



This meeting will be held in person, but you may attend virtually; see the instructions on page 2.

AGENDA

11:30 a.m. LUNCH

11:45 a.m. STUDY SESSION – Distribution Maintenance Equipment (Water Operations Manager Dan Perkins, Water Distribution Operations Supervisor Scott Allis, & Water Distribution Maintenance Supervisor Tom Warren)
This session will not be available via Zoom.

12:15 p.m. BOARD MEETING

1. Roll Call

2. Pledge of Allegiance

3. Comments from the Audience

Comments will be limited to 4 minutes per individual, group, or organization; please state your name and organization (if applicable) when prompted.

4. Consent Calendar

4.1 Approval or Correction of the Minutes of the Last Regular Meeting of July 15, 2026

4.2 Resolution No. 2034, A RESOLUTION Providing for the Collection of a Proportionate Share of the Cost of Water Main Construction on the North Side of Dakota Avenue from Oak Grove Road to Gaylee Avenue, from Property Owners Benefitting Thereby at the Time of Use of the Said Water Mains and Providing for the Payment of the Sums So Collected to Addysen Park, LLC, Installer of Said Water Mains

5. Items Removed from Consent Calendar

6. Resolution No. 2035, A RESOLUTION Authorizing the General Manager to Execute Payment of the Pacific Power Invoice Dated July 22, 2026, in the Amount of \$157,508.79 for Electrical Service to the Robert A. Duff Water Treatment Plant

7. Leadership Team Reports

Leadership Team staff will be present and may provide information: Engineering Manager Brian Runyen, Finance Manager Beau Belikoff, Water Operations Manager Dan Perkins, Information Technology Manager Kris Stitt, Human Resources Manager Tanya Haakinson, Water Resources & Customer Service Manager Julie Smitherman, and General Manager Brad Taylor.

8. Propositions and Remarks from the Commissioners

9. Adjourn

DATES TO REMEMBER*					
DATE	DAY	TYPE OF MEETING	STUDY SESSION TOPIC	REGULAR MEETING	LOCATION
08/19/26	Wed.	Board Meeting	Capital Hill & Public Outreach	12:15 p.m.	Room 151, Lausmann Annex Building
09/02/26	Wed.	Board Meeting	GFOA & ERP Update	12:15 p.m.	Prescott Room, Police Dept.
09/16/26	Wed.	Board Meeting	Duff Projects	12:15 p.m.	Robert A. Duff WTP

**Meeting dates, times, and locations are subject to change.*

INSTRUCTIONS FOR ATTENDING THIS MEETING VIRTUALLY



To join by computer, click the following link:

https://us02web.zoom.us/webinar/register/WN_wg3I9GOQ-uOLMLgYShvfQ

Meeting passcode: 587944



To join by phone, call:

(669) 900-6833

Meeting ID Number: 822 7035 6309

Meeting passcode: 587944



Memorandum

TO: Commissioners Jason Anderson, John Dailey, Bob Mylenek, Brian Sjothun, and David Wright.

FROM: Brian Runyen, Engineering Manager

DATE: Wednesday, August 5th, 2026

SUBJECT: Item 4.2 – Resolution 2034, Providing for the Creation of a Refund District Associated with the Addysen Park 3 Phase 1 Subdivision for Reimbursement to Addysen Park, LLC of Future Collection of a Proportionate Share of Costs of Water Main Construction

OBJECTIVE: Board Approval

Issue

As allowed under the Regulations Governing Water Service, the developer of the Addysen Park 3 Phase 1 Subdivision has requested a Refund District be created related to public water system improvements dedicated to Medford Water. Board approval is required.

Discussion

Addysen Park, LLC has completed the construction of public improvements for Addysen Park 3 Phase 1 Subdivision in Medford, Oregon. The construction of the subdivision included installation of approximately 600 feet of 8-inch waterline in Dakota Avenue. The north side of Dakota Avenue consists of potentially re-developable land with no current water service, and under different ownership.

Medford Water Commission (MWC) Regulations Governing Water Service allows for creation of a Refund District to recoup costs associated with the construction of the water main within Dakota Ave. Addysen Park, LLC has requested establishment of a refund district. The request by Addysen Park, LLC, for a Refund District with a term of 20 years is consistent with MWC Regulations Governing Water Service requirements for creation of Refund Districts.

The reimbursement amount for Dakota Ave. will be based on an 8-inch water main in an unpaved condition which is \$47.58 per lineal foot of street frontage.

Owners of properties affected have been notified of this proposed Resolution creating the Refund District. Upon approval, the Resolution will be recorded in the Official Public Records of Jackson County, Oregon, and a copy will be provided to all affected property owners.

Financial Impact

There is no direct financial impact to MWC. Funds received from future developments are passed on to the developer who requested the Refund District.

Requested Board Action

Staff recommends approval of this Resolution, creating a Refund District to Addysen Park, LLC related to the Addysen Park 3 Phase 1 Subdivision.

RESOLUTION NO. 2034

A RESOLUTION Providing for the Collection of a Proportionate Share of the Cost of Water Main Construction on the North Side of Dakota Avenue from Oak Grove Road to Gaylee Avenue, from Property Owners Benefitting Thereby at the Time of Use of the Said Water Mains and Providing for the Payment of the Sums So Collected to Addysen Park, LLC, Installer of Said Water Mains

WHEREAS, Addysen Park, LLC, has constructed approximately 635 lineal feet of 8-inch water line in Dakota Avenue from Oak Grove Road to Gaylee Avenue, paying all such costs of construction and has dedicated the said water main for public use and ownership to the City of Medford by and through its Board of Water Commissioners; and

WHEREAS, Medford Water has accepted said water mains for ownership by the City of Medford by and through its Board of Water Commissioners; and

WHEREAS, the water line described above benefits the properties identified on the attached Exhibit 1, and the owners of those properties have not paid any of the cost of said water main although benefited by said water main; and

WHEREAS, the Regulations Governing Water Service allows for the creation of a Refund District to reimburse the original installer of said water line, a proportionate share of costs from properties directly benefited by the water line upon future development of those properties;

NOW, THEREFORE BE IT RESOLVED BY THE BOARD OF WATER COMMISSIONERS OF THE CITY OF MEDFORD, OREGON, THAT:

SECTION 1. A Refund District is hereby created affecting the following properties, as further shown on the attached Exhibit 1: 37-2W-26CD TL-500.

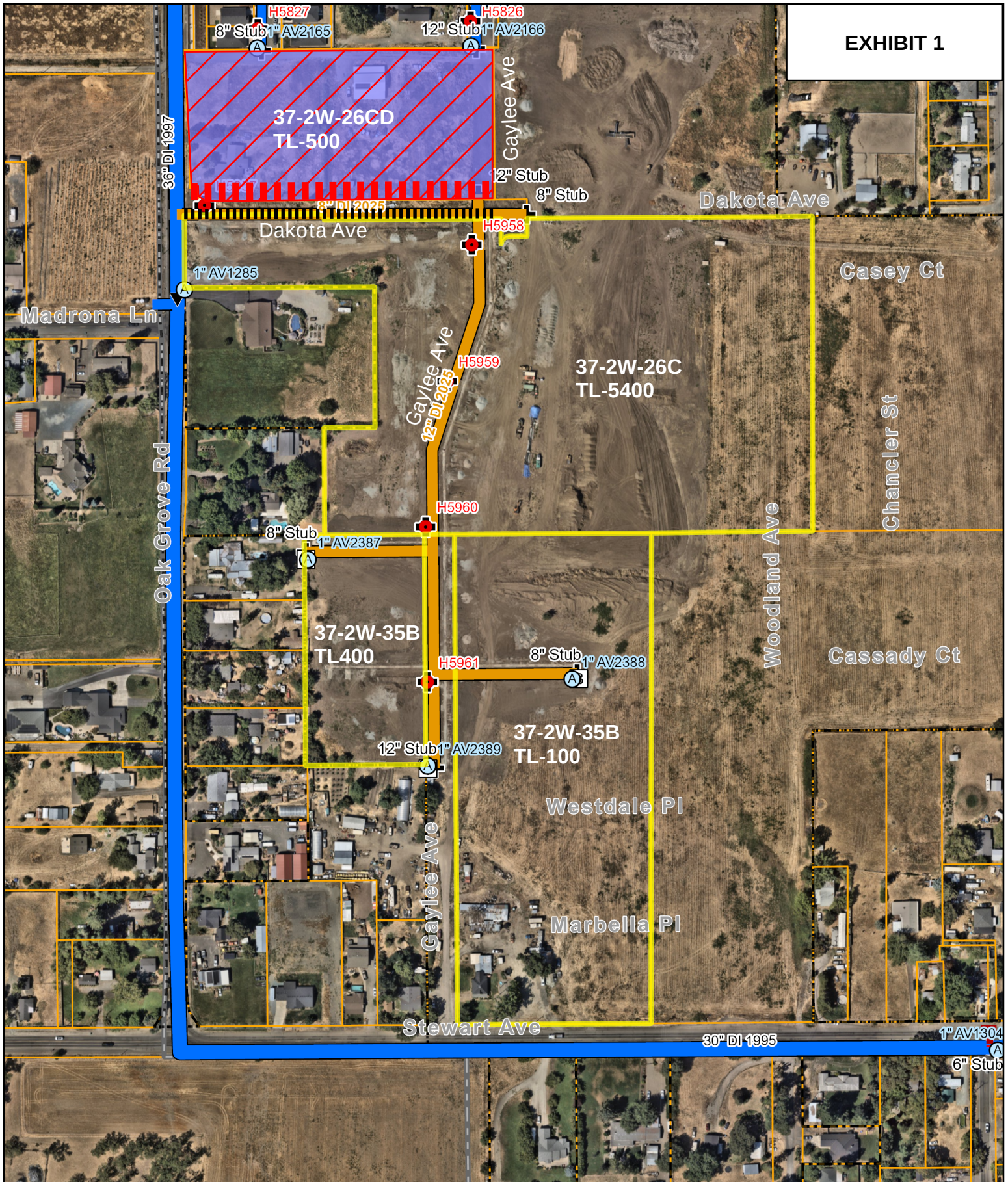
SECTION 2. Upon such time that a property affected by the Refund District develops or requires connection to the water main described above, the affected property owner shall be charged the sum of \$47.58 per lineal foot of street frontage along the north side of Dakota Avenue as a proportionate share of the cost of said water main, and the sums so charged and collected by Medford Water shall be paid to Autumn Park, LLC, 572 Parsons Drive, #100, Medford OR 97501.

SECTION 3. This Refund District expires on the 5th day of August, 2046.

PASSED at a regular meeting of the Board of Water Commissioners and signed by me in authentication thereof this 5th day of August, 2026.

ATTEST: _____
Amber Furu, Asst. Clerk of the Commission Jason Anderson, Chair

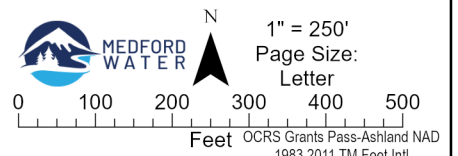
EXHIBIT 1



ADDYSEN PARK 3 PHASE 1 REFUND DISTRICT

-  WATER LINE COVERED BY REFUND DISTRICT
-  PROPERTIES AFFECTED BY REFUND DISTRICT
-  STREET FRONTAGE OF AFFECTED PROPERTIES

This map is based on a digital database compiled by Medford Water from a variety of sources. Medford Water cannot accept responsibility for errors, omissions, or positional accuracy. There are no warranties, expressed or implied. MW GIS 20260305 jwmteier





Memorandum

TO: Commissioners Jason Anderson, David Wright, John Dailey, Bob Mylenek, and Brian Sjothun
FROM: Beau N. Belikoff, Financial Manager
DATE: Wednesday, August 5, 2026
SUBJECT: Item 6.0 – Resolution 2035, Authorizing the General Manager to Execute Payment of Pacific Power Invoice in the Amount of \$157,508.79
OBJECTIVE: Board Approval

Issue

The monthly electrical power invoice from Pacific Power for the Robert A. Duff Water Treatment Plant, billing date July 22, 2026 (Account No. 31863231-010 4), totaling \$157,508.79 for the service period June 18, 2026, through July 20, 2026, exceeds the General Manager's authorized limit of \$150,000.

Discussion

Purchases exceeding the General Manager's purchasing authority are required to be approved by the Board of Water Commissioners pursuant to Section 1.02 of Medford Water's Contracting and Purchasing Regulations. Because electrical power supplied by Pacific Power is a price-regulated commodity with rates established by the Oregon Public Utility Commission, this purchase also qualifies as a Contract for Price-Regulated Items under Section 2.33(C)(13) of the Regulations, which exempts such purchases from competitive bidding requirements regardless of dollar value.

The invoice reflects 1,545,600 kWh of electrical consumption (561,600 kWh on-peak and 984,000 kWh off-peak) during a 32-day billing period covering split June/July usage at the Duff Water Treatment Plant. Electrical power is essential to continuous water production and delivery to Medford Water's customers, and payment of this invoice is not discretionary. The invoice is due August 10, 2026.

Staff anticipates more Pacific Power invoices during Fiscal Year 2026-2027 may exceed the General Manager's \$150,000 authorization limit, typically during peak treatment demand periods.

Financial Impact

\$157,508.79 to be split based on June/July consumption following a budget allocation:

GL Number	Project Number	FY27 - Budget	Invoice Allocation
01-211-6280-00	SP-27-211PU	\$ 489,000	60%
01-210-6280-00	SP-27-210RR	\$ 244,500	30%
01-311-6280-00	PU-27-311OZ	\$ 81,500	10%

Requested Board Action

Staff recommends approval of Resolution 2035, authorizing the General Manager to execute payment of the Pacific Power invoice dated July 22, 2026, in the amount of \$157,508.79, for electrical service to the Robert A. Duff Water Treatment Plant.

00266 01 E 7 0.621 2-0
MEDFORD WATER COMMISSION
WATER COMM
DUFF PLANT
200 S IVY ST # 177
MEDFORD OR 97501-3100

Inquiries? Call your
Business Solutions Team
Toll free 1-866-870-3419,
M-F, 6am-6pm PT
PacificPower.net



BILLING DATE: Jul 22, 2026
ACCOUNT NUMBER: 31863231-010 4
DUE DATE: Aug 10, 2026
AMOUNT DUE: \$157,508.79

Your Balance With Us

Previous Account Balance	117,747.57
Payments/Credits	-117,747.57
New Charges	+157,508.79
Current Account Balance	\$157,508.79

Payments Received

DATE	DESCRIPTION	AMOUNT
Jul 7, 2026	Payment Received - Thank You	117,747.57
Total Payments		\$117,747.57

Detailed Account Activity

ITEM 5 - ELECTRIC SERVICE

8301 Table Rock Rd Central Point OR
Water Plant Lr#111623 Oregon Large General Service Schedule 48
Service ID: 113115217-001

METER NUMBER	SERVICE PERIOD		ELAPSED DAYS	METER READINGS		METER MULTIPLIER	AMOUNT USED THIS MONTH
	From	To		Previous	Current		
85483359	Jun 18, 2026	Jul 20, 2026	32	7413	7647	2,400.0	561,600 onkwh
85483359	Jun 18, 2026	Jul 20, 2026	32	10040	10450	2,400.0	984,000 offkwh
85483359	Demand	Jul 20, 2026			1.236	2,400.0	2,966 onkw
85483359	Demand	Jul 20, 2026			1.263	2,400.0	3,031 offkw
85483359	Reactive	Jul 20, 2026			0.467	2,400.0	1,121 kvar

Next scheduled read date: 08-19. Date may vary due to scheduling or weather.

NEW CHARGES - 07/26

	UNITS	COST PER UNIT	CHARGE
Basic Chg, 3P, Pri Delivery	3,555 kw		1,130.00
Facilities Charge - 3P Pri Del	3,555 kw	1.3000000	4,621.50
On Peak Demand Charge Pri	2,966 onkw	11.0500000	32,774.30
Base Supply On-peak Demand Pri	2,966 onkw	1.3700000	4,063.42
Delivery Charge Primary	1,545,600 kwh	0.0035000	5,409.60
On-peak Supply Svc Energy Pri	561,600 onkwh	0.0663700	37,273.39
Off-peak Supply Svc Energy Pri	984,000 offkwh	0.0547000	53,824.80
System Benefits Charge	1,545,600 kwh	0.0003700	571.87
Energy Trust/efficiency Charge	1,545,600 kwh	0.0066600	10,293.70

See reverse

Write account number on check & mail to: Pacific Power, PO Box 26000, Portland, OR 97256-0001

RETAIN THIS PORTION FOR YOUR RECORDS.

RETURN THIS PORTION WITH YOUR PAYMENT.

↑ INSERT THIS
EDGE FIRST ↑



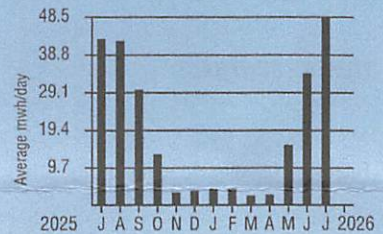
Medford Water Commission
Received on:

JUL 28 2026

PACIFIC POWER
PO BOX 26000
PORTLAND OR 97256-0001



Historical Data - ITEM 5



Your Average Daily kwh Usage by Month

PERIOD ENDING	JUL 2026	JUL 2025
Avg. Daily Temp.	73	76
Total kwh	1545600	1286400
Avg. kwh per Day	48300	42880
Cost per Day	\$4,922.15	\$4,477.84

Manage your account with ease

Popular billing options include Auto Pay, Equal Pay and choice of due dates. You can even earn a credit each month when you sign up for paperless billing. See details and enroll at PacificPower.net/BillOptions

Pay your bill your way

Go to PacificPower.net/Pay to explore options. Use our mobile app, pay online, at a local pay station, or text PAY to 722797 (for a saved bank account).

Late Payment Charge for Oregon

A late payment charge of 2.4% may be charged on any balance not paid in full each month.

☐ Change of Mailing Address or Phone?
Check here & provide information on back.

Account Number: 31863231-010 4
Date Due: Aug 10, 2026

AMOUNT DUE: \$157,508.79

Please enter the amount enclosed.

MEDFORD WATER COMMISSION
WATER COMM
DUFF PLANT
200 S IVY ST # 177
MEDFORD OR 97501-3100

H 31863231 010 418 015750879



BILLING DATE: Jul 22, 2026 ACCOUNT NUMBER: 31863231-010 4 DUE DATE: Aug 10, 2026 AMOUNT DUE: \$157,508.79

NEW CHARGES - 07/26 - CONTINUED	UNITS	COST PER UNIT	CHARGE
Public Purpose		0.0150000	2,249.44
Low Income Discount Recovery	1,545,600 kwh	0.0027800	4,296.77
Low Income Assistance	724,638 kwh	0.0013800	1,000.00
Total New Charges			157,508.79

ITEM 6 - CONTRACT

8301 Table Rock Rd Central Point OR
 Contract: mesa Water Trtmnt Pln Site: 113115217.001 80% Add Mo
 Schedule 300
 Service ID: 113115217-006

Total New Charges **0.00**

If you have a question about your service or account, please contact Pacific Power at 1-888-221-7070.
 If you are not satisfied with the company's handling of your account, you may direct questions to the Oregon Public Utility Commission by calling 1-800-522-2404, submitting an online complaint at <https://puc.oregon.gov/complaint>, emailing puc.consumer@puc.oregon.gov, or writing the Consumer Services Section at 201 High St SE #100, Salem, OR, 97301.

Wildfire preparedness

At Pacific Power, we're continuing to take steps to prevent wildfires.

You can also take action at home: Make a plan, create defensible space around your home, and prepare for your family's needs in the event of an emergency. Consider a backup power source for your business or your home, especially if you have medical needs for power. Check your local emergency management or public safety website for more information on how to sign up for alerts and resources. Update your contact information with us and sign up to receive our alerts.

Learn more about what we're doing and how to prepare at PacificPower.net/Wildfire.

Seguridad y preparación

En Pacific Power seguimos tomando medidas para prevenir incendios forestales.

Usted también puede tomar medidas en casa: Haga un plan, cree un espacio de protección alrededor de su casa y prepárese para las necesidades de su familia en caso de emergencia. Piense en una fuente de energía de respaldo para su negocio o su casa, especialmente si tiene equipos médicos que requieran electricidad. Consulte el sitio web local de gestión de emergencias o de seguridad pública para obtener más información sobre cómo inscribirse para recibir alertas y acceder a recursos. Actualice su información de contacto con nosotros y regístrese para recibir nuestras alertas.

New Mailing Address or Phone?

Please print your new information below and check the box on the reverse side of this Payment Stub. Thank you.

ACCOUNT NUMBER: 31863231-010 4

 LAST FIRST M.I.

 NEW STREET ADDRESS

 CITY

 ST ZIP TELEPHONE NUMBER

This product contains
 fiber from well-managed,
 independently
 certified forests.

RESOLUTION NO. 2035

A RESOLUTION Authorizing the General Manager to Execute Payment of the Pacific Power Invoice Dated July 22, 2026, in the Amount of \$157,508.79 for Electrical Service to the Robert A. Duff Water Treatment Plant

WHEREAS, Medford Water owns and operates the Robert A. Duff Water Treatment Plant located at 8301 Table Rock Road, Central Point, Oregon, which requires continuous electrical power to produce and deliver treated water to Medford Water's customers; and

WHEREAS, Pacific Power provides electrical service to the Robert A. Duff Water Treatment Plant under Account No. 31863231-010 4, Oregon Large General Service, Schedule 48, at rates established by the Oregon Public Utility Commission; and

WHEREAS, Medford Water received an invoice from Pacific Power dated July 22, 2026, in the amount of \$157,508.79, for electrical service provided during the period June 18, 2026 through July 20, 2026, with a payment due date of August 10, 2026; and

WHEREAS, Medford Water budgeted for electrical power expenses at the Robert A. Duff Water Treatment Plant in the approved Fiscal Year 2026-2027 Operations & Maintenance budget; and

WHEREAS, the invoice amount exceeds the General Manager's authority pursuant to Medford Water's Contracting and Purchasing Regulations, Section 1.02; and

WHEREAS, the purchase of price-regulated utility services from Pacific Power is exempt from competitive bidding pursuant to Section 2.33 of the Contracting and Purchasing Regulations;

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF WATER COMMISSIONERS OF THE CITY OF MEDFORD, OREGON, THAT:

That the General Manager is hereby authorized and directed to execute payment to Pacific Power in the amount of \$157,508.79 for the invoice dated July 22, 2026 (Account No. 31863231-010 4) for electrical service to the Robert A. Duff Water Treatment Plant. This authorization exceeds the authority of the General Manager as defined in Section 1.02 of the Contracting & Purchasing Regulations.

PASSED by the Board of Water Commissioners and signed by me in authentication of its passage this 5th day of August 2026.

ATTEST: _____
Amber Furu, Asst. Clerk of the Commission

Jason Anderson, Chair