

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 30<sup>th</sup> 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 30<sup>th</sup> of April the remainder shall be due and payable on or before the 31<sup>st</sup> 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.

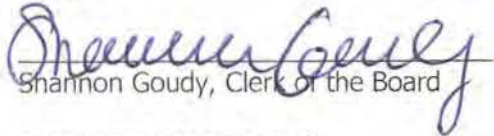
Severability

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.

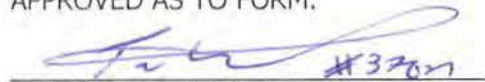
Ordinance No. 49-12  
June 5, 2012  
Lake Management District No. 1 – Island Lake

ADOPTED this 5<sup>th</sup> day of June, 2012.

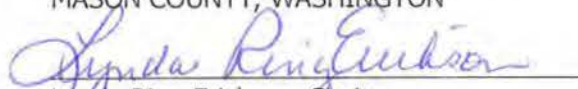
ATTEST:

  
Shannon Goudy, Clerk of the Board

APPROVED AS TO FORM:

 #3201  
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.

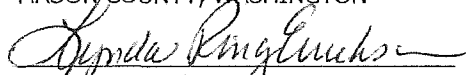
6. The boundaries of the District are all properties fronting Island Lake in Mason County, Washington.
7. Annual Charge per Parcel: The proposed formula for annual rates and charges to property in 2013 is 25 cents per thousand valuation. It is anticipated that revenue bonds or notes payable from such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

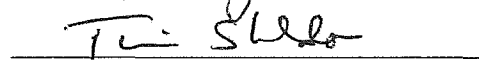
Section 2. The question of whether to form Lake Management District No.1 for Island Lake shall be submitted to the property owners within the proposed district. The Central Operations Department shall prepare the ballots for submittal to the property owners. Ballots will be received by the Office of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

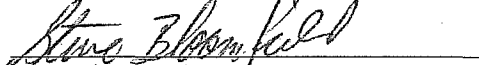
Section 3. Ballots will be available for public inspection after they have been counted.

Dated this 17<sup>th</sup> day of April, 2012.

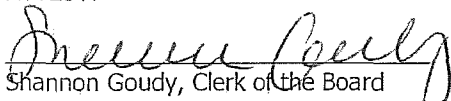
BOARD OF COUNTY COMMISSIONERS  
MASON COUNTY, WASHINGTON

  
Lynda Ring Erickson, Chair


  
Tim Sheldon, Commissioner

  
Steve Bloomfield, Commissioner

ATTEST:

  
Shannon Goudy, Clerk of the Board

Approved as to form:

  
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

<b>Treatment Year</b>	<b>Cost</b>
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
<b>Estimate of project cost for treatment year:</b>	<b>\$14,300</b>

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

## 10-Year Budget Estimate

<b>Project Year</b>	<b>% Increase</b>	<b>Increase Estimate</b>	<b>Budget Estimate</b>
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
			<b>Mason County fee</b>
			<b>\$1,000</b>
			<b>Permit fees and contingency funds</b>
			<b>\$14,458</b>
			<b>TOTAL</b>
			<b>\$100,000</b>

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