

**Water District 19**  
**Board of Commissioners Meeting**  
**July 22, 2024**

**Special Meeting 6:00 PM.**

**President Seth Zuckerman** called the Special Meeting to Order at 6:03 PM Those also in attendance were **Commissioners Mike Weller** and **Robin Pfohman**, and **General Manager John Martinak**. Visitor present were **Matthew DuFresne** and Vashon Household board member **Kim Goforth**.

**6:01** Call to Order – **Commissioner Zuckerman**

**Business**

Water Unit Allocation Policy/2023 Water Unit Buy-Back Policy – With public input, the Board continued the discussion, focusing on policy objectives and how to obtain those goals.

Public Comment: Visitor Goforth expressed strong support for revisions to the District’s allocation policies. She feels that the current allocation process is a barrier to affordable housing, and she advocates for a policy that requires an imminent project for water to be allocated. She also advocates for a policy that allows the district to recoup unused water shares from customers.

**Desired Outcomes:**

1. New water allocation serves the public good / increases social welfare.
2. Water is available when people in the District need it.
3. The District’s operations do not deplete the aquifer.
4. The District remains in legal and oversight compliance.
5. The new policy has longevity: people can rely on it and know it will not change from year to year.
6. The new policy has the support of the public in Water District 19.

**Process Revision – Principles of Agreement:**

1. District will no longer sell ERUs independent of an imminent project.
2. Customers who, through an Allocation Event, become eligible to acquire an ERU can request that their water units be earmarked for them provisionally for a limited period of time. During that time, the District will provide a CWA to the owner for permitting and financing purposes.
3. The District may set benchmarks of progress toward design, permitting, and the beginning of construction in order to retain that provisional allocation of ERUs.
4. Once the project has been completed and the connection to the District mains has been made, then the assignment of the ERU to the property is complete.
5. If the project experiences delays beyond the standard timetable, the applicant may request an extension, which may be granted at the District’s sole discretion.

**Timeline:**

1. Initial application: A successful applicant in an Allocation event can complete an application. At that point, ERUs are earmarked for them. The applicant pays some earnest money — perhaps \$1,000 — and a CWA can be issued.
2. The applicant pursues the project's design, permitting and construction.
3. Criteria will be developed to consider an extension If an application expires.
4. If the project proceeds along the timeline to completion, final service is purchased. What criteria must be met?
  - a. Can connect a meter and service, but the ERU is still provisional.  
At that point, all charges - ERU and connection fee - are due.
  - b. ERU is at risk of cancellation if the project is not pursued as approved.
  - c. Require a completion certificate to finalize the assignment of the ERU to that property.
5. If the earmark expires, the earmarked ERU(s) return to the pool to be allocated in accordance with the rules of the next event.

**Resolution:**

**Commissioner Zuckerman** made a motion to approve **Resolution 1183** to continue the offer to repurchase unused water units, but to suspend the sale of new water units to parties currently on the Water Unit Buyback List. **Commissioner Weller** seconded, and the motion carried unanimously.

**Adjournment:**

Having concluded the discussion, **Commissioner Weller** made a motion to adjourn at 8:15, which was seconded by **Commissioner Pfohman**. The motion passed unanimously, and the meeting was adjourned.