

WATER DISTRICT 19
BOARD OF COMMISSIONERS MEETING
Tuesday, May 12, 2015

REGULAR MEETING
4:00 PM

Meeting came to order at 4:00 PM

A Regular Meeting of the Board of Commissioners was held in the District Board room. Those in attendance were President **Richard Bard**, Commissioners **Bob Powell** and **Jenny Bell**, General Manager **Jeff Lakin**, Operations Lead **Armin Wahanik** and Office Administrator **Melody Snyder**. Visitors present were Karen Biondo, Michael Masi, Bernie O'Mally, Tag Gornall, Zabette Macomber and Scott Barnett of Water Recovery Services.

1. VISITOR BUSINESS

- EAU LLC (O Space) Certificate of Water Availability (CWA) – Karen Biondo, representative of the Open Space for Arts and Community is requesting a CWA to be able to change their classification from Industrial to Assembly and to install low flow toilets. She provided the District with the required Engineers Water Usage report and plans. It was determined that District requirements were met in these submittals. A Motion was made by **Commissioner Powell** to approve the CWA request; **Commissioner Bard** seconded. Passed by a unanimous vote.
- Scott Barratt – Water Recovery Services – Mr. Barratt made a presentation detailing the analysis of the reduced productivity of Well 1 and a proprietary technology used by his company to redevelop the well using carbon dioxide that destroys bacteria and dissolves mineralization. He also stressed the average lifespan of the well pump had been far exceeded. **Commissioner Powell** asked Mr. Barratt to describe a worst case scenario for this treatment. Mr. Barrett stated that a turbidity spike may occur in an adjoining well but that will clear up rapidly. **Commissioner Bell** asked if this process was similar to fracking (Barratt: yes but not identical) and would there be any adverse impact on the well (Barratt: no). **Commissioner Bard** asked for an estimate of the longevity of the treatment. (Barrett: 5 to 10 years depending on pumping time and rates). The Board asked if there were any guarantees (Barratt: no, this method has a proven success rate).
At this time Mr. Barrett left the meeting.
After a brief discussion, a Motion was made by **Commissioner Bard** to approve the proposal from Water Recovery Services for the Well 1 redevelopment and pump replacement; **Commissioner Powell** seconded. Passed by a unanimous vote.
- Michael Masi – following up from the April regular meeting, Mr. Masi spent more time exploring alternatives for developing his property and prepared documentation for the Board. He referenced the District's Master Resolution under definitions, Article 1, 109. COMMERCIAL SERVICE: which includes trailer parks (engaged in trade). His property is also inside the boundaries of the current Vashon Town Plan and his parcel is zoned medium to high development. He asked to receive some type of assurance from the Board about his proposed project, something he could take to a developer. He requested the Board consider a policy variance to treat multi-family and trailer park developments the same as commercial developments with regard to water unit allocations (e.g. The Lodges). His desire is to develop an affordable housing project. **Commissioner Bell** again informed Mr. Masi that everyone has to be treated the same way. The Lodges project is commercial and strictly overnight accommodations – not a direct comparison. **Commissioner Bard** emphasized that the District cannot create water where there is no water and he is not willing to make a special classification or exception. **Commissioner Powell** stated that with what Mr. Masi is

proposing, he sees no support from the Board or the District to build more than 41 living units from the 31 water units that he'll acquire. The Board re-iterated District policy and made no decisions.

- Zabette Macomber (representing KZAI, LLC) identified herself as the new owner the Robinson building at 17641 Vashon Hwy SW. She is submitting plans to King County to expand the existing two bathrooms and install a shower. She has retained Ellisport Engineering to develop a water usage estimate. Her goal is to be prepared to request a Certificate of Water Availability at the June meeting.

2. BOARD DISCUSSION/ACTION

- Approval of minutes – Tuesday, April 14th, 2015 – A Motion was made by **Commissioner Bell** to approve the minutes as presented; **Commissioner Powell** seconded. Passed by a unanimous vote.
- Release of water units – **Commissioner Bell** suggested prior to the release of water units the District should consider as part of policy, consideration of impacts on fish, particularly salmon. She requested inviting representatives from the Department of Ecology and King County Department of Natural Resources to the June meeting to discuss the possibility of Salmon using either of the creek sources. She also believes the District's Comprehensive Water System Plan should address fish issues. **Commissioner Bard** iterated that a policy was adopted by a previous Board and hasn't been talked about since. **Commissioner Bell** is concerned that the District has not been using the Beall well because of the arsenic issue but the District included Beall Well production in peak day calculations. **Commissioner Powell** issued concerns regarding these comments. All these concerns should have been raised before the Capacity Report was (unanimously) approved. The report has already been vetted. **General Manager Lakin** said although the capacity report identified sufficient surplus capacity that could justify releasing sufficient water units to eliminate the waiting list, we are not legally required to do so. **Commissioner Bell** is concerned due to the drought proclamation by the Governor. **Operations Lead Wahanik** assured the Board that Beall Well is in service and reliable. It is used as a summer source because it triggers a number of testing requirements. **Commissioner Powell** envisioned the District releasing between 20 to 25 water units per year. An outside observer could argue the district is obligated to release all remaining units on the waiting list. Since it's obvious to everyone that is not wise, we need a sound and defensible plan for gradually releasing units over time while monitoring all factors affecting predicted demand and supply. He suggested releasing 10% of the wait list per year (20 units). **Commissioner Bard** noted the district has been conservative with past releases to allow a period of assessment over the past three years, a more limited number of units went out at the rate of 15 per year. A Motion was made by **Commissioner Powell** to release 20 water units; **Commissioner Bard** seconded. Passed by a unanimous vote. The Board agreed to revisit the release of more water units next year.
- Prepare for special meeting on amending District policy statements in the Comprehensive Water System Plan – The Board each presented proposed revisions for review in preparation for the special meeting scheduled for Thursday, May 14 at 10:00am.

3. OPERATIONS REPORT

- Chlorine feed modifications at the well field – work is continuing on replacement of chlorine feed pumps and feed points.
- Timeline to determine feasibility of Disinfection Byproducts reduction - Data gathering is continuing to establish baseline levels of disinfection byproducts. End of year target for report.
- Annual aquifer recharge in process.
- UV Treatment – **Commissioner Bell** has been in contact with a company that markets UV treatment equipment. She provided them with data from our March reports. She would like

to pursue working with this company and to invite them out to our next meeting to listen to their findings and recommendations.

4. **ADMINISTRATION REPORT**

- Website modifications – The District’s information technology contractor will be on site next week to begin the process of replacing our website. The Board approved using Integrity Information Services for the web development, based on his proposal.
- The Lodges of Vashon development – the buildings appear to be “set”. The installation of the 4” meter by the District is scheduled for the first week in June.
- Comprehensive Plan update re: consulting services – the District has received updated references as requested. **General Manager Lakin** will provide consolidated for the Board to review.
- Agenda for the June 9th, board meeting. **Commissioner Bell** will be in contact with the company she’s working with on UV treatment and will see if they can attend. She would also like to have someone from the Department of Ecology and the King County Department of Natural Resources talk about salmon and drought issues, discuss summer and winter rates and SMA’s. She will provide a spread sheet for next month’s meeting.

5. **SIGN APPROVED MINUTES IN BOOK**

Meeting concluded at 6:45 PM