



BLACK LAKE SPECIAL DISTRICT

Black Lake Special District Regular Meeting
Monday, March 18 • 6:15 pm • 2102 Carriage Drive Bldg E• Olympia

1. Call to Order

2. Roll Call

3. Approval of Agenda

4. 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.

5. Approval of Consent Agenda

Attachments:

February Regular Meeting Minutes

March Work Session Minutes

February Financials

OrgSupport Invoice #3158

6. New Business

a. Annual Community Meeting – May 6, 2019

7. Old Business

a. Alum Treatment Planning

b. Creek and Rivulet Screening

8. Items from the Floor

9. Continued Public Communication

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

10. Adjournment of Public Meeting

Next Meetings:

Work Session Meeting, April 1, 2019

Regular Meeting, April 15, 2019



BLACK LAKE SPECIAL DISTRICT

Black Lake Special District Regular Meeting
Monday, February 25 • 6:15 pm • 2102 Carriage Drive Bldg E• Olympia

ACTION ITEMS:

- Commissioner Wilmovski will research bond and note requirements with Ms. Gregory for discussion at the March 4th meeting.
 - Commissioner Stintzi will work with Herrera to refine the screening scope and prepare a contract for review and possible adoption at a future meeting.
1. Call to Order – **Chair Stintzi called the meeting to order at 6:15 pm.**
 2. Roll Call – **Chair Stintzi called roll and established a quorum.**
Present:
 - a. Lake Stintzi
 - b. Brian Wilmovski
 3. Approval of Agenda – **It was moved, second, passed unanimously to approve the agenda as presented.**
 4. Public Communication – None.
 5. Approval of Consent Agenda – **It was moved, second, passed unanimously to approve the Consent Agenda as presented.**
Attachments:
 - January Regular Minutes*
 - January Financials*
 - 2019 Authorized Signature List for Districts*
 - OrgSupport Invoice #3127*
 6. Old Business
 - a. March Alum Treatment
 - i. Treatment and Loan Funding – Commencement Bank will offer a loan with a term less than 30 years. Commissioner Wilmovski shared special assessment bonding data which would be partnered with Anchor. *Commissioner Wilmovski will research bond and note requirements with Ms. Gregory for discussion at the March 4th meeting.*
 7. New Business
 - a. Creek and Rivulet Screening – Commissioners reviewed the updated Herrera scope of work which includes additional streams and testing sites. *Commissioner Stintzi will work with Herrera to refine the screening scope and prepare a contract for review and possible adoption at a future meeting.*
 - b. Lake Tapps Water Quality Monitoring Report – Information only.
 - c. Lake Whatcom Water Quality Monitoring Report – Information only.
 8. Items from the Floor – None.



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9. Continued Public Communication – None.
10. Adjournment of Public Meeting – **With no further business, Commissioner Stintzi adjourned the meeting at 6:45 pm.**

Next Meetings:

Work Session Meeting, March 4, 2019
Regular Meeting, March 18, 2019



BLACK LAKE SPECIAL DISTRICT

Black Lake Special District Work Session Meeting
Monday, March 4 • 6:15 pm • 2102 Carriage Drive Bldg E• Olympia

ACTION ITEMS:

- Vern Bonfield sent the check and to Travelers Insurance and ask that the reimbursement be issued.
- 1. Call to Order – **The meeting was called to order at 6:10 pm.**
- 2. Roll Call
 - a. Lake Stintzi
 - b. Vernon Bonfield
 - c. Brian Wilmovsky
- 3. Approval of Agenda – The agenda was approved.
- 4. 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.
- 5. Informational Materials – Vern Bonfield was not at the February meeting and the commissioners discussed the minutes. A discussion of Herrera proposal that Lake Stintzi brought was included in the packet. Location of sites are good because they are going upstream rather than downstream.

*Attachments: February Regular Meeting Minutes
February Financials*

- 6. Warrant Requests

Attachments: OrgSupport Invoice #3158

- 7. Old Business
 - a. March Alum Treatment
 - i. Alum Treatment Planning
 - a. Commissioner Stintzi studied Deanna Winchester milestones and read through RCWs. When BLSD county commissioners approve the bond they are implicitly approving the project. The maximum for a Special Assessment Bond is 20 years. Once it's an entity, it is BLSD's equity to sell any time in the next 20 years.
 - b. The RCW bond dictates that BLSD has to get a 20 year bond, and the commissioners cannot get a 30 year bond. Commissioner Stintzi is uncomfortable with this project because it is fiscally out of BLSDs reach.
 - c. Commissioner Stintzi went into the Department of Ecology tests and pulled up some information from Black Lake. One of the main issues problem (when it arises) is with the microcysting. Over the past 9 years, there have been 9 events where it has gone above the impact to public health. As far as detracting from recreational use, these blooms aren't a bit problem in June, July, or August.
 - d. Commissioner Wilmovsky completely disagrees. BLSD will have to go a new process to deal with the algae blooms. The commissioners will have to get permission from county



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commissioners who will enlist their staff to look into the severity of the problem. Then, there will be a public hearing. Before the hearing, a notice will be sent out to all parcel owners inviting them to the hearing.

If the project moves forward, Lake Stintzi would like to go forward with the following stipulations – meet with the commissioners regularly, and ensure that the commissioners have an opportunity to get feedback from parcel owners.

- e. Commissioner Bonfield reviewed the paperwork, and it appears that the only way to do this project is through the bond. BLSD Commissioners will need to do a special assessment where they tackle on dollars above the current rates and charges that parcel owners are paying.
- f. Commissioner Stintzi thinks BLSD could reduce the rates and charges and replace it with the special assessment. If BLSD did this as just a special assessment, it would cost a lot. BLSDs current rates and charges are \$160,000. The special assessment would be an additional \$110,000 per year. The assessment is based on property value and property class.
- g. Within the RCW, there is discussion of how these special assessment bonds in no way, shape or form can be a liability to the county. Commissioner Stintzi wants to clarify this point. There is state and county property that we would like to lump into the special assessment.
- h. There would have to be a way to single out public access to the recreational water activities free of charge vs. charges for using the public access.
- i. This is an opportunity to open this up to the community and say ‘what do you think of this? If we do this assessment, your current rates and charges will be cut in half.’
- j. With the rates and charges, BLSD has total freedom to increase or decrease them. Being sensitive to people’s finances, what if we just raise it enough to handle the \$40,000?
- k. When do we want to do this assessment? BLSD could pay off its debt now and do the special assessment whenever they like. Is it better to have the cushion and pay it out of the cushion, or just pay it off now?
- l. Where does the budget need to go? It probably needs to go from \$160,000 to \$230,000 and BLSD needs to raise the rates and charges accordingly. As percentages of rates and charges go up, people are going to push back. There is no room in the special assessment calculation for us to do another numbers crunch like we did in the rates and charges.
- m. If we don’t get the bond, we won’t have to pay legal fees. We’re going to have to pay for county staff time through the bond assessment set up.
- n. BLSD doesn’t have to do another full community vote. We’ve been down this road enough time where we’ve been concerned, and people don’t push back as much as we thought they would. People come to BLSD meetings because they want the water clean, not because they are worried about their rates are going up.
- o. Does BLSD want to give Deanna Winchester the go ahead on this project? The BLSD commissioners have a couple options. One is budget is \$230,000 a year (if we reduce rates and charges to accommodate), option two is we leave the rates and charges as is and our budget is \$270,000 and we put the special assessment on top of the existing rates and charges.
- p. Can we create a single special assessment just for a particular neighborhood? For special assessments, you define classes of property that are treated differently with different rates.
- q. We are waiting for the bank to give us a firm answer of how much the loan will be. Commissioner Bonfield would like to see how the dollars shake out on \$110,000 budget for the special assessment. If we were to class it out based on parcel value, would we use



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Geodata to help us with that process? What is the drop down in cost in terms of waterfront vs. non-waterfront? When property values go up, does that mean our special assessment revenue goes up?

- r. The commissioners will connect with Deanna Winchester and have a conference call with her at the next meeting on March 18th.

- ii. Creek and Rivulet Screening

- a. Commissioner Stintzi asks permission from the board to sign a contract for the watershed screening. The board gives Commissioner Stintzi permission to sign the contract for watershed screening.

8. Items from the Floor

- a. *OrgSupport to set up annual meeting at Black Lake Bible Camp for May 6, 2019 and send all appropriate notices. OrgSupport will include the Annual Meeting on the next agenda.*
- b. *Vern Bonfield sent the check and to Travelers Insurance and ask that the reimbursement be issued.*

9. Continued Public Communication

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

10. Adjournment of Public Meeting – **The meeting was adjourned at 7:14 pm.**

Next Meetings:

Regular Session Meeting, March 18, 2019

Work Session Meeting, April 1, 2019

Black Lake Special District
Statement of Financial Position
As of February 28, 2019

	<u>Feb 28, 19</u>
ASSETS	
Current Assets	
Checking/Savings	
Thurston County Treasurer	242,637.95
Total Checking/Savings	<u>242,637.95</u>
Total Current Assets	<u>242,637.95</u>
TOTAL ASSETS	<u>242,637.95</u>
LIABILITIES & EQUITY	
Liabilities	
Current Liabilities	
Accounts Payable	
Accounts Payable	128,213.10
Total Accounts Payable	<u>128,213.10</u>
Total Current Liabilities	<u>128,213.10</u>
Total Liabilities	128,213.10
Equity	
Unrestricted Net Assets	118,052.79
Net Income	-3,627.94
Total Equity	<u>114,424.85</u>
TOTAL LIABILITIES & EQUITY	<u>242,637.95</u>

Black Lake Special District
Statement of Income and Expense
February 2019

	<u>Feb 19</u>
Ordinary Income/Expense	
Income	
Investments	
Interest-Savings, Short-term CD	274.55
Total Investments	274.55
Rates & Charges	1,751.02
Total Income	2,025.57
Expense	
Contract Services	
Recurring Contract Services	2,500.00
Total Contract Services	2,500.00
Governing Expenses	
Per Diem	570.00
Total Governing Expenses	570.00
Operations	
Postage, Mailing Service	1.00
Printing and Copying	8.60
Supplies	0.30
Total Operations	9.90
Total Expense	3,079.90
Net Ordinary Income	-1,054.33
Net Income	<u><u>-1,054.33</u></u>

Black Lake Special District Profit & Loss Budget vs. Actual

Cash Basis

January through February 2019

	Jan - Feb 19	Budget	\$ Over Budget	% of Budget
Ordinary Income/Expense				
Income				
Investments				
Interest-Savings, Short-term CD	664.30	1,925.00	-1,260.70	34.5%
Total Investments	664.30	1,925.00	-1,260.70	34.5%
Rates & Charges	2,455.21	163,520.00	-161,064.79	1.5%
Total Income	3,119.51	165,445.00	-162,325.49	1.9%
Expense				
Business Expenses				
Treasurer Fees	0.00	1,635.00	-1,635.00	0.0%
Total Business Expenses	0.00	1,635.00	-1,635.00	0.0%
Contract Services				
Attorney Fees & Charges	0.00	2,000.00	-2,000.00	0.0%
Non-recurring Contract Services	0.00	3,000.00	-3,000.00	0.0%
Recurring Contract Services	5,000.00	30,000.00	-25,000.00	16.7%
Total Contract Services	5,000.00	35,000.00	-30,000.00	14.3%
Governing Expenses				
Per Diem	1,710.00	7,000.00	-5,290.00	24.4%
Total Governing Expenses	1,710.00	7,000.00	-5,290.00	24.4%
Lake Management				
Control	0.00	45,000.00	-45,000.00	0.0%
Permitting Fees	0.00	500.00	-500.00	0.0%
Total Lake Management	0.00	45,500.00	-45,500.00	0.0%
Operations				
Postage, Mailing Service	4.50	550.00	-545.50	0.8%
Printing and Copying	32.20	2,090.00	-2,057.80	1.5%
Supplies	0.75	50.00	-49.25	1.5%
Technology & Online Services	0.00	400.00	-400.00	0.0%
Total Operations	37.45	3,090.00	-3,052.55	1.2%
Other Types of Expenses				
Insurance	0.00	2,809.00	-2,809.00	0.0%
Note Payments	0.00	64,640.00	-64,640.00	0.0%
Other Expenses	0.00	0.00	0.00	0.0%
Total Other Types of Expenses	0.00	67,449.00	-67,449.00	0.0%
Total Expense	6,747.45	159,674.00	-152,926.55	4.2%
Net Ordinary Income	-3,627.94	5,771.00	-9,398.94	-62.9%
Net Income	-3,627.94	5,771.00	-9,398.94	-62.9%



Thurston County Treasurer
February 2019 Statement
Black Lake DD #12
Fund 6354 - DD #12 BLACK LAKE

Cash Activity

Date	Description	Amount	Notes
02/01/2019	Beginning Cash Balance	\$243,117.48	
	Receipts/Deposits/Refunds:		
02/28/2019	Tax & Assessment Receipts	1,751.02	
02/28/2019	Interest Paid	274.55	
	Total Deposits	\$2,025.57	
	Warrant Issues & Voids/Fees/ACH/Wires:		
02/26/2019	Issued Warrants	(2,505.10)	
	Total Warrants and Electronic Disbursements	(\$2,505.10)	
02/28/2019	Ending Cash Balance	\$242,637.95	

Warrant Activity

02/01/2019	Beginning Warrants Outstanding	\$3,649.90
	Total Warrants Issued	2,505.10
	Total Warrants Redeemed	(3,649.90)
	Total Warrants Voided	-
02/28/2019	Ending Warrants Outstanding	\$2,505.10

Investment Activity

02/01/2019	Beginning Interest Receivable	\$896.64
	Interest Earned	397.02
	Cash Paid	(274.55)
02/28/2019	Ending Interest Receivable	\$1,019.11

TCIP Yield (used to calculate interest earnings)	2.13%
LGIP Yield (budget benchmark)	2.39%



OrgSupport
120 State Avenue NE, #303
Olympia, WA 98501

Invoice

Date	Invoice #
4/1/2019	3158

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

Description	Qty	Rate	Amount
Contract Services - March	1	2,500.00	2,500.00
Printing B&W	48	0.10	4.80
Stamps	6	0.55	3.30
Labels	2	0.02	0.04
Tax Forms/Envelopes	7	1.00	7.00
Envelopes - Manilla	1	0.25	0.25
Postage	1	1.15	1.15
Total			\$2,516.54