



BLACK LAKE SPECIAL DISTRICT

**Black Lake Special District Regular Meeting
Monday, August 19, 2019 • 6:15 pm • 2102 Carriage Drive Bldg E• Olympia**

1. Call to Order – **The meeting was called to order at 6:15 pm.**
2. Roll Call

Present:
 - a. Brian Wilmovsky
 - b. Vernon Bonfield
 - c. Lake Stintzi
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:

July Meeting Minutes
July Financials
Warrant Requests
AquaTechnex Invoice # 10545
Lake Reimbursement Bond Expense #LSM1041134
BLSD Assessment Audit Invoice #L132416

6. Old Business
 - a. Conference call with Deanna Gregory – How to do a special assessments?
 - Ms. Gregory reported placing items before the Accounting Council is not an issue, but that it requires some time to get on the agenda. The BLSD goal is to treat next spring because the process will take about three months. Ms. Gregory asked if the local improvement district will need to have an outside third party to make sure that everyone is being treated fairly.
 - A notice of a special assessment must be given to property owners and a hearing (notification process creation) must be held.
 - Commissioners discussed the expected participation rate. Commissioners are expecting a 2% response rate. A lakefront owner pays 10% - 15% more than a backlot rate payer. Commissioners would like not change the ration with a new rate system in place.
 - The county engineer is responsible to file documents for special assessments. The next step is a public hearing and to post notice of the hearing which needs to be between 14 days, but no longer than 21 days. Providing notice for a hearing will require a mass mailing. The Commissioners will have to file a budget. There needs to be a stamp of endorsement from the county and then the Commissioners will need to schedule a hearing. The bank must be involved and the Commissioners need to find out the drop-dead date for the Treasurer to apply the new rates to the partial owners. Commissioners estimated that BLSD has to give the Treasurer the rates and charges by December 15th.
 - Deanna Gregory let the Commissioners know that the special assessment is different from setting the rates and charges. Elizabeth will circle back and let the Commissioners know what the process will be to establish a County Engineer. Deanna and Elizabeth will meet at 3 pm tomorrow and will let the



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Commissioners know who the County Engineer staff person will be for the meeting. *OrgSupport will add a conference call with Deanna Gregory to the next Work Session Meeting agenda.*

- b. Kenneydell Park Rates and Charges
 - Commissioners considered if BLSD accepted numbers from private parks should BLSD accept numbers from public parks. Commissioner Stintzi recommended adding a new rate for 2020 for public parks
 - Kenneydell is currently paying \$12,000 (which includes swimmer days and 1,000 feet of lakefront property charges). Thurston County has agreed to pay \$9,000 for Lake Lawrence. The Commissioners discussed whether or not the Kenneydell price should go down to \$6,000 per the County request. Commissioners discussed whether BLSD can make a mid-year adjustment to rates and charges. Commissioners expressed concern that BLSD does not have a process in place for setting and changing the rates for parks. Commissioner Bonfield asked if the policies and procedures, or the County restricted changing rates and charges mid-year. The Commissioners discussed keeping the rates the same for this year, but taking a closer look and adjusting rates for 2020. Commissioner Stintzi will draft a document addressing the rates for Kenneydell Park this year and bring to the next work session for review. OrgSupport and Commissioner Stintzi will report at the next work session on rates and charges. Commissioner Stintzi will consider other lake's rates (Long Lake and Lake Lawrence) and charges and compare them to Kenneydell as part of developing a rate for 2020.
 - c. Lily Pad Treatment – Adding 6802 Lakeside St – Kyle Langhammer (Aquatechnex) is ready to treat lily pads. Commissioners discussed that lily pads needed to be harvested after the lily pads are treated. **It was moved, second, passed unanimously to approve adding 6802 Lakeside St SW to the lily pad control areas.**
 - d. Late season vegetation Survey –The Commissioners discussed conducting a late season vegetation survey to prepare for the next year. **It was moved, second, passed unanimously to approve a late season plant survey and mapping for an amount up to \$2,650 including taxes.**
 - e. Creek/rivulet screening – In the sampling event they found high phosphorus and that is an indication that fertilizer from the Bible camp and the Timberland camp is entering the lake. There are a high level of brighteners in another area and it could be an indicator of a septic issue. The vendor recommends further sampling.
 - f. Kiosk – Commissioners discussed the new kiosk sign at the boat ramp.
7. Next Meeting Schedule – **The next meeting will be rescheduled for Tuesday, September 3, 2019, at 6:15 pm.** *OrgSupport will update the website with the new Work Session date on September 3, 2019.*
 8. Items from the Floor-None
 9. Continued Public Communication-None
 10. Adjournment of Public Meeting – **The meeting was adjourned at 7:31 pm.**

Next Meetings:

Work Session – September 3, 2019, 6:15 pm

Regular Meeting – September 16, 2019