

Belfair Water District #1
December 13, 2022
Regular Meeting
5 p.m.

Commissioners Present

Mike Pope
Jill Satran-Loudin
Greg Born

Staff Present

Dale Webb
Valisa Douglas

Guest

James Freeman

- 1) Commissioner Born called the meeting to order at 17:00 / Pledge of Allegiance led by Commissioner Born.
- 2) Public Comments –
No Public was present.
- 3) Accounts Payable were read and a motion was made by Commissioner Satran-Loudin to Accept and Approve Accounts Payable Warrants #10156-10178. 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 Born to approve the Meeting Minutes as amended from the November 22, 2022, meeting. The Motion was 2nd by Commissioner Satran-Loudin. Commissioner Born called for the vote.

Motion Carried 2 Ayes 1 Absent and 0 Nays

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

Motion Carried 2 Ayes 1 Absent and 0 Nays

Business to be Completed:

- 6) General Manager presented Account 502 for Mr Morrison, he is disputing the amount used and owed. The District staff has interrogated the meter repeatedly and the interrogation shows the usage in 4-5 hour blocks in consistent amounts. Commissioner Satran-Loudin asked if we had shut it off. Webb answered that we had and he made a payment and we turned it back on, Freeman explained what he had discussed with Mr Morrison and that he was un receptive to his suggestions. He had asked to be put on the agenda and said he would be here but was not in attendance. Webb said he is standing firm on the total bill and has told Morrison that he can make payments.

General Manager updated the board on the mold issue, Serv Pro came and cleaned and encapsulated the Mold area. They did a great job and we are currently circulating as much air as possible in the basement to keep it dry as possible. The board asked if there was a noticeable difference and staff replied that yes, there was a noticeable difference.

General manager handed out a cleaned up and consistent form for leak adjustments, board agreed to wait until commissioner Pope could be present to go over this policy and form.

- 7) **Manager Update:**

Olympic Ridge, Olympic View development

Olympic View Apartments-

James has been working with them as they proceed, and we are hoping that the engineers will have the documents done and completed by the time they have actually finished the list to completion.

Building L above the Post Office is to be a separate project and will be completed to acceptance like normal.

Olympic Ridge Homes-

Lennar brought in their fee payment and the paperwork for finalizing the project. We will have the resolution for this at the board meeting on the 27th. Mason County was informed of our schedule, and they are hoping to accept the plat on the 17th at their meeting and wondered if that would affect us in any way. I told them that I would ask the board if there was any issue with that occurring prior to our acceptance. We are done with the project and only have the resolution and filing left to do at this point. Both commissioners in attendance had no issue with the county moving forward.

CEDS Project Funding

Waiting for the amended bid docs for the Well 6 project, would like to have this out to bid by the 1st of the year.

The Generator contract has been dealt with now and we have received the signed documents back. We will begin scheduling the project at this point.

North Mason Fire Authority Project

Nothing new currently.

39 Acres

The roads are holding up well, waiting on them to solid up a bit more. Will hopefully be able to get some rock on them this spring and start getting ready for the logging.

Overton and Associates

Working on a meeting for future planning in area surrounding the bypass. Identifying possible future expansion areas and routes for understanding the future planning.

Continental Floral – Nothing to note.

MTA Project and Roundabout – Nothing to note.

Romance Hill development- Nothing to note.

Maintenance and Operations –

Jim Freeman reported on the maintenance and operations since the last meeting.

Repaired leak at Theler,

Water samples for the year complete.

Getting ready for PFAS testing, free test we volunteered for paid for by the State of Washington as part of the states effort to see how wide ranging the PFAS contamination is currently. Looks to be quite a process.

Alex in training in Auburn, cross connection control specialist class.

New Business:

Jim Freeman reported on the mini rate study. Board had copies of the current as well as the proposed rates for adoption for 2023, January. We are still contracting for a professional study to hopefully implement by June 2023, with outline and path for next 5 to 10 years. Major changes are additional charges for the Development Agreement and plan review rate increases, and fire sprinkler system charge for accounts with fire sprinklers. More discussion to follow on this at the 27th meeting.

General Manager Requested Executive session for personnel discussion. Time out:18:00 Rejoined at 18:18

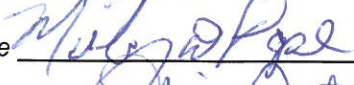
9) **Commissioners Comments:**


Commissioners Born, commented on the safety gear and the importance of having good equipment and checked out by professionals. We cannot scrimp on safety. Also commented on how glad he is that the mold issue is resolved.

Commissioner Satran-Louding agreed.

Meeting Adjourned at 18:25 By Commissioner Born.

December 13th, 2022 Meeting Minutes Approved by:

Commissioner Pope  Date: December 27, 2022

Commissioner Satran-Loudin  Date: December 27, 2022

Commissioner Born  Date: December 27, 2022

BELFAIR WATER
DISTRICT No.1

ESTABLISHED 1966

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