

Belfair Sewer Committee

Meeting Minutes

September 26, 2013

Present: County Commissioner: Randy Neatherlin.
Staff: Tom Moore
Members: Chair, Jack Johnson, Vice Chair, Jennifer Hines, Secretary
Judy Scott, Bob Harris, Lee Swoboda, Greg Waggett
Absent members. Ed Kruk, Rob Drexler
Guest: Jeff Carey

Announcements

Meeting was called to order by Vice Chair Jennifer Hines at 4:11 PM

Location at Port of Allyn building in Allyn WA.

Roll call was taken: See above for information

Minutes were approved: Lee Swoboda moved. Greg Waggett seconded. All approved

Agenda: Greg Waggett moved, Lee Swoboda seconded, Agenda approved

Hand-outs that were distributed: Agenda (Jack), minutes from Sept 12^(Judy), White pages financing options as printed from KMAS (one copy of Lee scanned and e-mailed to committee members)

Next meeting: Lee moved, Bob seconded approved.

October 10th, 2013 and October 31st, 4:00 PM At the Port of Allyn Building

Discussion

Topic of discussion: Jennifer reported on submitted request to Mason County Planning Advisory Committee. Please see hand out attached. The PAC accepted the request to not require mandatory hook-up, only until septic system has failed. She also added a request that existing businesses not be mandated to hook-up to sewers until failed. And added that new businesses be permitted if they agree to a holding tank until sewers are available as per existing ordinance.

Greg asked about the North Bay sewers were required to hook-ups. What happens to those who are required for hook-up and those who are not? It was said. The rule usually applies at the time of implementation of creation of the sewer. Tom will look into the information.

Toms' concern about the no requirement to hook-up was that funding for phasing needs to be in place in order for this to work.

Topic of discussion: Randy reported that the Sewer financing of 9.3 M Bond vs. Line of credit is going forward. At least the 9M bond was stopped. He brought in a paper that KMAS had put on their website that explained it very well. It showed the positives and negative of both. The hand-out was given and Lee scanned and e-mailed everyone on the committee.

Topic of discussion: The building restriction (as referred to as "moratorium"): Jennifer reported on the building restriction revision. It is based on the grant condition of 1800 eliminated or prevented septic systems. Tom said holding tanks were option, but no one has opted for this option. Tom also mentioned that holding tanks would be very expensive for the county to operate, but it was a concession for allowing building. Tom explained more of the reasons for the moratorium. Correction by Tom Moore via e-mail: " It is my understanding that a moratorium means there is no mechanism for building. That is not the case in Belfair. Building can take place if certain conditions are met. The same is true for new sub-divisions; they can take place within the UGA if certain conditions are met. In some cases depending on location and market conditions those conditions may be cost prohibitive but that does not constitute a moratorium." Jack brought up the 13 goals of the GMA. He felt it has been over interpreted by local jurisdictions. Lee said that the Hearings board has the final authority to interpret. It was discussed about that perhaps building can go on (hence not a true moratorium) however, you cannot sub-divide properties. Jack was concerned about existing lots of record and how these cannot be built on, that is a violation of property rights.

Jennifer Hines hand out the resolution *to the county commissioners to recommend by the advisory committee to lift the moratorium in the UGA.*

It was discussed more about getting the actual hearing board rulings and other documents that show restriction on the septic's for single family homes and businesses within in the UGA of Belfair

Motion made by Lee Swoboda, Jennifer seconded

Tom offered to get the information from Barb Atkins.

There was information that was helpful from Tom about the cost of running pipe and pump stations what has worked best and what has not as far as maintenance is concerned.

John Cunningham (staff) sent information out to the committee members via e-mail of the actual

O & M costs. O&M costs report is still getting worked on and the O&M committee will report.

Greg had some comments about the budget and costs. Tom helped explain more about the charts of budget and how they are read.

NMHS Connection: There will be a pre-submission hearing (meeting)? with county and the school engineers soon and Jack will keep us informed.

Randy reported that the Mason county Comp plan will be updated next year and the UGA boundaries may be revisited.

Public Input:

Jeff Carey: The budget was of concern. His concern is strategic in that it takes more manpower for Belfair Sewer than North Bay. He was concerned that the "big picture" of costs be considered. Look at NMHS, insurance costs, and his question of why the difference in O&M. It was mentioned that insurance is out to bid (through Washington State insurance pool) and may need to put it out for bid again.

Consulting costs is over budget and was in question.

Through these questions it was reiterated that the O&M committee needed to continue working on getting information about the questions.

Meeting adjourned at 6:00 PM

Jennifer moved, Bob seconded

Respectfully submitted,

Judy Scott