



# BLACK LAKE SPECIAL DISTRICT

---

**Black Lake Special District Work Session Meeting**  
**Monday, November 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. Informational Materials

*Attachments:*

*October Work Session*

*November Regular Meeting Minutes*

*November Financials*

*Warrant Requests*

*Resolution #19-01*

6. Old Business

a. Special Assessments

7. New Business

a. 2020 BLSD Budget

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:**

Regular Session Meeting, December 2, 2019

Regular Session Meeting, January 2, 2020



# BLACK LAKE SPECIAL DISTRICT

---

**Black Lake Special District Work Session**  
**Monday, October 7 • 6:15 pm • 2102 Carriage Drive, Bldg. E • Olympia**

1. Call to Order – **Commissioner Stintzi called the meeting to order at 6:15pm.**
2. Roll Call
  - a. Brian Wilmovsky
  - b. Lake Stintzi
  - c. Jason Mosebar
  - d. John Aslakson
  - e. Rich Nevitt
3. Approval of Agenda
  - a. Items e & f added to ‘New Items’ on agenda below.
  - b. Lake Stintzi has a change in the minutes – under Old Business, 4th bullet under item A, ‘partial owners’ should be ‘parcel owners’
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

*Attachments:   September Work Session Minutes  
                          August Regular Meeting Minutes  
                          August Financials  
                          Warrant Requests  
                          OrgSupport Invoice #3416  
                          Herrera #44676, 44299, 44512  
                          Thurston County Bonding Process Deposit*

6. Old Business
  - a. Kenneydell Rates & Charges / TC Parks
    - i. Kenneydell rates and charges will be amended so that anyone entering the park qualified as a ‘swimmer day’.
  - b. Special Assessments
    - i. Brian Wilmovsky spoke with Deanna today and this is moving forward. We have to bond the full amount, we cannot take it from our rates and charges. One consideration is that we lower the rates and charges. County treasurer will have to keep of the special assessment in their system and keep track of all of the rates and charges at the same time.
  - c. Kiosk at WDFW launch and Columbus Park
    - i. Lake Stintzi suggests – Carrie has more freedom about moving forward with projects than we do. If she wants to take down the sign currently at the launch and install it at her place, she can do that. Vern Bonfield can replace the sign currently at the WDFW boat launch.



# BLACK LAKE SPECIAL DISTRICT

---

- ii. Vern Bonfield wants the Black Lake kiosk sign to cover the whole 4x8 panel. Vern Bonfield has gone to work with graphics artist directly.

## 7. New Business

- a. Attendance at Blue-Green Algae conference in October
  - i. Conference on Friday in Bellevue. Emails were sent to all lake residents. The conference is free.
- b. Completion of creek/ rivulet survey report and next steps
  - i. First phase of the survey is completed. The first phase was done in spring of this year when it was relatively dry. From what we saw on this two sample study, there were high phosphorous coming off of Timberline Estates and the bible camp. High phosphorous is an implication that it is fertilizer. At some point, we should talk to those organizations and suggest that they put up barriers to keep surface water from flowing into the creek. The spike in phosphorous was found during the wet season, not during the dry season. They were also looking for optical brighteners and ecoli and did not find either at that location.
  - ii. There were optical brighteners down 56<sup>th</sup> street and down Fairview Rd.
  - iii. Goldsby street creek by Black Lake Store – high ecoli & no other contaminants.
  - iv. Lake Stintzi thinks that we should not do anything yet with this information until we do another sampling. Another sampling could cost less because they have already done the pictures and there are no more maps to draw.
  - v. Lake Stintzi will send a copy of the report to everyone on the list currently at the meeting.
- c. Importance of using BLSLSD email system for preservation of public records
  - i. Lake Stintzi encouraged everyone to use the email system so that we can keep everything where it should be.
  - ii. With outlook, you can set up a rule where stuff gets shipped.
- d. Ditch Maintenance
- e. Evergreen Shores and weed removal – Evergreen Shores had a lot of dead debris in their lake area after the weed treatment. Should we make plans to clean up the weeds at that location? Evergreen Shores would give us a reasonable cost to pull the material away and then bill us. So long as it is a low cost, \$200-300 bucks, that would be fine. It's the only beach in the area that has vegetation growth that is also a community beach.
  - i. 4230 52<sup>nd</sup> Ave SW needs to be looked at for weed and lily pad treatment.
- f. SBL Update – Black River and Black Lake Ditch
  - i. Water quality and flooding around black lake ditch are two issues we have identified that are dangerous issues for all of us. As the weather warms and the water rises, we will be continually fighting the issue.
  - ii. Gas line down around Black River. Pipeline was placed in 1966 a mile and a half south of the lake.
  - iii. Reed canary grass has infested the river channel to the point of compromising the river function.
  - iv. Waters of the black river flow from black lake south to the Chehalis River.
  - v. The ditch and its current state – is there a beaver dam there? We have passed on observations, and supposedly, the elevation gage is being watched. When there is no



# BLACK LAKE SPECIAL DISTRICT

---

justification of the elevation rising through rainfall, then they should be further investigating the cause of the rise.

- vi. BLSD has a storm water contact – we have been forwarding them pictures. The contact’s name is Mike Ireland. *Lake Stintzi will send Jason Mosebar the contact info for Mike Ireland so that he can chase him for action on Black Lake Ditch water levels.*
- vii. Boulders under the bridge – people over the years have turned them down so that they can make a walk across path under the bridge. If the boulders were in their proper place, the capacity of water able to flow under the bridge would be higher.
- viii. Jason Mosebar believes there are more homeless people living further up the ditch than there used to be. There was a huge pile of garbage that was cleaned recently.
- ix. What is the county’s plan for maintenance and to keep the ditch flowing? It will only be 10-15 years before that ditch stops flowing. The ditch is starting to look like the black river – grass is growing in, trees are falling down, etc.
- x. Would it be appropriate to have another meeting with county officials?
- xi. County took over ownership of the ditch in the 70s because there was a drainage district formed in the 1920s that had abandoned its processes. The easements were deeded to the county. BLSD has had a title company chase down every parcel, and they own the path.
- xii. BLSD met with Phillips Burgess to help us with the process. If somebody owns property that isn’t being maintained, you have cause to go after the other owner. The ditch falls under this purview.
- xiii. Lake Stintzi suggests that we generate another meeting with SBL and BLSD jointly to discuss this further. If nothing comes out of that meeting, we can work with Phillips Burgess to pursue it further.
- xiv. County needs to develop a plan for maintenance of the whole ditch so that we’re not just focused about the bridge area.
- xv. Jason Mosebar has drafted a letter that he would like BLSD to co-sign with them if they so choose re: the homeless situation as it impacts the flow and general safety. Jason Mosebar can adjust the draft letter accordingly if anybody has any changes.
- xvi. Rich Nevitt would like to see us do something about the pipeline – none of the reports talk about it, and it’s causing issues with flow as well. Working through the agencies, you would think somebody would take this on as an issue.
- xvii. Would it be worth us applying for grants to assist in the funding of the clean up?

## 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 – **The meeting adjourned at 7:15 pm.**

### **Next Meetings:**

Regular Session Meeting, October 14, 2019

Work Session Meeting, November 4, 2019



# BLACK LAKE SPECIAL DISTRICT

---

Black Lake Special District Regular Meeting  
Monday, November 4 • 6:15 pm • 2102 Carriage Drive, Bldg. E • Olympia

1. Call to Order – **The meeting was called to order at 6:20 pm.**
2. Roll Call – **Lake Stintzi called roll and established a quorum.**

Present:

- a. Brian Wilmovsky
- b. 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:*

*October Regular Meeting Minutes*

*October Financials*

*Warrant Requests*

*OrgSupport Invoice #3450*

*Herrera Invoice #44299*

*Herrera Invoice #44512*

*Herrera Invoice #44676*

*Herrera Invoice #44912*

*Herrera Invoice #45126*

*Herrera Invoice #45307*

*Reimbursements*

*Commissioner Bonfield Reimbursement*

*Commissioner Stintzi Reimbursement*

*Commissioner Wilmovsky Reimbursement*

6. Old Business
  - a. Special Assessments – Chair Stintzi provided summary handouts related to the special assessment process.
    - i. Commissioner Wilmovsky reported Thurston County informed him the BLSD can send notices and announcements related to the assessment.
    - ii. Commissioners wish to move back the filing date for 2020 rates and charges to allow time to meet with the board of county commissioners to discuss a special assessment.
    - iii. Consensus of Commissioners is to draft a resolution or statement of intent to bring clarity to the special assessment process – addressing the timeline, rates and charges plans, roles and responsibilities, anticipated uses for the resources, etc.



# BLACK LAKE SPECIAL DISTRICT

---

- iv. The intent is to collect special assessment as well as regular rates and charges from lakefront parcel owners, reducing rates and charges commensurate with the \$103,000.00 special assessment amount.
  
- 7. Items from the Floor
  - a. *Commissioner Stintzi will work with Thurston County to ensure those monitoring the lake level gauge and those maintaining beaver dams are communicating.*
  
- 8. Continued Public Communication  
(If *needed* for those who signed up earlier and did not get an opportunity to speak during the allotted 30 minutes.)
  
- 9. Adjournment of Public Meeting – **With no further business, Chair Stintzi adjourned the meeting at 7:00 pm.**

Next Meetings:  
Work Session Meeting, November 18, 2019  
Regular Meeting, December 2, 2019

**Black Lake Special District**  
**Statement of Financial Position**  
As of October 31, 2019

	<u>Oct 31, 19</u>	<u>Oct 31, 18</u>	<u>\$ Change</u>	<u>% Change</u>
<b>ASSETS</b>				
Current Assets				
Checking/Savings				
Thurston County Treasurer	269,825.17	277,352.57	-7,527.40	-2.7%
<b>Total Checking/Savings</b>	<u>269,825.17</u>	<u>277,352.57</u>	<u>-7,527.40</u>	<u>-2.7%</u>
<b>Total Current Assets</b>	<u>269,825.17</u>	<u>277,352.57</u>	<u>-7,527.40</u>	<u>-2.7%</u>
<b>TOTAL ASSETS</b>	<b><u>269,825.17</u></b>	<b><u>277,352.57</u></b>	<b><u>-7,527.40</u></b>	<b><u>-2.7%</u></b>
<b>LIABILITIES &amp; EQUITY</b>				
Liabilities				
Current Liabilities				
Accounts Payable				
Accounts Payable	0.00	-2,729.27	2,729.27	100.0%
<b>Total Accounts Payable</b>	<u>0.00</u>	<u>-2,729.27</u>	<u>2,729.27</u>	<u>100.0%</u>
Other Current Liabilities				
Current Portion of Loans	29,520.18	28,196.37	1,323.81	4.7%
<b>Total Other Current Liabilities</b>	<u>29,520.18</u>	<u>28,196.37</u>	<u>1,323.81</u>	<u>4.7%</u>
<b>Total Current Liabilities</b>	<u>29,520.18</u>	<u>25,467.10</u>	<u>4,053.08</u>	<u>15.9%</u>
Long Term Liabilities				
Commencement Bank Note	92,700.17	151,111.33	-58,411.16	-38.7%
<b>Total Long Term Liabilities</b>	<u>92,700.17</u>	<u>151,111.33</u>	<u>-58,411.16</u>	<u>-38.7%</u>
<b>Total Liabilities</b>	<u>122,220.35</u>	<u>176,578.43</u>	<u>-54,358.08</u>	<u>-30.8%</u>
Equity				
Unrestricted Net Assets	97,659.66	22,594.25	75,065.41	332.2%
Net Income	49,945.16	78,179.89	-28,234.73	-36.1%
<b>Total Equity</b>	<u>147,604.82</u>	<u>100,774.14</u>	<u>46,830.68</u>	<u>46.5%</u>
<b>TOTAL LIABILITIES &amp; EQUITY</b>	<b><u>269,825.17</u></b>	<b><u>277,352.57</u></b>	<b><u>-7,527.40</u></b>	<b><u>-2.7%</u></b>

**Black Lake Special District**  
**Statement of Financial Income and Expense**  
 January through October 2019

	Unclassified	TOTAL
<b>Ordinary Income/Expense</b>		
<b>Income</b>		
<b>Investments</b>		
Interest-Savings, Short-term CD	1,483.02	1,483.02
<b>Total Investments</b>	1,483.02	1,483.02
<b>Rates &amp; Charges</b>	109,459.85	109,459.85
<b>Total Income</b>	110,942.87	110,942.87
<b>Expense</b>		
<b>Business Expenses</b>		
Treasurer Fees	13,261.56	13,261.56
<b>Total Business Expenses</b>	13,261.56	13,261.56
<b>Contract Services</b>		
Non-recurring Contract Services	1,214.32	1,214.32
Recurring Contract Services	25,000.00	25,000.00
<b>Total Contract Services</b>	26,214.32	26,214.32
<b>Governing Expenses</b>		
Per Diem	3,267.00	3,267.00
<b>Total Governing Expenses</b>	3,267.00	3,267.00
<b>Lake Management</b>		
Control	13,424.04	13,424.04
<b>Total Lake Management</b>	13,424.04	13,424.04
<b>Operations</b>		
Postage, Mailing Service	752.43	752.43
Printing and Copying	1,186.26	1,186.26
Supplies	558.73	558.73
Technology & Online Services	1,337.69	1,337.69
<b>Total Operations</b>	3,835.11	3,835.11
<b>Other Types of Expenses</b>		
Interest Expense - General	3,429.47	3,429.47
Other Expenses	11.99	11.99
<b>Total Other Types of Expenses</b>	3,441.46	3,441.46
<b>Total Expense</b>	63,443.49	63,443.49
<b>Net Ordinary Income</b>	47,499.38	47,499.38

**Black Lake Special District**  
**Statement of Financial Income and Expense**  
January through October 2019

---

	<u>Unclassified</u>	<u>TOTAL</u>
Other Income/Expense		
Other Income		
Interest Income	2,445.78	2,445.78
Total Other Income	2,445.78	2,445.78
Net Other Income	2,445.78	2,445.78
Net Income	<u><u>49,945.16</u></u>	<u><u>49,945.16</u></u>

**Black Lake Special District  
Profit & Loss Budget Overview  
January through December 2020**

Cash Basis

	Jan - Dec 20
<b>Ordinary Income/Expense</b>	
<b>Income</b>	
<b>Rates &amp; Charges</b>	153,000.00
<b>Total Income</b>	153,000.00
<b>Expense</b>	
<b>Business Expenses</b>	
<b>Treasurer Fees</b>	1,530.00
<b>Total Business Expenses</b>	1,530.00
<b>Contract Services</b>	
<b>Attorney Fees &amp; Charges</b>	2,000.00
<b>Non-recurring Contract Services</b>	1,200.00
<b>Recurring Contract Services</b>	31,936.00
<b>Total Contract Services</b>	35,136.00
<b>Election Expenses</b>	3,670.00
<b>Governing Expenses</b>	
<b>Per Diem</b>	4,320.00
<b>Total Governing Expenses</b>	4,320.00
<b>Lake Management</b>	
<b>Control</b>	50,000.00
<b>Permitting Fees</b>	500.00
<b>Total Lake Management</b>	50,500.00
<b>Other Types of Expenses</b>	
<b>Insurance</b>	2,865.00
<b>Other Expenses</b>	64,640.00
<b>Total Other Types of Expenses</b>	67,505.00
<b>Total Expense</b>	162,661.00
<b>Net Ordinary Income</b>	-9,661.00
<b>Net Income</b>	<b>-9,661.00</b>

## RESOLUTION #19-01

### A RESOLUTION OF THE BLACK LAKE SPECIAL DISTRICT GOVERNING BOARD REQUESTING APPROVAL OF A SPECIAL ASSESSMENT SYSTEM AND SPECIAL ASSESSMENT BOND BY THE THURSTON COUNTY BOARD OF COUNTY COMMISSIONERS

**WHEREAS**, the Black Lake Special District (BLSD) Governing Board and district parcel owners who have provided input to the board believe a further lake treatment to reduce algae blooms is needed. A treatment is expected to cost \$1,400,000.

**WHEREAS**, the BLSD does not have sufficient financial reserves to undertake the treatment. Traditional borrowing from financial institutions is not feasible since the district has no assets which might serve as collateral. The district's current revenue stream from "rates and charges" under RCW 85.38.145 cannot be assigned to a lender with long term certainty.

**WHEREAS**, RCW 85.38.150 thru RCW 85.38.170 permit special districts to establish special assessments with approval of the county legislative authority. Special assessments constitute liens on real property upon which they are imposed. RCW 85.38.230 allows a special district (with county legislative approval) to issue special assessment bonds which are viewed by lenders as secured by the underlying real property. RCW 85.38.240 permits a term of twenty years for a special assessment bond.

**WHEREAS**, funding the special assessment bond of \$1,400,000 for twenty years will require special assessments of \$103,000 per year assuming a four percent rate. To service the bond and continue current BLSD operations, an increase in "rates and charges" under RCW 85.38.145 is needed amounting to \$23,000 per year. The increase will be applied to the lakefront parcels.

**WHEREAS**, RCW 85.38.160 requires a public hearing by the BOCC concerning the special assessments. A notice of the hearing must be mailed to each parcel owner impacted by the assessments.

**WHEREAS**, RCW 85.38.240 (4) specifies "a special assessment bond issued by a special district shall not constitute an indebtedness of the state, either general or special, nor of the county, either general or special".

#### **NOW THEREFORE IT IS HEREBY RESOLVED:**

Section 1. The BLSD Governing Board requests the Thurston County Board of County Commissioners (BOCC) approve a special assessment bond issuance of \$1,400,000 for a term of 20 years.

Section 2. To fund the bond, the BLSD Governing Board requests the BOCC approve special assessments on 179 lakefront parcels. Upland parcels which benefit less from the lake treatment project will not be affected.

The current "rates and charges" for a parcel is a measure of benefit a parcel receives from the BLSD. For example a parcel with 200' of lakefront pays twice as much as a parcel with 100'. Special assessments to fund the bond issuance are estimated to be \$103,000 per year. A lakefront parcel's

assessment per year will be made proportionate to the 2019 BLS D parcel “rates and charges”. The calculation would be:

Lakefront parcel assessment/yr = (2019 BLS D parcel “rates and charges”) times (\$103,000/(\$142,769). (\$142,769 is the total “rates and charges” for all lakefront parcels in 2019.)

Section 3. The BLS D will increase “rates and charges” under RCW 85.38.145 by \$23,000 per year. The increase will be applied to lakefront parcels amounting to a (16%) increase for those parcels.

Section 4. The public hearing notice mailed to parcel owners must follow the requirements of RCW 85.38.160 and also indicate the amount of the “rates and charges” increase.

**ADOPTED** by the BLS D Governing Board this \_\_\_\_\_ day of \_\_\_\_\_, 2019.

\_\_\_\_\_  
Commissioner

\_\_\_\_\_  
Commissioner

\_\_\_\_\_  
Commissioner

ATTEST: \_\_\_\_\_