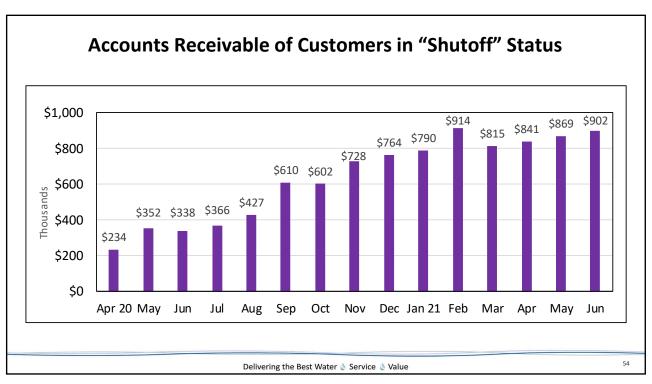
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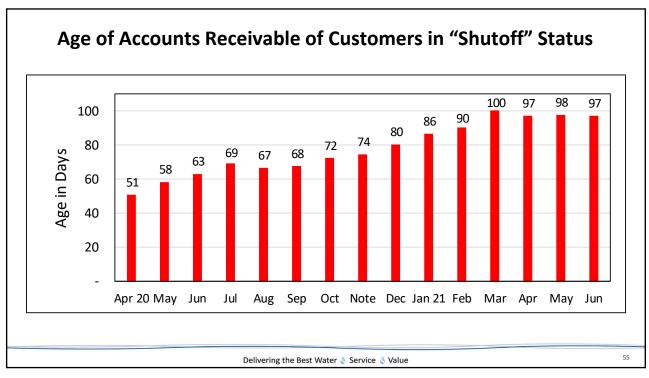
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Locations of Struggling Customers Heat map Based on District's GIS Shows density of dollar balances of bills by location Areas of most concern are more red/blue in color

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Monitoring TVWD's Financial Performance



Revenue

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Collections



Expenses

• Effect on budget to respond to COVID-19

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Reminder on Bad Debt Expense

Recent Adjustments

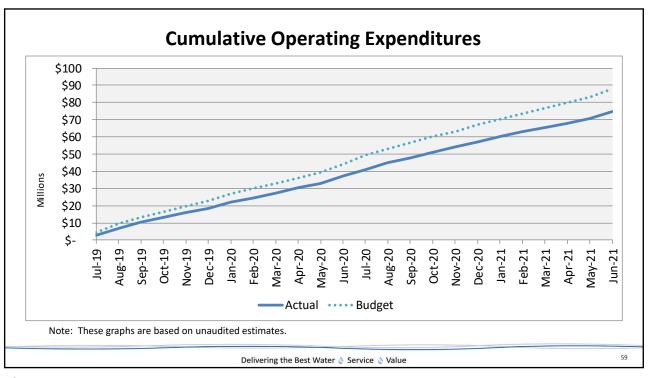
- Allowance for doubtful accounts increased from 0.11% of sales to 0.85% of sales (historical rate has been about 0.20%)
- One-time bad debt expense of about \$250 thousand to bring allowance to about \$500 thousand

Future Adjustments

 Staff continues to monitor collections and allowance for doubtful accounts

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Closing Thoughts

Final Thoughts

- Revenue seams to have stabilized at lower levels
- Likely to close the biennium with \$9.5 to \$12.5 million in unfavorable variance
- Final accrual adjustments will be key in determining biennium variance
- Taking actions to manage allowance for doubtful accounts

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Questions and Comments

Update on Financial Performance

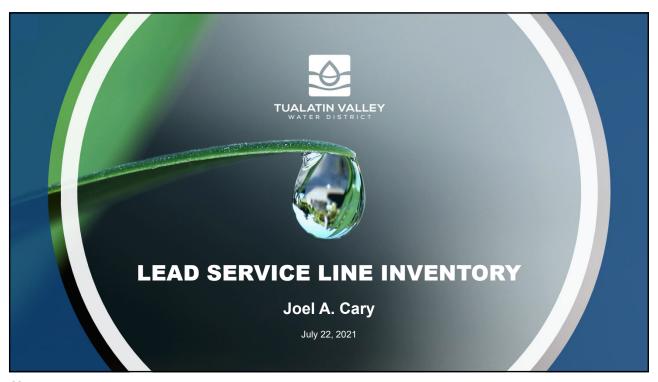
Paul L. Matthews
Chief Financial Officer

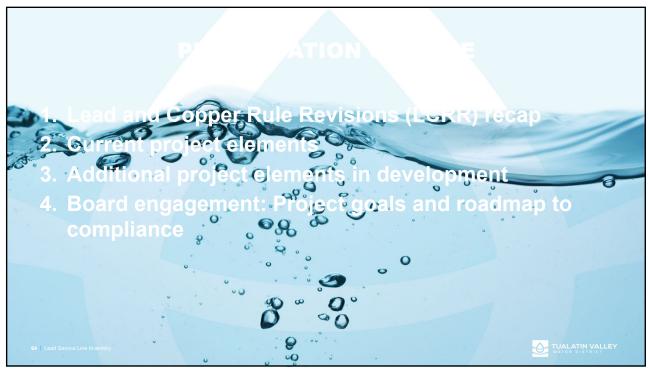


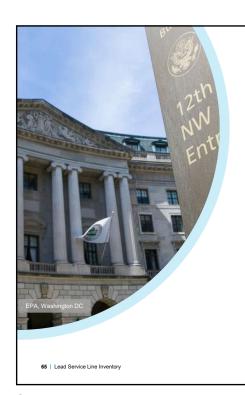
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Thank You









LCRR RECAP*

What's changing and why are we starting this effort now?

- The LCCR requires water systems to develop a lead service line (LSL) inventory or demonstrate absence of LSLs within 3 years of final rule publication
- EPA recently extending the compliance date in the LCRR by nine months to October 16, 2024
- LSL inventories must include both the public side (TVWD) and private side (customer) of the service line
- Compliance based categories: LSL, partially galvanized needing replacement, unknown, non-lead
- Submit to Oregon Health Authority (OHA) by above date
- Disclaimer: There's lot more to the LCRR as noted during the March Board meeting. Future updates will cover these aspects as TVWD works to implement all requirements of the LCRR.



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WHERE ARE WE AT RIGHT NOW?

Several project elements already started

☑ Developed and refined process in GIS and Cityworks for staff to collect both front-side (TVWD) and back-side (customer) materials while performing meter condition assessments to support AMI planning

☑ Utilizing evidence-based approach as framework to establish data

- Can staff can visually inspect materials with a degree of confidence?
- If yes, materials are captured
- If no, data fields are marked as "not accessible" for further investigation

☑ Multiple data combinations are then paired to create LCRR classifications

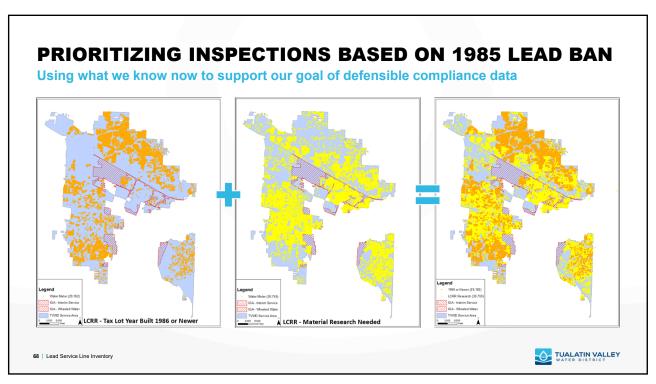
• For example, non lead service (TVWD side) + galvanized service (customer side) = no replacement needed

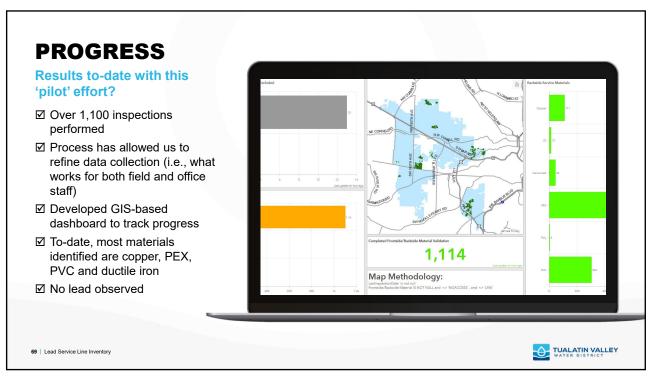
Key takeaway? We're thinking this through now to establish accurate data for the entirety of the project

67 | Lead Service Line Inventory



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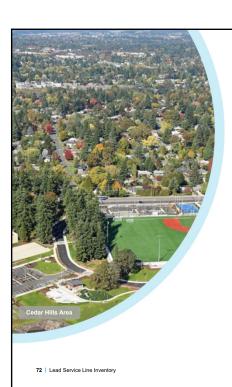
PROJECT DEVELOPMENT

Next steps for the remainder of 2021

- Draft *Project Development Plan (PDP)* created to establish framework, objectives, etc.
- PDP establishes sub-project teams for specific areas of expertise
- Evaluating staffing needs to continue and/or expand field inspection process
- With around 30,000 service lines needing evaluation within three (3) years, that's approximately 830 per month
- How many resources (e.g., FTEs) do we need to apply in order to meet that objective?
- Utilizing GIS dashboards will help inform these decisions



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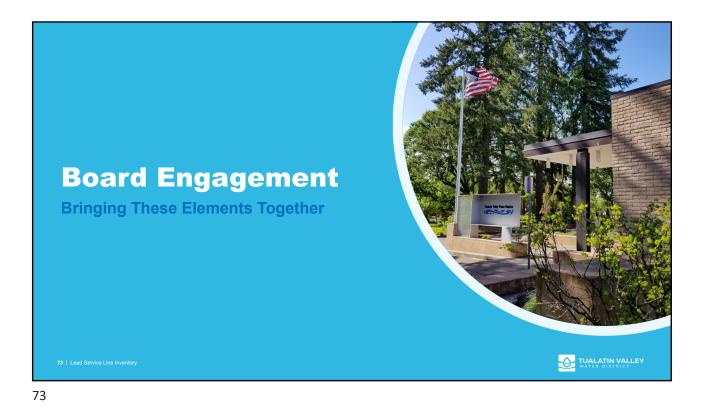
PROJECT DEVELOPMENT

Next steps for the remainder of 2021

- TVWD Fiscal Year 2021-2023 Budget includes \$300k for professional and contract services
- Project will utilize this appropriation for:
 - Public outreach and communications for target areas
- Potential investigative support
- Data collection and management support



TUALATIN VALLEY



KEY ITEMS FOR BOARD AWARENESS

Putting the pieces of the puzzle together for TVWD Board awareness

What are these key items of the LCRR?

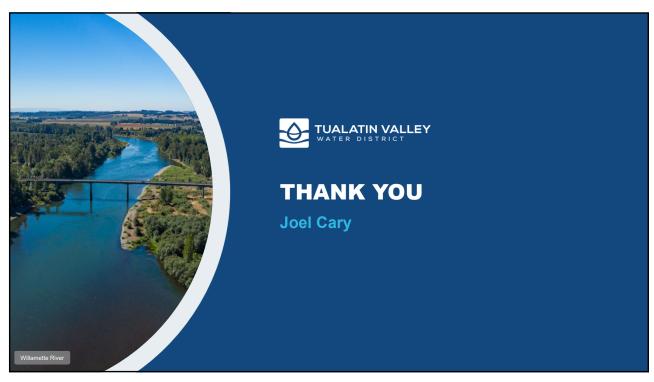
- Submitting an LSL inventory *is* the regulatory requirement of the LCRR
- Having all materials identified by the October 16, 2024, compliance deadline *is not* required
- Materials categorized as unknown, LSL or partial galvanized needing replacement triggers additional actions:
 - Publicly available look-up tool (i.e., webpage)
 - · Targeted notifications annually
 - Development of LSL Replacement Plan

What are TVWD's goals?

- Ideally, to have all materials known and data ready by the compliance submission date
- · How do we get there?
 - By bringing these elements together in a comprehensive and strategic project plan (inprogress)
 - Providing the TVWD Board regular updates during the next three (3) years
 - Engaging with OHA on expectation for LSL inventories (in-progress)

74 | Lead Service Line Inventory







Commissioner Bernice Bagnall

Date	Meeting or Function	Purpose	\$	Claimed
6/17/2021	District Recorder	Oath of office/document signing	50.00	X Yes □ No
6/24/2021	WEA	Mayor's Forum	50.00	X Yes □ No
7/9/2021	JWC meeting	Curtailment plan, chlorine prices, etc.	50.00	X Yes □ No
7/21/2021	Board meeting	District Business	50.00	X Yes □ No
			\$200 OK to pay	□ Yes □ No
			D Carper	□ Yes □ No
				□ Yes □ No
				□ Yes □ No
				□ Yes □ No
				□ Yes □ No
				□ Yes □ No
				□ Yes □ No
				□ Yes □ No

ORS 198.190, "A member of the governing body of a district may receive, not to exceed \$50.00 for each day or portion thereof as compensation for services performed as a member of the governing body. Such compensation shall not be deemed lucrative. The governing body may provide for reimbursement of a member for actual and reasonable traveling and other expenses necessarily incurred by a member in performing official duties." Please note that in accordance with ORS 294.331 (3) members of the budget committee shall receive no compensation for their services as members of such committee.



Commissioner Jim Doane

Date	Meeting or Function	Purpose	\$	Claimed
21 July	Regular Meeting		50	□ Yes X No
20 July	Meeting with Tom Hickman		50	□ Yes X No
9 July	BRJOC/JWC		50	□ Yes X No
28 June	BRJOC/JWC Pre-Meeting		50	□ Yes X No
			\$200	□ Yes No
			OK to pay CEA D Carper	□ Yes No
				□ Yes No
				□ Yes□ No
				□ Yes No
				□ Yes No
				□ Yes□ No
				□ Yes □ No
				□ Yes □ No

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Commissioner Jim Duggan

Date	Meeting or Function	Purpose	\$	Claimed
06/29/2021	Drive-by Swearing-In-Ceremony	Oath of Office; New Term	50	× Yes □ No
07/01/2021	WWSS Board Meeting	Regular Monthly Mtg	50	× Yes □ No
07/12/2021	Meeting with Paul and Todd	Agenda Planning	50	× Yes □ No
07/21/2021	TVWD Board Meeting	Regular Monthly Mtg	50	× Yes □ No
			\$200 OK to pay	□ Yes □ No
			D Carper	□ Yes □ No
				□ Yes □ No
				□ Yes □ No
				□ Yes □ No
				□ Yes □ No
				□ Yes □ No
				□ Yes □ No
				□ Yes □ No

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Commissioner Todd Sanders

Date	Meeting or Function	Purpose	\$	Claimed
7/21/2021	Monthly Board Meeting	Lead Line Inventory requirements	50	x Yes □ No
7/12/2021	Meet with CFO and Vice Chair	Establish Agenda for Monthly Board Meeting	50	x Yes □ No
			\$100 OK to pay	□ Yes □ No
			D Carper	□ Yes □ No
				□ Yes □ No
				□ Yes □ No
				□ Yes □ No
				□ Yes □ No
				□ Yes □ No
				□ Yes □ No
				□ Yes □ No
				□ Yes □ No
				□ Yes □ No

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Commissioner Dick Schmidt

Date	Meeting or Function	Purpose	\$	Claime	ed
07092021	JWC		50	⊠ Yes	
				No	
07212021	Regular board		50	⊠ Yes	
				No	
06232021	Swear-in by Debbie		50	⊠ Yes	
				No	
		\$1	50	□ Yes	
			K to pay	No	
			Carper	□ Yes	
			_	No	
				□ Yes	
				No	
				□ Yes	
				No	

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Debbie Carper

From: Todd Sanders

Sent: Tuesday, July 27, 2021 8:40 AM

To: Debbie Carper

Subject: Re: Meetings attended forms approval

I approve the July Meetings Attended forms for all Commissioners.

Thanks,

From: Debbie Carper < Debbie. Carper@tvwd.org>

Sent: Tuesday, July 27, 2021 7:12 AM

To: Todd Sanders < Todd. Sanders @tvwd.org > **Subject:** RE: Meetings attended forms approval

Good morning! I've attached the revised form. Do I have your approval on all four?

Debbie C.

From: Debbie Carper < Debbie. Carper@tvwd.org >

Sent: Thursday, July 22, 2021 7:27 AM
To: Todd Sanders < Todd.Sanders@tvwd.org >
Subject: Meetings attended forms approval

Good morning!

Could you please send me your email approval of the attached forms?

Debbie Carper, MMC

District Recorder

1850 SW 170th Avenue, Beaverton, OR 97003 direct 503-848-3014 debbie.carper@tvwd.org

www.tvwd.org

Tualatin Valley Water District

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