

**Water District 19**  
**Board of Commissioners Meeting**  
**Tuesday, July 11, 2023**

**Regular Meeting 6:00 PM**

**Board President Seth Zuckerman** called the Regular Meeting to order at 6:03PM. 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 were Mark Yeoell, Tag Gornall, Gib Dammann, Stephen Kicinski, Marie Browne, Troy Kindred, Rondi Lightmark and Morgan Brown.

6:03 PM Call to Order – **Commissioner Zuckerman**

**Guests – Marie Browne and Troy Kindred**

Marie and Troy own the Treasure Island building on Vashon Hwy. They would like to convert the site to Condos/Mixed Retail use. They presented plans done by Dammann Design for the Condo/Mixed Retail development and water usage calculations done by Ellisport Engineering. **Commissioner Weller** discussed the changes to the District’s policy concerning the minimum water unit requirements for mixed-use buildings. Since the District would have to provide a Certificate of Water Availability in advance of the issuance of a building permit for the proposed development, one possible approach discussed was to set performance standards for fixtures as a condition of the CWA. The **Board** suggested using current district apartment customers’ water usage as a comparison to ensure that the projections aren’t unreasonably optimistic. **Commissioner Weller** indicated that he would want to see detailed water use reduction policies that the project would adhere to before the District would issue a Certificate of Water Availability.

**Approval of Previous Meeting Minutes** – Wednesday, June 7<sup>th</sup>, 2023 - Regular Meeting. **Commissioner Pfohman** made a Motion to approve the minutes as edited; **Commissioner Weller** seconded. The Motion carried unanimously.

**System Operations Report – OIRC Wahanik** – The 5- and 10-year production averages are tracking each other; nothing out of the ordinary. The reported precipitation may be off due to errors in gauge reading/logging, and OIRC Wahanik is looking to use SeaTac’s precipitation records as a substitute. Recent water quality sampling indicated a reduction in DBP’s (Disinfection By-Products). This improvement may be the result of increased turnover in the storage tanks. We are exploring treatment options to lower the level of DBP’s. The pumps that transfer the water from the 625,000-gallon tank to the million-gallon tank are not sized properly and are not capable of pumping the water level in the 625 tank below 26’. The results of the recent aquifer recharge showed static water levels returning to normal levels. The response to Brietta Carter, Department of Health concerning the Sanitary Survey is being compiled. The goal is to have the response done by the end of the month. The Board has asked to be cc’d on **General Manager Martinak’s** response.

**Financial Report – General Manager Martinak** – The district has collected \$345,000 from new water sales since making 28 units available. All revenue from the sale of water units is earmarked for the Construction Fund. Recent rate increases have operating income at 13% over last year at this time. Expenses through 06/2023 were \$683,000. This is higher than last year, but well within the projected budget. Plans are being made to restart the meter replacement program, replacing manual read meters with electronic reads. This requires a significant investment up

front but reduces operator hours. Many service meters are at the end of their useful life and failing. It is recommended that 10% of service meters be replaced annually. The 216<sup>th</sup> Main Replacement loan is being finalized, and the contract is expected for review by the end of July. The District will have 30 days to review and accept the conditions of the loan. The Board approved **General Manager Martinak** to be signatory. An updated set of drawings has yet to be received from Gray & Osborne Engineering. General Manager Martinak will contact Kerri Sidebottom on the status of those drawings.

### **New Business**

- Shelter America Water Use Projections –The parcel currently has 31 water units, King County changed the setback, limiting the size of the project. **General Manager Martinak** reported that he is supposed to receive a new set of current plans. Shelter America has not applied for their Certificate of Water Availability yet. Water use projections have been received. The board will review the projections along with the site plans.
- Hazardous Tree – General Manager Martinak has been contacted by a concerned Water District 19 customer about a tree that is dying and threatening neighboring structures. The tree is on the District’s property and the customer is concerned is that the tree will fall on a studio near the tree, which may be located on the District’s property, through a previously unrecognized encroachment. The Board asked **General Manager Martinak** to get the land surveyed and collect bids from qualified tree removal companies before moving forward. **General Manager Martinak** also contacted the Board’s legal counsel concerning possible liability issues connected with the studio that may be on the District’s property.
- Public Records Request – **Office Administrator Snyder** and **General Manager Martinak** have supplied most of the documents requested. A request for an extension to provide more documents was submitted July 7<sup>th</sup>, 2023.

**Review of Vouchers/Warrants/Electronic Payments – Maintenance Fund Vouchers #27473 through #27506 totaling \$59,862.49. Construction Fund Voucher #18345 totaling \$250.00. Capital Improvement Fund Voucher #12301 totaling \$921.73. Payroll Warrants #4112 through #4128 totaling \$38,489.49 and Payroll EFT Direct Deposits totaling \$13,156.04 dated 06/16/23 and 07/03/23. Electronic payments dated 06/26/23, 07/05/23 and 07/12/23 totaling \$9,873.89 and Department of Revenue payments for \$9,149.37. Commissioner Pfohman made a Motion to approve the vouchers as submitted and seconded by Commissioner Weller. Motion carried.**

### **Old Business**

- Labor Negotiations – Another proposal was received from IUOE for the District’s review.

**Next meeting** – August 8<sup>th</sup>, 2023 @ 6:00 PM

There being no further business to come before the Board, **Commissioner Pfohman** moved to adjourn the meeting at 8:01 PM. **Commissioner Weller** seconded, and the motion carried unanimously.