

BOARD OF MASON COUNTY COMMISSIONERS' PROCEEDINGS

June 5, 2012

1. Call to Order – The Chairperson called the regular meeting to order at 9:03 a.m.
2. Pledge of Allegiance – Brian Matthews led the flag salute.
3. Roll Call – Present: Commissioner District 1 - Lynda Ring Erickson; Commissioner District 2 – Tim Sheldon; Commissioner District 3 – Steve Bloomfield.
4. Correspondence and Organizational Business
 - 4.1 Correspondence
 - 4.1.1 The Washington State Liquor Control Board sent notice of special occasion liquor license applications for Allyn Community Association, Harstine Island Community Club and Dragon Steps Performing Arts Group
 - 4.1.2 The Washington State Department of Transportation sent notice that Mason County's Non-Discrimination Agreement Annual Update report for 2011 has been reviewed and approved.
 - 4.1.3 The Mason County Amateur Radio Club invited the Board to attend their National Field Day.
 - 4.1.4 Comcast sent notice of rate changes effective July 1, 2012.
 - 4.1.5 The Thurston County Board of Health invited Mason County to attend a five county Board of Health meeting on June 22nd.
 - 4.1.6 North Mason Chamber of Commerce expressed concerns regarding the make up of the Belfair Urban Growth Area Advisory Committee.
 - 4.1.7 Jerry King asked that Jade Drive be excluded from a proposed no shooting zone near Probert Road.
 - 4.1.8 Gerald Duke, Butch Boad, Harry Beare, Donnarae Doda, Al Mottinger and Michael Howard are seeking appointment to the Belfair Urban Growth Area Advisory Committee.
 - 4.2 Cmmr. Ring Erickson presented Brian Matthews with the County Road Administration Board Certificate of Good Practice.
 - 4.3 Brian Matthews, Public Works, announced the award for the lighting project for the Public Works facility yard to Taurus Industries, Inc of Tumwater in the amount of \$32,450.
5. Open Forum for Citizen Input – There was no citizen input.
6. Adoption of Agenda – Cmmr. Ring Erickson noted that she would like to discuss a recent vote at the Hood Canal Coordinating Council under item 10.1.

Cmmr. Sheldon/Bloomfield moved and seconded to adopt the agenda. Motion carried unanimously. RE-aye; S-aye; B-aye.
7. Approval of Minutes – May 1, 2012 and May 22, 2012 regular meeting minutes.

Cmmr. Bloomfield/Sheldon moved and seconded to approve the May 1, 2012 and May 22, 2012 regular meeting minutes. Motion carried unanimously. RE-aye; S-aye; B-aye.
8. Approval of Action Agenda:
 - 8.1 Approval of the 12-month professional services contract between Mason County Juvenile Court and Kerri Duke for the Functional Family Therapy program. The amount available is \$37,433 and no match requirement.

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- 8.2 Approval to award a contract to Cascadia Archaeology for completion of Cultural Resources Survey in an amount not to exceed \$3,000 for the Coulter Creek Project. Funding source for this project is from Aquatic Lands Enhancement Account Grant, Washington Wildlife and Recreation Program Water Access grant, REET II funds and donations.
- 8.3 Approval of application of the Office of Justice Programs (OJP) Edward Byrne Memorial JAG Local Solicitation No. 2012-H2842-WA-DJ for the Sheriff's office in the amount of \$13,242 with no match requirement. This grant will allow the development of a broad based strategic plan for the portable computers in the deputy patrol vehicles.
- 8.4 Approval to appoint Jean Farmer, David Wagner, Beverly Voss-Petredis and Greg Oldham to the Lodging Tax Advisory Committee for a one-year term.
- 8.5 Approval to reappoint Donald Reid for a three-year term to the Board of Equalization. The term will expire May 31, 2015.
- 8.6 Approval to cancel the June 26 Board of Health meeting.
- 8.7 Approval of an agreement with the Northwest Youth Corps for Coulter Creek Park Development in the amount not to exceed \$15,999.38 and authorizing the Chair to sign any pertinent documents. Project funding to be covered from WWRP Water Access Grant and Aquatic Lands Enhancement Account grant and REET II capital funds.
- 8.8 Approval for the Chair to sign the Purchase and Sale Agreement with Overton and Associates for the purchase of real property (Coulter Creek Nature Preserve) to acquire 55 acres along North Bay – Case Inlet. Purchase price is \$600,000 dollars and the County match will be \$60,000 - \$70,000 paid for from donations, in-kind support, and REET II funds supporting initial site development. Purchase price is paid from WWRP Water Access Grant and Aquatic Lands Enhancement Account Grant.
- 8.9 Approval to accept the recommendation of the Hearing Examiner and grant the vacation of the right-of-way for a portion of E. Mason Lake Drive West subject to the conditions contained in the Findings, Conclusions and Recommendations of the Hearing Examiner.
- 8.10 Approval to adopt an ordinance creating a Lake Management District for Island Lake and set a public hearing on August 7 at 9:30 a.m. to consider written objections to the proposed roll of rates and charges. **Ordinance No. 49-12 (Exhibit A)**
- 8.11 Approval for the Chair to execute Amendment #3 to the consulting agreement with Harris and Associates in the amount of \$138,552.00 extending the term of the agreement through December 2012 for Construction Management Services for the Belfair Wastewater and Water Reclamation Facility Project.
- 8.12 Approval of the Veterans Assistance Fund applications for: David O. Dunkum – Food \$150.00; Jonathan D Garza – Utilities \$256.66; Ronald A (Billee) Ralstin – Utilities \$249.84; and Ernest A (Peggy) Vanbuskirk – Utilities \$194.33 for a total of \$850.83 as recommended by the Veterans Assistance Fund Screening Committee.
- 8.13 Approval of the 2012 Addendum to the Contract for Solid Waste Export Services (long haul and disposal) between Mason County and Regional Disposal Company/Allied Waste extending said contract through August 26, 2020 and providing additional considerations to the parties to the Contract and authorizing execution of said 2012 Addendum by the Mason County Board of Commissioners.
- 8.14 Approval to authorize Public Works to advertise, interview and appoint a preferred candidate to fill the Road Operations & Maintenance Supervisor position.
- 8.15 Approval to authorize Public Works to advertise, interview and hire a Deputy Director/County Engineer.
- 8.16 Approval for the Chair to execute the Utility Easement Agreement with the City of Shelton, authorizing the easement sale of parcel 42002 10 00020 on the corner of Dayton Airport Road and Hwy 101.
- 8.17 Approval to execute the "Notification of Final Cost" of County Road Construction completed in 2011 that was performed by county force.

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- 8.18 Approval for Public Works to purchase new Topcon QS3A Robotic Total Station instruments for the Public Works Survey Division from the County's State Contract #06906.
- 8.19 Approval to accept the negotiated settlement of \$110,000 as full and final just compensation for purchase of the necessary temporary and permanent easements for construction and location of a Belfair sanitary sewer pump station at the "Tube Time" location and authorize execution of the appropriate settlement documents by the Chair.

Item 8.13

Denny Hamilton wanted to know the amount of the contract.

Tom Moore, Utilities and Waste Management, explained that the amount was on a per ton basis at about \$56 per ton. When 26 tons per trailer is exceeded it goes down to \$35 per ton. There will also be funding to install a loading scale to load the trucks and do some repairs at the transfer station.

Mr. Hamilton asked if the Solid Waste Advisory Committee had looked at the contract.

Mr. Moore replied that the Solid Waste Advisory Committee hadn't met in the last year.

David Baker asked for the item to be considered for a separate vote.

Eric Johnson wanted to know if there was an opportunity for a new contract instead of extending the current contract.

Mr. Moore replied that they considered that option. They needed more time to evaluate what they were going to do with the solid waste transfer station in general. They realized that a two-year extension wouldn't be enough time so they went to a five year contract.

Mr. Johnson thought the County and the public would be better served if the contract went through a competitive process.

Mr. Moore stated that they had a good relationship with the landfill they use. The process they are currently using is working any they have the opportunity to save the citizens money with the contract.

Mr. Sheldon noted that the long haul and disposal services that the County had been provided so far had been very satisfactory. The company also agreed to provide money to upgrade the transfer station's scales. The waste is going to a state of the art landfill. The open market gives a competitive look at things but negotiations can sometimes create a deal that you couldn't get through a bid process.

Mr. Moore was also concerned that the fuel costs would be considerably higher through the open bid process.

Mr. Johnson noted that at previous meetings a one or two-year extension was discussed and now it is considerably different.

Mr. Baker didn't feel there was enough notice to the public on the issue. He thought there needed to be an opportunity for a competitive bid process.

The item was removed for a separate vote.

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Item 8.3

Andrew Graham asked what the money would be used for.

Frank Pinter, Sheriff's Office, explained that the money would be used to develop a strategic plan to incorporate the County's GIS system and the Sheriff's data collection systems into the portable computers.

Mr. Graham asked if the cost included the implementation of the plan.

Mr. Pinter stated that was correct.

Cmmr. Bloomfield/Sheldon moved and seconded to approve Action Items 8.1 through 8.19, with the exception of item 8.13. Motion carried unanimously. RE-aye; S-aye; B-aye.

Item 8.13

Tom Moore explained that in August 1993, Mason County entered into a contract with Regional Disposal Company for solid waste export services (long hauling and disposal) for solid waste from the County's Shelton transfer station. The term of the original contract was for five years, with the right to renew at the County's option for three additional five-year terms. He went over the different amendments to the contract since that time and the proposed amendments for 2012.

Cmmr. Sheldon noted that at the beginning of the contract the County could have chosen a 20 year contract and now it is only an extension of seven years.

Mr. Moore added that it gives some stability to the rates and consistency with the way the County has done business in the past.

Cmmr. Bloomfield thought it was a good deal and the other companies were present at the public meetings. He had no issue continuing the item to allow the other companies to respond again if they felt the public process wasn't adequate.

Scott Wilson, Wilson Recycling, commented that they have been to all of the meetings and they haven't had an opportunity to respond. They wanted the chance to go to bid but the consultant never contacted them.

Cmmr. Sheldon explained that the contract wasn't about the operations of the transfer station it was only about the hauling and disposal of the solid waste. They were very different subjects.

Mr. Wilson thought extending the long haul contract wouldn't allow a change in the operations of the transfer station.

Cmmr. Sheldon didn't agree and thought they were very separate issues.

Eric Johnson, Waste Management, commented that he is in the business of long haul and disposal. He agreed that there was a comment period but there was no formal request for proposals or bids. The department was allowed to go into negotiations that were not part of the formal bid process. Companies were not allowed to come forward with their proposals.

Rik Fredrickson, Mason County Garbage, was also surprised that the negotiations extended the period of the contract. He thought Allied Waste did a great job but his company felt it was a pivot away from

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possible privatization. It was his understanding that the contract would be negotiated for only one or two years to further discuss privatization.

Cmmr. Sheldon didn't believe the contract would deter privatization.

Mr. Wilson asked why the Solid Waste Advisory Committee hadn't met for over a year.

Cmmr. Ring Erickson stated that was a separate discussion.

Cmmr. Sheldon was comfortable with moving ahead with the contract. He thought a long-term contract was in the best interest of the citizens of the county with the increasing fuel costs. He still felt privatization was a separate issue that could be addressed at a later time.

Cmmr. Bloomfield agreed. He noted that it was an open process where the different companies had the opportunity to speak.

Cmmr. Sheldon moved to approve item 8.13 as presented.

Cmmr. Bloomfield wanted to see it extended for two weeks.

Cmmr. Ring Erickson noted that she would recuse herself from the vote because she is in a campaign with supporters on both sides.

Brain Matthews suggested tabling the item for a couple of weeks because there were three companies that would like to bid. They could accept bids or throw them out depending on what was better for the citizens.

Cmmr. Ring Erickson didn't think opening up the issue for bid would be acceptable when there was already a proposal on the table.

Mr. Moore suggested convening the SWAC to get their take on whether or not the contract should be accepted.

Cmmr. Sheldon noted that the difficulty seemed to be that the issue of privatization was overriding the issue of putting the waste in the truck and taking it to the landfill safely. Long-term contracts can be a great asset to the County. He thought the SWAC would be a good resource to look at the privatization issue but not the long haul issue.

Cmmr. Bloomfield didn't want to kick the can down the road. He thought it was a good solid contract. His only objection was that people didn't feel they had an opportunity to respond.

Cmmr. Sheldon/Bloomfield moved and seconded to approve Action Item 8.13 as presented. Motion carried. RE-abstain; S-aye; B-aye.

9. 9:30 a.m. Public Hearings and Items Set for a Certain Time –
 - 9.1 Public hearing to consider a Private Line Occupancy Permit between Mason County and Sharon Stratton.

Brian Matthews, Public Works, explained that it was a routine application. It takes place when someone owns two pieces of property and they need to cross the county roadway with a sewer or water line.

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Jeremy Graham, Public Works, pointed out the property on a map. He stated that staff had reviewed the application and was recommending approval.

Questions for Staff

Andrew Graham asked if the application was for a septic line.

Jeremy Graham stated that it was a 2" septic line.

There was no public testimony.

Cmmr. Sheldon/moved and seconded to approve and execute the Private Line Utility Occupancy Permit between Mason County and Sharon Stratton for the septic transportation line from Septic Parcel No. 22031-51-00041 to Resident Parcel No. 22031-50-00039. Motion carried unanimously. RE-aye; S-aye; B-aye.

9.2 Public hearing to consider a Private Line Occupancy Permit between Mason County and Margaret Campbell.

Jeremy Graham pointed out the property on a map. It was on Stadium Beach Road. It was a single parcel but the residence was on the shore side of the road so they would need to push the septic line through the road to the septic on the other side.

Questions for Staff

Allan Borden asked if the county road bisected the property.

Mr. Graham stated that was correct.

There was no public testimony.

Cmmr. Bloomfield/Sheldon moved and seconded to approve and execute the Private Line Occupancy Permit between Mason County and Margaret Campbell for the septic transportation line on Parcel No. 22113-14-60000. Motion carried unanimously. RE-aye; S-aye; B-aye.

9.3 Public hearing to review the request by Taylor Shellfish to rezone one parcel (9.00 ac.) along U.S. Highway 101 and Fredson Road near the Taylor Town Rural Activity Center; the request involves the rezone of this parcel from Rural Tourist zone to Rural Industrial zone.

Allan Borden, Department of Community Development, explained that the requested rezone was for a nine-acre piece of property located along Highway 101 that is currently zoned Rural Tourist for use as a cultural center and art studio. The request was to rezone the parcel to Rural Industrial because the operations have shifted to industrial uses. Olympic College uses one building for welding and there are other buildings that were workshops for artists that are now used for fabrication. The primary surrounding land uses are Rural Residential 5 with one Rural Commercial 5. There are no critical areas on the property. There are low areas to the south that are wet in the winter but they are not on the subject property. The request met all eight criteria for a rezone so he recommended approval. The Planning Advisory Commission heard the case on March 19th and questioned the existing uses. Some buildings were used for fabricating structures for the shellfish business. The request would also allow Taylor Shellfish to construct storage buildings. The Planning Advisory Commission voted for approval with a 5-0 vote.

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Questions for Staff

Melody Peterson asked if Mr. Borden was aware of the wetlands on the property.

Mr. Borden replied that the wetlands were to the north of the property.

Ms. Peterson was concerned about environmental pollution and noise pollution.

Mr. Borden showed an aerial photograph of the property and explained that any development would take place on the confines of the property.

Ms. Peterson asked if there were any considerations for noise.

Mr. Borden explained that the industrial zone does have noise control conditions.

Connelly Watson asked if the State had been looking at the property for an overpass.

Mr. Borden stated that there weren't any comments from the DOT about the proposal.

Cmmr. Sheldon noted that the Department of Transportation did look at an overpass at Fredson Road but it was rejected because of costs.

Andrew Graham asked if the rezone was the minimum that would be acceptable to conform to the current use.

Mr. Borden stated that was correct.

Carrie Thompson noted that the property hadn't been used as an artist colony for years. She wanted to know if the rezone should have happened years ago. She also wanted to know if they were going to change their operations.

Mr. Borden stated that the application was to be more conforming to the current uses and they also wanted to build another building.

Tom Davis asked if there was special consideration given to the adjacent residential areas.

Mr. Borden stated that the residents were notified of the application and they received the County's staff reports.

Public Testimony

Diane Cooper, Taylor Shellfish, commented that when the property was proposed for development it was as a tourist center. It was envisioned to hold bronzeworks, glassworks and other artist facilities. They were not able to go forward with that vision so the uses changed to light industrial. They requested the rezone to be consistent with current uses along the corridor. They would like the rezone approved. They notified landowners within 300 feet and other residences that would be potentially impacted. They don't believe the traffic or the noise would change because the uses would not change. They would like to build a structure to house some items that are currently stored in the yard, which would be more aesthetically pleasing. They have a long history in the area and they intend to be good neighbors. They didn't propose a rezone earlier for several reasons. The uses have transitioned over time and they didn't know if Norma Taylor was going to pursue other options on the property. The main reason for the rezone request was that they would like to put up another structure.

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Cmmr. Sheldon thought it was a reasonable proposal that was looked at by staff and the Planning Advisory Commission. He felt it would be a very benign change. There was a lack of light industrial in Mason County and this was a natural adaptation.

Cmmr. Bloomfield agreed and thought it was a good step forward.

Cmmr. Ring Erickson had been aware of the property for a long time. The current uses seemed to be more consistent with the proposed zoning. She appreciated that the business wanted to have the correct zoning for the uses on the property.

Cmmr. Bloomfield/Sheldon moved and seconded to approve the request by Taylor Shellfish to rezone one parcel (9.00 ac.) along US Highway 101 and Fredson Rd. near Taylor Town Rural Activity Center; the request involves the rezoning of the parcel from Rural Tourist zone to Rural Industrial zone. The Chair will sign the Findings of Fact. Motion carried unanimously. RE-aye; S-aye; B-aye.

9.4 Public hearing to consider declaring certain real property as surplus property.

John Keates, Facilities, Parks and Trails, explained that the Board adopted a resolution on April 17th declaring the intent to surplus property. There were thirteen properties on the list. Most were acquired through tax title or land exchange. There were some very nice parcels on the list. He was formally requesting the declaration of surplus so the public had the opportunity to purchase the properties.

There were no questions for staff.

Public Testimony

Tom Davis encouraged the Commissioners to capitalize on the public assets and to get as much money as they could for the properties. He would like to see a minimum price established on each of the properties above back taxes.

Cmmr. Bloomfield asked about the illegal dumping on one of the properties.

Cmmr. Ring Erickson was aware of the property and there had been significant dumping.

Cmmr. Sheldon disagreed with Mr. Davis' comments. He stated that it had been a long thoughtful process and putting the properties back on the tax rolls brings property taxes back to the County. There are unusual pieces of property that cannot always be used for residences.

Cmmr. Sheldon/Bloomfield moved and seconded to approve the resolution declaring 13 parcels of Mason County property as surplus property. Motion carried unanimously. RE-aye; S-aye; B-aye. Resolution No. 50-12 (Exhibit B)

10. Other Business (Department Heads and Elected Officials) –

- 10.1 Cmmr. Ring Erickson commented that there was a proposal that went through the Hood Canal Coordinating Council last week regarding mitigating the impacts of a pier project on Hood Canal. The proposal had text that suggested that the federal government and the tribes would be protected from changing requirements but local governments shall become impacted and part of the program. The Commissioners expressed concerns about the text.

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Mason County was the only government that voted against the proposal because of the text and the document was also poorly written. She understood the HCCC is revisiting the language and there may be a different proposal that would allow Mason County to be in support of the project without putting the County in the position having to change it's policies.

Cmmr. Bloomfield noted that the document was given to the Board at a late date and it was different than the original proposal. He didn't have an issue with the project but he had an issue of giving away the County's authority. He also thought there needed to be more of a public process.

Cmmr. Sheldon agreed and thought the Board took the right action. The Board responded to the citizens' needs. He also noted that there are 38 recognized groups in Western Washington to work on water quality and he thought that could be streamlined.

Cmmr. Ring Erickson wanted to make sure everyone understood the Commission wasn't trying to obstruct the pier project

- 10.2 John Keates reported that the parking lot upgrades were almost complete at Latimer's Landing.
 - 10.3 Bob Simmons, WSU Extension, provided an update on the Youth Forestry Program. They are interviewing potential participants and the program will start in mid July.
11. Board's Reports and Calendar - The Commissioners reported on meetings attended the past week and announced their upcoming weekly meetings.
12. Adjournment – The meeting adjourned at 10:58 a.m.

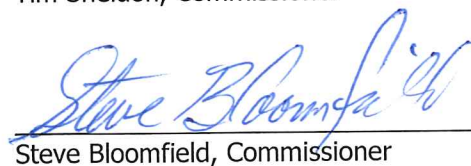
BOARD OF COUNTY COMMISSIONERS
MASON COUNTY, WASHINGTON


Lynda Ring Erickson, Chair


Tim Sheldon, Commissioner

ATTEST:


Shannon Goudy, Clerk of the Board


Steve Bloomfield, Commissioner

ORDINANCE NO. 49-12

AN ORDINANCE creating a Lake Management District for Island Lake pursuant to Chapters 36.61 RCW, to be designated Lake Management District No. 1 for Island Lake.

WHEREAS, Chapter 36.61 RCW authorizes the Board of Mason County Commissioners to initiate the creation of lake management districts;

WHEREAS, the Board of Mason County Commissioners found creation of a lake management district for Island Lake to be in the public interest through adoption of Resolution 35-12; and

WHEREAS, the proposal to create the lake management district received a majority of the votes cast by property owners within the proposed district pursuant to RCW 36.61.100.

NOW, THEREFORE BE IT ORDAINED by the Board of County Commissioners of Mason County as follows.

Creation of District

Mason County Lake Management District No. 1 for Island Lake, as proposed in Resolution No. 14-12, adopted on March 13, 2012 is hereby created.

Conditions for District Operation

The conditions for the operation of Lake Management District No. 1 are set forth in Resolution 35-12, Exhibit A hereto, which resolution is incorporated by reference as though set forth in full. The conditions for operation set forth in Exhibit A include the findings and determinations, with district purposes, district boundaries, duration (10 years); annual rates and charges and provision for a citizen committee.

Rates and Charges - Collection

1. Rates and charges for Lake Management District No. 1 shall be included in Mason County's annual property tax statements. Properties which do not receive a property tax statement will receive a separate billing statement for these rates and charges.
2. The total amount of the Lake Management District No. 1 rates and charges shall be due and payable on or before the 30th day of April and shall be delinquent after that date; however, if one-half of such rates and charges is paid on or before the said 30th of April the remainder shall be due and payable on or before the 31st day of October and shall be delinquent after that date.
3. If a payment is received in conjunction with a combined property tax and Lake Management District No. 1 rates and charges, and the payment is less than the amount due, the payment shall be applied first to the annual property tax of the parcel and any remaining due amount to the Lake Management District No. 1 rates and charges.

Severability

If any clause, sentence, paragraph, section, or provision of this Ordinance or the application thereof to any person or circumstances shall be found to be invalid, the validity of the remaining provisions shall not be affected, and the Ordinance shall be construed or enforced as if it did not contain the particular provision held to be invalid.

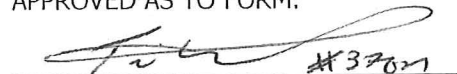
Ordinance No. 49-12
June 5, 2012
Lake Management District No. 1 – Island Lake

ADOPTED this 5th day of June, 2012.

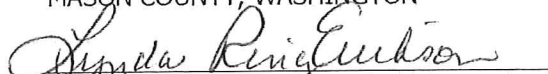
ATTEST:



Shannon Goudy, Clerk of the Board

APPROVED AS TO FORM:


#37821
Tim Whitehead, Chief
Deputy Prosecuting Attorney

BOARD OF COUNTY COMMISSIONERS
MASON COUNTY, WASHINGTON


Lynda Ring Erickson, Chair


Tim Sheldon, Commissioner


Steve Bloomfield, Commissioner

C: Auditor/Accounting; Assessor; Treasurer; LMD 1; File

RESOLUTION NO: 35-12

A RESOLUTION adopting findings and determinations consistent with RCW 36.61.070 regarding the establishment of Lake Management District No. 1 for Island Lake, and submitting the establishment of Lake Management District No. 1 to a vote of property owners within the proposed district.

WHEREAS, the Board of Mason County Commissioners adopted Resolution No. 14-12 on March 13, 2012 setting out its intention to consider formation of Lake Management District No. 1 for Island Lake (LMD No. 1) and a correction to this resolution was made on March 27 by adoption of Resolution No. 21-12; and

WHEREAS, a public hearing was held on April 10, 2012 and continued to April 17, 2012 to consider formation of LMD No. 1 and the County Commissioners heard support from persons affected by the formation of LMD No. 1 and other comments regarding the proposed work program; and

WHEREAS, representatives from the Department of Ecology, the Department of Fish and Wildlife and Department of Natural Resources had the opportunity to make presentations and comments on the proposal.

NOW, THEREFORE, THE BOARD OF MASON COUNTY COMMISSIONERS DOES RESOLVE AS FOLLOWS:

Section 1. The Board of County Commissioners adopts the following findings and determinations:

1. The formation of LMD No. 1 is in the public interest as evidenced by the following proposed plan (Exhibit A) of lake improvement and maintenance activities, which is approved as part of these findings. The proposed LMD will:
 - a. Manage noxious aquatic plants in Island Lake to meet recreational and aesthetic needs, fishery and wildlife habitat requirement, and ecosystem and groundwater concerns.
 - b. Employ proven techniques based on environmental safety.
 - c. Investigate and promote the best management practices and shoreline enhancement.
 - d. Monitor for recurrence of Eurasian Watermilfoil or emergence of other lake plants that could adversely impact the freshwater system and recommend prompt action to control these.
 - e. Maintain an advisory committee of neighborhood representatives to direct the efforts and funds of the LMD.
2. The financing of the lake improvement and maintenance activities is feasible since the revenues to be raised match the activities set out in the proposed plan for LMD No. 1.
3. The plan for proposed lake improvement and maintenance activities avoids adverse impacts on fish and wildlife and provides for measures to protect and enhance fish and wildlife.
4. LMD No. 1 will exist for a period of 10 years.
5. The amount to be raised through rates and charges is approximately \$10,000 annually for ten years.

LMD – Island Lake – Resolution No. 35-12

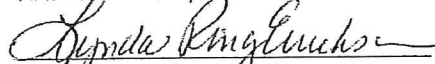
6. The boundaries of the District are all properties fronting Island Lake in Mason County, Washington.
7. Annual Charge per Parcel: The proposed formula for annual rates and charges to property in 2013 is 25 cents per thousand valuation. It is anticipated that revenue bonds or notes payable from such rates and charges will be issued to finance the activities of the LMD.

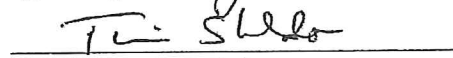
Section 2. The question of whether to form Lake Management District No.1 for Island Lake shall be submitted to the property owners within the proposed district. The Central Operations Department shall prepare the ballots for submittal to the property owners. Ballots will be received by the Office of the County Commissioners, 411 N. Fifth Street, Shelton, WA 98584 no later than 5:00 pm, May 17, 2012.

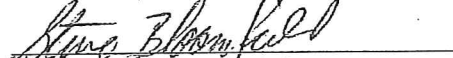
Section 3. Ballots will be available for public inspection after they have been counted.

Dated this 17th day of April, 2012.

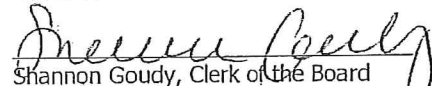
BOARD OF COUNTY COMMISSIONERS
MASON COUNTY, WASHINGTON


Lynda Ring Erickson, Chair



Tim Sheldon, Commissioner


Steve Bloomfield, Commissioner

ATTEST:

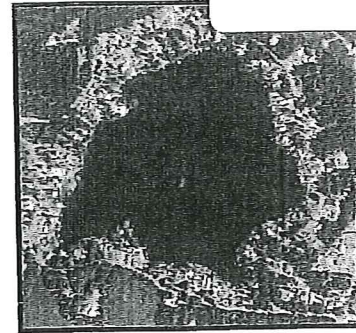

Shannon Goudy, Clerk of the Board

Approved as to form:

 #37821
Tim Whitehead, Chief Deputy Prosecuting Attorney

Island Lake Management District #1 Budget Proposal

February 2012



Purpose of the Island Lake Management District (LMD)

- To raise funds necessary to eliminate Eurasian Milfoil from Island Lake in order to restore the recreational and aesthetic needs of property owners and other lake users by employing the best techniques based on environmental safety and efficacy without adversely impacting the fishery and wildlife habitat requirements.
- To monitor for recurrence of Eurasian Milfoil or emergence of other lake plants that could adversely impact the lake and to recommend and fund removal of these plants throughout the life of the LMD.
- To maintain an advisory committee of neighborhood representatives to direct the efforts and funds of the LMD

Charges to property owners for LMD activities

Annual rates and charges will be used to raise funds to support the LMD activities. The maximum amount that will be raised by the LMD throughout its ten year existence is the amount approved by the district owners by vote upon creation of the LMD, which amount should be approximately \$100,000.00. The funds will be charged to waterfront property owners based on the property values recorded in January 2012, and collected annually by the Mason County Treasurer.

Based on a preliminary review of values obtained from the Mason County Assessor and subject to some minor adjustment, the total value of all property within the proposed LMD is \$40,000,000.00. Using an estimated total project cost of \$100,000.00, the total assessment per parcel would be \$0.25 per \$1,000 of the value of the property and buildings on each parcel as those values appear in the 2012 assessment.

For example, an owner of a waterfront parcel for which the assessor had assessed value of \$300,000 would pay \$75.00 each year for a period of 10 years. This figure would change in accordance with assessed value inasmuch as each parcel is reappraised every four years.

Proposed Budget

The proposed budget for the LMD is based on the past 10-year experience of controlling the Eurasian Milfoil infestation in Island Lake. Weed growth will be controlled through this 10-year project by diver surveys, underwater hand-pulling the plants and, depending on the lake condition, occasional chemical treatment every few years.

LMD Budget Estimate

Treatment Year	Cost
Cost for application labor \$1200 /day for 3 days	\$3,600
Public notice in newspaper	\$400
Mailings to lakeshore residents (postage and printing)	\$200
Aquathol Super K granular chemical costs \$2275/acre for 4 acres	\$9,100
Underwater surveys and hand pulling plants	\$1,000
Estimate of project cost for treatment year:	\$14,300

Monitoring Year	Cost
Underwater surveys and hand pulling plants	\$1,000
Estimate of project cost for monitoring year two:	\$1,000

10-Year Budget Estimate

Project Year	% Increase	Increase Estimate	Budget Estimate
1 Treatment	0.0%	\$0	\$14,300
2 Monitoring	0.0%	\$0	\$1,000
3 Treatment	5.0%	\$715	\$15,015
4 Monitoring	5.0%	\$50	\$1,050
5 Treatment	5.0%	\$751	\$15,766
6 Monitoring	5.0%	\$53	\$1,103
7 Treatment	5.0%	\$788	\$16,554
8 Monitoring	5.0%	\$55	\$1,158
9 Treatment	5.0%	\$828	\$17,382
10 Monitoring	5.0%	\$58	\$1,216
			\$1,000
			\$14,458
		TOTAL	\$100,000

Max Folsom
 Island Lake Management District #1
 330 E Island Lake Drive

Resolution No. 50-12
Declaration of Surplus Property

WHEREAS, Mason County owns real property listed and described in Exhibit A, attached hereto; and has been determined the property to be surplus to the County's needs; and

WHEREAS, certain parcels of the property are tax title property with delinquent property tax, penalties, interest and expenses owing; and

WHEREAS, other parcels were acquired for various purposes; and

WHEREAS, the Mason County Board of Commissioners, on Tuesday, June 5, 2012, held a public hearing regarding the property in which members of the public were able to testify before the Mason County Board of Commissioners regarding the proposed property to be surplus;

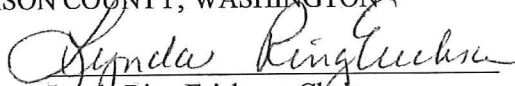
NOW, THEREFORE, BE IT HEREBY RESOLVED, by the Board of Mason County Commissioners that the following items be declared surplus property:

Property listed in Exhibit A, Mason County 2012 Surplus Real Property

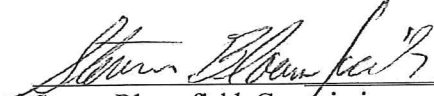
BE IT FURTHER RESOLVED that the County Treasurer be authorized to hold a public auction to dispose of said surplus property via sealed bid to begin and end at a date and time to be determined by the County Treasurer, provided legally-sufficient and adequate public notice and time is allotted to allow interested members of the public to review and inspect the property in order to submit a sealed bid(s) to purchase/acquire the property identified as COUNTY SURPLUS PROPERTY.

Dated this 5th day of June, 2012.

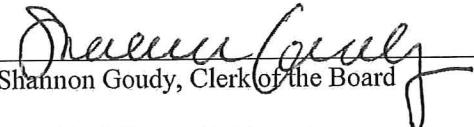
BOARD OF COUNTY COMMISSIONERS
MASON COUNTY, WASHINGTON


Lynda Ring Erickson, Chair

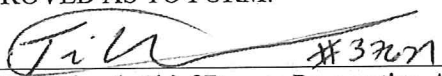

Tim Sheldon, Commissioner


Steven Bloomfield, Commissioner

ATTEST:


Shannon Goudy, Clerk of the Board

APPROVED AS TO FORM:

 #3767
Tim Whitehead, Chief Deputy Prosecuting Attorney

Cc: File

Treasurer
Auditor (Accounting)

Exhibit B

Exhibit A

MASON COUNTY
2012 SURPLUS REAL PROPERTY SALE

Sale Parcel #	Tax Parcel #	Location	Assessed Value	Asking Price	Comments	Aproximate Area
1	12207 34 60020	Near Razor Rd E	\$ 70,000	\$ 40,000	Tax Title	5 acres+
2	121182200011/12	Murray Rd S at Grapeview Loop	\$ 17,550	\$ 10,000	Uneconomic Remnant From Road Project	Unknown
3	12220 34 00080	Grapeview Loop Road	\$ 26,000	\$ 26,000	Uneconomic Remnant From Road Project	Unknown
4	22002 75 00170	1210 E. Deer View Circle, Harstine Island	\$ 50,000	\$ 45,000	Tax Title, Require Cleanup of Illegal Dumping	5 acres±
5	22005-55-00007/08/09	91 Wilchar Blvd., Wilchar Addition to Phillips Lake	\$ 60,220	\$ 56,625	Tax Title	.4 acre±
6	22129-75-90092	Off Anthony Rd near SR-3	\$ 17,000	\$ 17,000	Tax Title	1.04 acres±
7	22129-75-90093	Off Anthony Rd near SR-3	\$ 17,000	\$ 17,000	Tax Title	1.03 acres±
8	22206-53-00040	NE Firwood Place, Tahuya River Valley Subdivision	\$ 1,000	\$ 1,000	Tax Title	Unknown
9	32021-55-02015	Next to 20 E. Ashwood Ln, Shorecrest	\$ 19,500	\$ 16,000	Tax Title	Unknown
10	32205 75 90010	1560 NE Hahobas Drive	\$ 34,000	\$ 34,000	Tax Title	3.05 acres+
11	32214 50 05903	Fern Ct. Maggie Lake	\$ 8,000	\$ 8,000	Tax Title	Unknown
12	32232 52 08021	Near Union Park	\$ 55,000	\$ 55,000	Land Exchange	.5 acres+
13	32309 14 00030	Colony Surf	\$ 17,500	\$ 6,500	Tax Title	.22 acre±
Totals			\$ 392,770	\$ 332,125		