



BLACK LAKE SPECIAL DISTRICT

Black Lake Special District Work Session
Thursday, June 5, 2014 • 5:30 pm • [1520-A Irving St](#), Tumwater

AGENDA

1. Roll Call

2. Approval of Agenda

3. Public Communication

(Estimated Time: 0-30 Minutes, Sign-up Sheets are provided)

During this portion of the meeting, citizens may address the board for up to 3 minutes regarding items related to Special District business. In the event testimony exceeds 30 minutes, the commission will allow for additional testimony to be taken at the end of the meeting for those who signed up at the beginning of the meeting and did not get an opportunity to speak during the allotted 30 minutes.

4. Informational Materials (No Action Required)

*Attachments: Minutes of May 1, 2014
Financials*

5. Lakefront Parcel Assessment Ceiling

Attachments: Resolution #14-03

6. Assessment Petitions – Discussion, Adoption of Policies/Protocols/Process

7. Permanent Dwelling – definition and clarification on recreational vehicles that are used as a residence shall be treated for the 2015 assessment year.

8. Bond requirements

9. Governance Planning

10. Email List Discussion

11. Archiving Historical Documents

12. Warrant Requests

*Attachments: OrgSupport Invoice #666
Thurston County Invoice # 6717-6718*

Next meeting:

Thursday, June 19, 2014 – Regular Board Meeting 6:30pm at Black Lake Bible Camp (third Thursday)
Thursday, July 3, 2014 – Work Session 5:30pm at OrgSupport (first Thursday)



BLACK LAKE SPECIAL DISTRICT

Black Lake Special District Work Session
Thursday, May 1, 2014 • 5:30 pm • [1520-A Irving St](#), Tumwater

MINUTES

1. Roll Call

Commissioner Stintzi called the meeting to order at 5:40 pm.

Present: Lake Stintzi
John Henkle
Vern Bonfield

2. Approval of Agenda

Commissioner Bonfield moved to approve the Agenda as presented, second by Commissioner Stintzi; passed unanimously.

3. Public Communication

(Estimated Time: 0-30 Minutes, Sign-up Sheets are provided)

During this portion of the meeting, citizens may address the board for up to 3 minutes regarding items related to Special District business. In the event testimony exceeds 30 minutes, the commission will allow for additional testimony to be taken at the end of the meeting for those who signed up at the beginning of the meeting and did not get an opportunity to speak during the allotted 30 minutes.

a. Ms. Sell reported that outreach to the County Commissioners would be a positive gesture.

4. Informational Materials (No Action Required)

*Attachments: Minutes of April 3, 2014
Financials*

5. Lakefront Parcel Rate Ceiling

*Attachments: Resolution #14-03
Background Materials*

The board discussed rates, charges, and special assessments and reiterated a commitment to fairness for all within the district. *The board discussed the possibility of a parcel rate ceiling and requested staff to bring a resolution placing a ceiling on lakefront parcel rates for the district at 1% of value and clearly stating that it applies only to private use parcels and not public access parcels.* These changes will begin with 2015 and beyond.

6. Rates and Charges Petitions (Continued Discussion)

a. The board discussed not dealing with complaints about the rates, but rather focusing on mistakes such as those possibly related to measurements. The first step in the formal process will be to call the district. Additionally, the website should include a detailed description of rates and charges. A place for finding the process for questions and petitions, and posted forms. *Commissioners requested staff to create a step-by-step list of what a rate payer can do to question and/or petition the rates.* Commissioner Stintzi will develop a publishable table of parcels to make public the information related to rates and charges.



BLACK LAKE SPECIAL DISTRICT

7. Warrant Requests

Attachments: #21049 Bean, Gentry, Wheeler, & Peternell
#21050 Bean, Gentry, Wheeler, & Peternell
#21051 Bean, Gentry, Wheeler, & Peternell
OrgSupport Statement (Invoices #610, #629, #648, #665, #666)

Commissioners discussed the warrant process and the reporting process. Consensus was to bring the requests for approval at the next regular meeting.

8. Thurston County Investment Pool (TCIP) Participation Agreement – Consensus of the board is to place the TCIP on the next meeting agenda consent calendar for approval.

Attachments: Letter from Shawn Myers RE: TCIP Agreement
TCIP Participant Agreement

9. Items from the Floor

- a. *The Commissioners discussed reaching out to the County Commissioners and requested staff to draft a letter to all commissioners sharing the schedule of meetings and inviting them to attend. The letter will inform them that the district plans to use the integrated aquatic vegetation management plan (IAVM), created by Tetrattech, the contractor hired by Thurston County to develop the plan which was approved by the community. This work was funded by the first department of ecology grant in partnership with the county. The letter will speak to the work currently underway (development of the district), and the likely work in the future under the management plan. The letter will further inform them that they will all receive a formal invitation to meet at a future meeting following more formational work by the district. Mr. Ottavelli will personally telephone the commissioners approximately a week after the letters are sent to ensure receipt and answer near-term questions.*
- b. Commissioners requested an ‘admin’ link that will take them to their email login page.
- c. *The Commissioners requested staff to review materials on the Save Black Lake website and post appropriate documents to the special district website.*
- d. Salmon Shores challenged the estimates. Since there was not anything to back up the estimates, Commissioner Stintzi sent a letter to them accepting their numbers. He invited the members of Salmon Shores to attend the next meeting as RV’s will be on the agenda for discussion.

10. Continued Public Communication

(If needed for those who signed up earlier and did not get an opportunity to speak during the allotted 30 minutes.)

No public comments were given.

11. Adjournment – **With no further business to come before the Special District, Commissioner Stintzi adjourned the meeting at 6:58pm**



Thurston County Treasurer
May 2014 Statement
Black Lake Special District
Fund 6354 - DD #12 BLACK LAKE

Cash Activity

Date	Description	Amount	Notes
05/01/2014	Beginning Cash Balance	\$81,077.99	
	Receipts/Deposits/Refunds:		
05/31/2014	Tax & Assessment Receipts	4,729.58	
05/31/2014	Interest Paid	15.58	
	Total Deposits	\$4,745.16	
	Warrant Issues & Voids/Fees/ACH/Wires:		
05/27/2014	Issued Warrants	(21,675.45)	
	Total Warrants and Electronic Disbursements	(\$21,675.45)	
05/31/2014	Ending Cash Balance	\$64,147.70	

Warrant Activity

05/01/2014	Beginning Warrants Outstanding	\$0.00
	Total Warrants Issued	21,675.45
	Total Warrants Redeemed	-
	Total Warrants Voided	-
05/31/2014	Ending Warrants Outstanding	\$21,675.45

Investment Activity

05/01/2014	Beginning Interest Receivable	\$11.28
	Interest Earned	34.03
	Cash Paid	(15.58)
05/31/2014	Ending Interest Receivable	\$29.73

TCIP Yield (used to calculate interest earnings) 0.52%
 LGIP Yield (budget benchmark) 0.09%

RESOLUTION #14-03

A RESOLUTION OF THE BLACK LAKE SPECIAL DISTRICT GOVERNING BOARD PLACING A CEILING ON LAKEFRONT PARCEL RATES AND CHARGES FOR THE DISTRICT.

WHEREAS, it has been brought to the attention of the board that some parcels have reduced market value due to parcel depth from the water line or conditions such as 100% wetlands; and

WHEREAS, the assessment fee structure adopted in the Black Lake Special District Petition (hereafter the "BLSD Rates and Charges Structure," a copy of which is attached hereto) does not recognize these conditions; and

WHEREAS, some parcels with these conditions would see property tax increases of as much as 126% under the BLSD Rates and Charges Structure; and

WHEREAS, parcels with these conditions are carrying a disproportionate rates and charges burden compared to their economic value.

NOW, THEREFORE, THE BLACK LAKE SPECIAL DISTRICT DOES HEREBY RESOLVE AS FOLLOWS:

Section 1. For private use residential parcels the BLSD Rates and Charges Structure shall be limited to a total amount of 1% of the fair market value of the subject property as determined by the Thurston County Assessor.

Section 2. Public access and commercial purpose parcels have other factors included in their rates and charges as compared to private use residential parcels and therefore shall not be subject to the same limitation.

PASSED BY THE BLACK LAKE SPECIAL DISTRICT GOVERNANCE BOARD, this _____ day of _____, 2014.

Lake Stinzi

Vernon Bonfield

John Henkle

ATTEST:

Craig Ottavelli

ATTACHMENT
BLSD RATES AND CHARGES STRUCTURE

\$3.92 per Water Front Foot Access (includes Private Lakefront Food/Recreational Waterfront, Public Boat Launch Waterfront Foot, and Other Public Access Lake Front Foot).

\$1.72 per Habitat Reserve Water Front Foot

\$39.00 per Dwelling Unit

\$15.00 per Parcel for Vacant Property

\$0.18 per user day for Swimming/Fishing Public Access

\$1.27 per user day for Boat Launch Public Access



OrgSupport

120 State Avenue NE
Olympia, WA 98501

Invoice

Date	Invoice #
7/1/2014	704

Bill To
Black Lake Special District 120 State Avenue NE, #303 Olympia, WA 98501

Description	Qty	Rate	Amount
Contract Services - June	1	2,500.00	2,500.00
Printing B&W	11	0.10	1.10
Printing Color	90	0.25	22.50
Stamps	1	0.49	0.49
Envelopes	1	0.15	0.15
Total			\$2,524.24



INVOICE

Thurston County Auditor

Elections Division

2000 Lakeridge Drive SW, Olympia, WA 98502
 Phone 360.786.5408 Fax 360.786.5223
 naputit@co.thurston.wa.us

INVOICE # 6717-6718
 DATE: MAY 19, 2014

TO Black Lake Special District
 120 State Avenue NE
 Olympia, WA 98501

Please send payments to:
 Thurston County Auditor
 2000 Lakeridge Drive SW
 Olympia, WA 98502

CUSTOMER NUMBER	JOB	PAYMENT TERMS	DUE DATE
	Election Services	Within 30 days	

QTY	DESCRIPTION	UNIT PRICE	LINE TOTAL
	Election Services - General Election		
	0102A231 341450 02013	\$7189.50	\$7,189.50
	1090A231 341450 02013	\$1078.43	\$1,078.43
		TOTAL	
		TOTAL	\$8,267.93

Please submit payment or financial form within 30 days. If you have questions, please call Tillie Naputi-Pullar at (360) 786-5408.

THANK YOU FOR YOUR BUSINESS!