

WATER DISTRICT 19
BOARD OF COMMISSIONERS MEETING
Tuesday, June 12, 2018

REGULAR MEETING 4:00 PM

Board President **Bob Powell** called the regular meeting of the Water District 19 Board of Commissioners to order at 4:00 PM. Commissioner **Seth Zuckerman** was also present. Commissioner **Jenny Bell** was not able to attend the meeting and General Manager **Jim McRae** attended by cell phone. District staff members present were Operations Lead **Jamie Hatton** and Office Administrator **Melody Snyder**. Visitors present were Kristine Gregonis, Stephen Kicinski - Ellisport Engineering, Andre Zita, and Lisa DeFaccio - DeFaccio Fernheath Developments, Mike Dawson and Marlyee Dixon.

• VISITOR BUSINESS

- Andre Zita and Lisa DeFaccio – DeFaccio Fernheath Developments, Stephen Kicinski – Ellisport Engineering. Andre Zita and Lisa DeFaccio came to the meeting to discuss a development project on property that is owned by Lisa DeFaccio. For permitting purposes, they need to begin the process of obtaining a CWA (Certificate of Water Availability) from the district. They currently have 5 water units attached to the property. The property is split residential/commercial zoning use and the development is a combination residential/commercial project. **Commissioner Powell**, speaking for himself wondered how to classify the project. Should the district consider it apartments or commercial? If considered apartment, then the apartment is appropriate to evaluate the project. If a multi-family/residential then the .75 ERU would apply. Water use calculations provided by Stephen Kicinski were discussed and **Commissioner Zuckerman** asked that a longer history of consumption data be added to the calculations. A question was posed to the Board about how the district determines it's guidelines for residential/commercial projects. **Commissioner Powell** replied that the district tries to follow the guidelines of the King County Department of Permitting and Environment Review (DPER) as they have a clear policy to determine what distinguishes a living unit. **Commissioner Powell** requested **General Manager McRae** to make contact with the DPER to gather more information on the subject of mixed use zoning and if the district is obligated to go along with the zoning. **Commissioner Powell** and **Zuckerman** would also like **Commissioner Bell** to weigh in on the proposed project.

• BOARD – ACTION REQUIRED

- Approval of minutes – Tuesday May 8th, 2018 – approval was postponed until **Commissioner Bell** could be present.
- CWA - Porterfield Management (Vashon Energy – Service Bldg.) – The signed engineering report with the water consumption data was provided to the Board for review. **Commissioner Powell** made a Motion to approve the CWA for Porterfield Management Corp; **Commissioner Zuckerman** seconded. Motion approved unanimously.
- CWA – Lisa DeFaccio & Andre Zita – more review is needed before approval
- Increase in Statutory limit for Commissioner Pay – Threshold increase to \$128.00/day/meeting – **The Board** opted to wait for a salary presentation by **General Manager McRae** before deciding on an increase in Commissioner Pay.

• BOARD – DISCUSSION/TABLE/MORE INFORMATION

- Beall Creek – Completed Engineering & Status – Paul Tappel, Civil Engineer & Fisheries Biologist provided a complete set of drawings for approval of the Beall Creek fish passage project. **Commissioner Powell** and **Commissioner Zuckerman** would like to have more discussion in the public meeting format. They are also in favor of reaching out to local non-profits to pursue funding for the project. **General Manager McRae** will have a conversation with Commissioner Bell and Bianca Perla to see about organizing a tour of the area and invite the neighbors and other interested parties.
- Conservation Rates – **The Board** wants to go ahead and schedule another special meeting with Katy Isaksen to refine the basic proposal.
- Water Shares – waiting list discussion (June - every three months) – **Commissioner Powell** stated for open meeting purposes that the performance of the main well field has dropped off to where the district needs to redeveloped the sustainable field of the water before issuing any new units. A long term maintenance project is needed at the main well field. His sense is it will be late 2019 or 2020 after we get good data on the well field before issuing any new units. Then the District will be in a new era with new policies. We agreed to put the discussion about the wait list on the Agenda, but he doesn't see a problem with waiting another year or two to get there. **General Manager McRae** will do a review on the number of water shares in the comprehensive plan as assumptions are made about when those zero use units should come online.

• OPERATIONS REPORT

- Pre-Summer – Situational Overview highest peak day in May, but consumption use slacked off. **Operations Lead Hatton** reported that filter two is being super chlorinated for 24 hours, then multiple rinses. The Filter 2 work has been completed and the treatment plant should be to go on line soon. The water service connections at Vashon Meadows should all be connected to the district's main next week. Frank Zellerhoff Construction will be doing the work.
- Systems Update – The wells are turned off. We did not flush any mains in May. Will consider going forward with our flushing plan in the fall.

• ADMINISTRATION REPORT

- Financial Update through May 2018 - **General Manager McRae** communicated that revenue is on budget except of the sale of new units. The handout you received does not reflect the re-purchased unit from the Land Trust. We will be using the first six months of 2018 actual expenditures as a start in developing the 2019 budget, plus make revisions to the 2018, if necessary. Admin Personnel is \$4,000 over budget as we have not budgeted for "Compliance" in previous years. These expenses reflect the time to report to oversight agencies, primarily on water quality. We were blind-sided by Employment Security in having to pay for benefits to two former employees, one of which left the District to take another position. **Commissioner Zuckerman** expressed his curiosity about re-purchasing units and that next year the District should not depend on that income, and that operating expenses should be covered by rates; a multiyear problem. The rebuild of Filter 2 has increased spending more money than in previous years, which may continue as we implement a comprehensive maintenance plan.
- Staffing – report deferred to July meeting -

• ADDITIONAL INFORMATION NEEDED

- Items for next board meeting – Conservation Rates -
- Additional information required for tonight's topics -

• SIGN APPROVED MINUTES IN BOOK

• **SIGN VOUCHERS**

Meeting concluded with a Motion by **Commissioner Powell** and 5:30 pm; **Commissioner Zuckerman** seconded.