

**Water District 19**  
**Board of Commissioners Meeting**  
**Wednesday, June 7, 2023**

**Regular Meeting 6:00 PM**

**Board President Seth Zuckerman** called the Regular Meeting to order at 6:01 PM. Those also in attendance were **Commissioners Mike Weller** and **Robin Pfohman**, **General Manager John Martinak**, **Operator in Responsible Charge Armin Wahanik** and **Office Administrator Melody Snyder**. Visitors present: Jake Middling with Sound Properties LLC and Tony Frascone, Ryen Young with IUOE 302.

6:01 Call to Order – Commissioner Zuckerman

**Guest – Jake Middling, Sound Properties**

Sound Properties currently owns the old K2 building and seeks to clarify water availability for repurposing of the building/property. Mr. Middling shared current use and possible options for mixed-use development, including but not limited to housing, retail, laundromat, and restaurants. The proposed development would require more water than the 3 water units currently attached to the parcel. Mr. Middling would like to secure water availability consistent with historical use and not limited to the 3 units currently recognized. The Board recognized that the 3 water units does not account for the 3 service connections installed. Using ANSI/AWWA Standard C700 the site's 3 meters (5/8", 1-1/2" & 2" meters) would represent 14 ERUs. The conversation concluded with the Board asking that Sound Properties submit for review detailed water use projections for future development as per District policy on the issuance of Certificates of Water Availability.

**Approval of Previous Meeting Minutes** – Tuesday, May 9, 2023 - Regular Meeting. **Commissioner Weller** made a Motion to approve the minutes as amended; **Commissioner Pfohman** seconded. The Motion carried unanimously.

Review of Vouchers/Warrants/Electronic Payments – **Maintenance Fund Vouchers** #27447 through #27472 totaling \$55,262.33. **Construction Fund Voucher** #18344 totaling \$10,600.00. **PWTF Well #4 Fund Voucher** totaling \$27,361.60. **Payroll Warrants** #4097 through #4111 totaling \$34,354.31 and **Payroll EFT Direct Deposits** totaling \$11,499.76 dated 05/16/23 and 06/01/23. **Electronic payments** dated 05/01/23, 05/17/23 and 06/07/23 totaling \$10,383.15 and Department of Revenue payments for \$9,283.15. **Commissioner Pfohman** made a Motion to approve the vouchers as submitted and seconded by **Commissioner Weller**. Motion carried.

**System Operations Report – OIRC Wahanik** – Rainfall for the year is short 6". OIRC Wahanik compared prior years same situation. He believes that July/August months will determine how the wells and treatment plant keep up with demand. Still waiting to hear from the Department of Health with the results of the sanitary survey. Brietta Carter of the Dept. of Health was very understanding about the booster station on Bank Road. She understands that the situation is not ideal, but the District is doing what it can and monitoring the situation. **General Manager Martinak** doesn't expect that there will be a mandate to change anything. The storage tank vent on the Morgan Hill Tank and the 625,000-gallon-tank will need to be retrofitted/replaced to comply with current standards. Spring main

flushing is nearly complete. Annual “aquifer recharge”/measuring of static water levels is in its third week with water levels consistent with previous measurements. The Consumer Confidence Report is due on July 1 and will be sent out for board review prior to distribution. The Vashon Household Island Center Homes project is underway on 188<sup>th</sup> and Vashon Highway.

**Financial Report – General Manager Martinak** – Net income saw gains from new water unit sales, recent rate increase, and (possibly) increased water sales. Expenses saw a slight increase over this time last year, despite being lessened by a temporary reduction in staff. GC Systems’ invoice will be reported in June’s expenses. Significant expenses not yet recorded are as follows: new transmission for the service truck, replacement of Pump 2 at Ellis Creek, servicing/repair of pressure reduction stations.

#### **New Business -**

- Vashon Creekside/Shelter America CWA water use projections – nothing new to report, one of the stakeholders will be gone for a month.
- WASWD Retrospective Rating Plan Agreement – **Commissioner Pfohman** made a Motion to accept the WASWD Retrospective Rating Plan Agreement; **Commissioner Weller** seconded; Motion carried unanimously. **The Board** and **General Manager Martinak** signed the agreement.
- Buyback List safeguards – Safeguards are in place to prevent the buyback list from being compromised.
- Public Document requests - Two requests were received asking for information concerning the water unit application process. All agreed that District Counsel would be contacted.

#### **Old Business –**

- Labor negotiations – Tony Frascione and Ryen Young came to the meeting to let the Board know that they hadn’t seen any response from them since the last contract proposal. **Commissioner Pfohman** hoped that the Board could have a response back sometime next week as they had hoped to talk more about the contract later tonight.

**Schedule Next Meeting** – Tuesday, July 11<sup>th</sup>, 2023, at 6:00 PM. **Commissioner Pfohman** will not be attending.

At 8:01 PM, **Commissioner Weller** moved to adjourn. **Commissioner Pfohman** seconded, and all voted in favor. **Commissioner Zuckerman** announced that the Board of Commissioners would then meet in Closed Session to discuss negotiations for a new collective bargaining agreement. The Closed Session ended at 8:25.