

Water District 19
Board of Commissioners Meeting
Tuesday, May 17, 2022

Regular Meeting 6:00 PM

Board President Seth Zuckerman called the Regular Meeting to order at 6:00 PM. Those also in attendance were **Commissioners Mike Weller** and **Robin Pfohman**, **General Manager John Martinak** and **Operations Lead Armin Wahanik**. Visitors present were **Chris Szala** and **Kim Goforth** on behalf of Vashon Household.

6:00 Call to Order – **Commissioner Zuckerman**

Discussion with meeting guests regarding multifamily water use/ERU designation:

- Vashon Household is pursuing many avenues to preserve affordable housing on Vashon. Most properties that fit their model are near town, but water rights for new projects is a repeated challenge. They would like to see a more flexible District policy. One request they have is that they would like to submit engineering calculations for multifamily housing projects, in lieu of the blanket 0.75/unit calculation currently required.
- **Commissioner Weller** asked if an AMI cap should apply to units that are eligible for more flexible water calculations. Vashon Household stated that their projects often have a range of AMI targets, so setting a cap would make the policy change less helpful to them. **Commissioner Zuckerman** thinks a policy that applies to all new projects would be preferable.
- **Commissioner Zuckerman** would like to see the District impose a surcharge rate on projects that substantially exceed their calculated usage.
- **Commissioner Weller** will prepare a draft motion for review at the District's next regular meeting.

Approval of Previous Meeting Minutes – Tuesday, April 5th, 2022:

- **Commissioner Zuckerman** suggested that an apostrophe be added to the phrase “without the district’s written approval.
- **Commissioner Weller** made a Motion to approve the minutes as amended; **Commissioner Pfohman** seconded. Motion approved unanimously.

System Operations Report

- **Operations Lead Wahanik** shared that main flushing is well underway, and they are now working in town. In town they are conducting flushing at night to minimize disruptions. Main flushing is discharging a large amount of material, indicating a flush was overdue. Depending on timing, they may complete the full system flush now, or leave a small portion to complete in the fall. They are still planning on resting the wells in late May or early June.
- Planning continues with the chlorine analyzer project. Some materials are difficult to procure due to supply chain issues. The Morgan Hill tank remains offline, waiting on minor repairs. It will take approx. 2 days to refill that tank if it is required as an additional source over the summer.

Financial Report – **General Manager Martinak** – no major financial developments to report. District expenses are tracking between 1-7% of last year's, even with an additional project manager and higher costs in general.

New Business and/or Action Items:

- Water System Plan – **General Manager Martinak** will be meeting with Gray & Osborne this Friday to discuss the Department of Health's initial review comments. Kerri Sidebottom at G&O has already begun preparing responses and is making good progress.
- Seago Property – **General Manager Martinak's** understanding is that the district wrote up an agreement many years ago where Heights Water would provide water to the Seago property until the District ends its moratorium, but that this agreement was declined by The Heights Water Association

Board. The Seagos and Heights have not spoken with the District recently. Current updates have all been through 3rd parties. **Commissioner Zuckerman** suggested that General Manager Martinak reach out to Heights Water to learn more.

- Freedom Foundation Lawsuit – **Commissioner Zuckerman** made a motion to first confirm with Office Administrator Snyder that the District has not received any public records requests from the Freedom Foundation, and if this is the case, that the District stipulate for dismissal from the ongoing lawsuit. **Commissioner Pfohman** seconded. Motion approved unanimously.
- Beall Water Right – The District contacted both Mr. Hooper’s attorney and his realtor regarding their communications around water right and current real estate listing. The district has not received a response from either party.
- Arrearages – The board reviewed information on arrearages within the District. The overall amount that may be eligible for relief under the Department of Commerce’s new arrearages program appears to be small. **Commissioner Weller** stated that it does not appear to make sense for the District to participate in the program. **Commissioner Zuckerman** agreed.

Old Business:

- There have been no developments on the AccelNet or Madrona Cove agreements.
- Tank on 115th – The District has learned that the property’s resident is not the legal owner, and that the legal owner may not be interested in granting an easement to allow the District to improve the tank facility. **Commissioner Zuckerman** will contact the Vashon Island Land Trust to see if they may be amenable to granting the District an easement on the other side of the road.

THE BOARD CONCLUDED THE REGULAR MEETING AT 7:46 PM at which time the Board entered executive session to review the performance of a public employee per RCW 42.30.110(1)(g).

RETURN TO REGULAR MEETING: The Board returned from executive session at 8:05 PM. No action was taken during executive session

Schedule Next Meeting: The Board will hold a Special Meeting on Tuesday, May 31st, 2022, at 6:00 PM to discuss the Water System Plan.

Adjournment: There being no further business to come before the Board, the Commissioners moved to adjourn the meeting at 8:12 PM.