

Belfair Sewer Advisory Committee

Meeting Minutes – Thursday, January 15, 2015

http://www.co.mason.wa.us/ac/belfair_sewer/

BelfairSewer@co.mason.wa.us

THIS DOCUMENT IS NOT INTENDED TO BE A VERBATIM TRANSCRIPT

Regular meeting called to order on January 15, 2015 at 6:07 pm by Jack Johnson, Chair.

Members: Jack Johnson, Jennifer Hines, Rob Drexler, Greg Waggett, Lee Swoboda, MC Commissioner Randy Neatherlin. Not present: Judy Scott, Bob Harris

County staff: None present

Guests: Jeff Carey

Motion: Greg moved to accept the minutes of the December 29, 2014 special meeting as emailed and the agenda for this meeting. Rob seconded. Motion passed.

Discussion item: Randy presented a new version of the financial model he and Frank Pinter developed, refined in collaboration with Jack and Jeff to incorporate applicable suggestions and comments by the Committee during our December 29, 2014 special meeting (See attachment 1). The model reflects the following details:

- \$5,000 per ERU connection from 2015-2017, then \$7,500 incrementing by \$1K annually starting in 2018
- Usage fee at \$99 per month from 2015-2026, increasing 2.5% annually thereafter
- Construction cost of sewage in the unbuilt areas of the UGA estimated at \$9-10 Million
- 250 new connections over the 10-year life span of the ULID
- ULID of \$195 per parcel on 400 parcels within the UGA, to be applied to hookup fees
- 2% growth in new connections
- Incremental M&O costs estimated at \$900 per additional ERU
- REET2 supplement at \$200k for 10 years plus one year at \$275k
- 0.09% sales tax supplement at \$150k for 10 years plus one year at \$100k
- "Capital Reserve" increment of \$50k annually
- The cumulative balance stays positive throughout all the years (at its lowest point the cumulative balance is still in the black at \$105,539)

The sense of the Committee is that the model is a sound basis for the County to develop a financial plan for the Belfair sewer system, but will need additional details and supporting data as the County is developing the corollary financial plan, for example:

- Limitations on the "shelf life" of the proposed \$5k reduced connection fee
- Mandatory connection of developed properties by the maturity date of the proposed ULID
- Right-of-way for the eastern sewer main
- Updates to Title 13 of the MC Code
- Availability of grants to assist property owners with construction costs associated with connecting
- Design and refined cost estimates for the unbuilt portions of sewerage throughout the UGA
- Potential buildout projections for unbuilt and unconnected properties throughout the UGA

The sense of the Committee is that we would continue our work on providing the refinements to the model and some of the data necessary to implement the recommendations in our report to the BOCC of June 24, 2014¹ and assisting the County in developing and executing a financial plan.

¹ http://www.co.mason.wa.us/ac/belfair_sewer/recommendations.pdf

Belfair Sewer Advisory Committee Meeting Minutes 01/15/2015

Motion: Rob moved to approve the model as a basis for the County's financial plan for the Belfair sewer system, recommend that the Mason County Board of County Commissioners move forward using the model to develop a plan, and that the Committee continue to refine the model and assist in promoting the County's financial plan². Jennifer seconded. Motion passed unanimously.

Discussion item: Jack provided a status report on the subcommittee's progress in assembling the data to forward to e/One for them to prepare a design for the low-pressure system in the unsewered areas of the UGA. He has forwarded email requests to the County for the data, but has not received an estimated completion date. Randy indicated the BOCC has approved the additional funding for the staff to provide the information requested.

Discussion item: We discussed the best way to pass our recommendations to the BOCC. The sense of the Committee is that a transmittal letter sent to the BOCC clerk signed by the Chair is the best method.

Action item: Draft transmittal letters and forward to the BOCC 1) the proposed resolution to establish a utility advisory committee and 2) the proposed financial model. **Action:** Lee, Jack

STAFF REPORT None

PUBLIC COMMENT

The following comment was received by email from Ken VanBuskirk on January 3, 2015:

As you are aware I have opposed phase 2 of the sewer since the onset of the sewer system for the UGA. I have always believed that the Belfair UGA was too large and that the Union River Valley should not be in the UGA. The first sewer grant was based on a false Declaration of Severe public health hazard and erroneous data. Regardless of the past I believe the assumptions of 232 ERU's for the former phase 2 are overestimated. When ESA³ submitted an Ecology grant application in 2012, "Get connected", he used ERU figures and lateral connection numbers much lower than 232. I felt that his numbers were high based on the fact that he was using erroneous data, such as the "Declaration" and incorrect UGA boundaries and zoning to compute. The County has been asked to conduct a buildable lands inventory for the last 15 years. The County is supposed to update the Comprehensive Plan this year and I and others have asked them to look at the current UGA boundaries and conduct a buildable lands inventory. I do appreciate all the work you folks are doing and I wanted you to be aware.

Meeting adjourned at 7:28 pm.

Next meeting: February 12, 2015 at 6:00 pm in the Port of Allyn conference room.

Respectfully submitted,
Lee Swoboda, *ad hoc* secretary

Atch: Mason County Belfair Sewer System Option #13A

² Thus motion supersedes the motion to adopt the County's financial model that was tabled at the Committee's December 28, 2014 special meeting.

³ Engineering Services Associates