

Belfair Water District #1
July 25, 2023
Regular Meeting
3 p.m.

Commissioners Present

Greg Born
Jill Satran-Loudin
Mike Pope-Absent

Staff Present

Dale Webb
Valisa Douglas
James Freeman

Guest

- 1) Commissioner Born called the meeting to order at 15:05 / Pledge of Allegiance led by Commissioner Satran-Loudin.
- 2) Public Comments –
No Public Comments
- 3) Accounts Payable were read and a motion was made by Commissioner Satran-Loudin to Accept and Approve Accounts Payable Warrants #10575-10596. Commissioner Born 2nd the Motion. Commissioner Born called for the vote.

Motion Carried 2 Ayes 1 Absent and 0 Nays

- 4) A Motion was made by Commissioner Satran-Loudin to approve the Meeting Minutes from the July 11th, 2023, meeting. The Motion was 2nd by Commissioner Born. Commissioner Born called for the vote.

Motion Carried 2 Ayes 1 Absent and 0 Nays

- 5) Petty Cash is \$250.00. (Cash = \$117.85 and Receipts = \$132.15 = \$250.00). The Cash Drawer is \$200.00. Commissioner Born verified before today's meeting. Commissioner Born read and Commissioner Satran-Loudin motioned to Accept and Approve Petty Cash & Cash Drawers as shown on the agenda. Motion 2nd by Commissioner Born. Commissioner Born called for the vote.

Motion Carried 2 Ayes 1 Absent and 0 Nays

- 6) **Business to be Completed:**

Legal Counsel response to questions regarding the Bond from Harbor Custom Development.

The bond form was reviewed, and it provides the owner as well as the insurer are "jointly and Severally liable". Accordingly, the insurer would remain on the hook and liable even if Harbor Custom Homes restructured or went out of business.

Rasor Road site expansion

The offer to purchase a portion of our next-door neighbor's lot has been accepted, the process has begun getting the quotes for the boundary line adjustment, seeking out legal help with contract to cover the purchase and review with Mason County to verify that the boundary line adjustment can be made. This total package will be a minimum of 20k to complete.

Eagles well

No reply yet on that offer, hydrogeologist says this could be a great option if it happens and could replace Hummingbird and give us a functioning well. Said should be easy to get ecology to view this favorably and sign off on it. We are hoping to hear something soon.

- 7) **Manager Update:**

Olympic Ridge, Olympic View development

Olympic View Apartments- Met onsite with Harbor Representatives, and addressed our concerns and repairs needed to the PRV vault, and an overview of the actual amount of work needed to complete the project and get this phase signed off and the maintenance bond started. (see operations report for any further details)

Olympic Ridge Homes-

Currently 60 meters installed 20 meters paid for and another 10 adequacies waiting payment. Should have more meters in August. (See operations report for more details)

CEDS Project Funding

Backup Generators for Well 4, Office and Romance Hill.

Southworth Electric is continuing to work on some of the installation of hardware and prep for the ATS gear. Also working on the shop generator install.

Well 6 Project

Waiting on Contractor to give us a schedule for starting the project.

Overton and Associates

Have begun discussions on the future of the area on the hill and what it is likely to look like. Waiting for draft plans for parcels and areas for future development.

Romance Hill Booster Station

VFDs are installed and the station is functioning, Shannon will be back for final testing and adjustment on Wednesday the 26 (tomorrow) (More in operations report)

39 Acres

The Permitting process is underway. Currently looking for Geotech's to give us bids on a report (because of the utilities on site and the steep slopes).

Maintenance and Operations –

Jim Freeman reported on maintenance and operations (see attached list of topics)

Jim Freeman is still questioning the viability and duration of the performance bond that the district holds on the apartment work for phase 1. Would like a time frame implemented at which point the district will move forward with drawing the bond for the repairs and finishing of this phase of the project.

Jim Freeman reported that the flushing of the District will finish July 26th, so far Romance has been the worst as it was likely never flushed before.

Jim Freeman brought up that he and Webb have been researching Vacuum excavators, we have the lead and copper line inventory that we have been mandated to do and given the cost of working with a contractor on a weekly basis we could purchase a unit for less than what we would pay for a years' worth of such work. So we are looking into options and what is available. Enviroclean has a truck mounted unit that is used and would eliminate the need to have two big heavy trailers to deal with. We will look at this unit as well as pursue other bids and options.

Commissioner Satran-Loudin asked about flagging expiration dates for staff, and is a CDL required for this truck unit? According to salesman and what we know about rules it should not require a cdl, but we will look into that and confirm. Commissioner Satran-Loudin then asked where we would store this vehicle and likely would be stored outside until we find other options. Then the question was put as to where would we dump the unit. It would be clean spoils so our plan would be to dump it at 39 acres or well 4 site.

New Business:

As well as working on boundary line issues at Rasor including Romance Hill in the works, Webb has talked with RK and he said to draw up what we need and he will sign the documents. Will also work to establish our property up at the upper reservoir and well sites.

Mason County Commissioner reached out to Webb and encouraged our participation in the Recompete funding. Webb has 4-5 projects he is submitting and hoping for more funding for some very important projects for the district that we would not be able to pay for without funding.

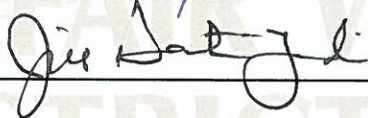
9) **Commissioners Comments:**

Commissioners again thanked the staff and said that the work going on here is wonderful. "Keep up the Good Work!"

Meeting Adjourned at 15:50 By Commissioner Born.

June 25th 2023, Meeting Minutes Approved by:

Commissioner Pope  Date: August 8, 2023

Commissioner Satran-Loudin  Date: August 8, 2023

Commissioner Born N/A Date: August 8, 2023

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