

**Belfair Water District #1**  
**November 26, 2024**  
**Regular Meeting**  
**3 p.m.**

**Commissioners Present**

Greg Born  
Jill Satran-Loudin- arrived late  
Mike Pope

**Staff Present**

Dale Webb  
Valisa Douglas  
James Freeman

**Guest**

- 1) Commissioner Born called the meeting to order at 15:00 / Pledge of Allegiance led by Commissioner Born.
- 2) Public Comments –None
- 3) Accounts Payable were read and a motion was made by Commissioner Pope to Accept and Approve Accounts Payable Warrants #11452 – 11466, approve the Meeting Minutes from the October 8, 2024 meeting, Approving the Petty Cash of \$250.00. The Cash Drawer of \$200.00. Commissioners Born verified before today's meeting. Commissioner Born called for the vote.

Motion Carried 2 Ayes 1 Absent and 0 Nays

4) **Business to be Completed:**

Discussion on viability of moving to one meeting per month, the board would like to discuss with all members present. Commissioner Satran-Loudin is not present at this time so at this time the discussion is tabled. **(Edit)** commissioner Satran-Loudin arrives and the discussion is had, Commissioner Pope said if we only do one meeting and have to call a special meeting, that meeting still has to be advertised and only the purpose of the meeting can be discussed. Commissioner Satran-Loudin said that she is concerned it asks to much of commissioner Born to come by weekly to sign checks, commissioner Born said he doesn't mind as he is going by anyway so no problem to stop in and sign whatever checks need signed. Commissioner Born suggest since December will only be one meeting anyway that we try it that way and see how that works. Board agrees to see how it goes, more to be discussed later.

5) **Manager Update:**

**Olympic View Development**

DRK is working on the apartments on the west side, there is no decision as of yet on the separate development on the other side of the road. The leading idea at this time is a storage facility as placement in close proximity to the apartments and the housing up the hill may provide a set of ready customers for such a thing.

**Well 6 Project**

Still waiting on reports and forecasting but spoke with the hydro today and should have a report by the middle of December.

**Overton and Associates**

Probable project in the works up by our tower for 259 new homes, has currently been submitted to the county as a concept and seeking a BLA to carve out the parcel for the project from a larger existing forest ground parcel. Engineering to begin after the 1<sup>st</sup> of the year and plans submitted for water etc. early 2025. Commissioner Pope said that how are they going to provide real access, Webb said the county is pressing for 2 ways in and out for the parcel or sprinklers will be required and that is 13,000 more per home in water meter cost alone which would build a lot of roads. The question was brought up as to us being sought to supply water to the airport area, Webb said that interest was mainly in their seeking an intertie with the district, which

can be problematic for our system. Would be different if we were only selling them water etc. We are currently doing the ground work to establish our service area to include the area at least as far as Lake Flora, and laterally to possibly JM Dickenson.

### **Romance Hill Booster Station**

Have discussed with Rick Krueger a price of 22,000.00 for the property, getting the survey maps to correctly reflect the area and having legal work on the contract. We have also finished installing the isolation valves and we are currently seeking bids on the skid replacement on the booster pump side. See operations report.

### **Razor Road Property**

Jarret Goodson has agreed to sale a portion of his lot abutting our property at the Booster station reservoir site. Paperwork is currently in-legal to draft the contract and survey is being scheduled to correctly stake and add boundaries. Once this is done then we will submit our offer to both Goodson and his Mortgage company. 15,500 is the offer which is more than fair.

### **In House Projects**

Currently working on the Employee manual, the 2025 budget, Romance hill Booster Skid and isolation valves, preparing for the state audit with the entrance meeting to be on the 5<sup>th</sup> of December, financing package for the state legislators, DEA specification manual update, lower shop plans and quotes, upper shop plans and working on adding bars codes for tracking and updating timesheets.

### **Maintenance and Operations –**

James Freeman to report. (See attached Report) James informed the Board that he had been asked to be on a panel to help with the Port of Allyn and their ongoing growth, he has accepted and will be in his own time and volunteer for the community, he asked if the board had any issue with that. The board had no issue and encouraged his participation. Lower shop plan draft given to Commissioner Pope. James showed Letter to Lakeland Village owners. Commissioner Born questioned if there is money available, James said the person at the state he spoke with said it is not out of reach. Commissioner Satran-Loudin questioned how many connections were there and if it would require more hiring of staff, James said 900 connections and yes would likely require at least a guy or two. Commissioner Satran-Loudin also asked the age of the lines and infrastructure, James said that there was some C900 pipe, and he personally lives by a newer welded steel reservoir. The feasibility study would address this question as well as help determine the amount needed to make this feasible for the district to assume the area and there is much groundwork to be done to figure out how this would all work that is irrelevant at this time as there is no consensus as to their willingness to sell the system. More to come. Commissioner Pope also said that should such a thing occur then the board would likely need to grow and add two more commissioners.

### **New Business:**

The board was presented with the proposed 2025 wage COLA of 3% for review and the CPI 3.8% for the rates for 2025 for review. The Board will review and resolutions to be voted on in December.

### **9) Commissioners Comments:**

All commissioners expressed their appreciation for the work being done for the district. No complaints and keep up the good work.

Meeting Adjourned at 16:15 By Commissioner Born.

November 26, 2024, Meeting Minutes Approved by:

Commissioner Pope  Date: December 10, 2024

Commissioner Satran-Loudin  Date: December 10, 2024

Commissioner Born  Date: December 10, 2024

# BELFAIR WATER DISTRICT No.1

ESTABLISHED 1966

## 360-275-3008

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