



BLACK LAKE SPECIAL DISTRICT

Black Lake Special District Regular Meeting
Monday, December 2 • 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
Warrant Requests
Resolution #19-01
OrgSupport Invoice #3458
6. New Business
 - a. 2020 Authorized Signature List
7. Old Business
 - a. Draft Assessment
 - b. 2020 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:
Work Session Meeting, January 6, 2020
Regular Meeting, December 16, 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.



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- 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

Black Lake Special District Work Session Meeting
Monday, November 18 • 6:15 pm • 2102 Carriage Drive, Bldg. E • Olympia

1. Call to Order - **Meeting called to order at 6:18pm**

2. Roll Call

- a. Brian Wilmovsky,
- b. Lake Stinzi
- c. Vernon Bonfield

3. Approval of Agenda

4. Public Communication

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

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5. Informational Materials

Attachments:

*October Work Session
November Regular Meeting Minutes
November Financials
Warrant Requests
Resolution #19-01*

6. Old Business

a. Special Assessments

- *Brian and Vern will meet with the commissioners on December 11 at 1pm at the county commissioners' office. Jason Mosebar should join, and one other member of the public/citizen. After that meeting, a hearing is scheduled. Hopefully we can get the hearing before the 5th of January as that is the last date the treasurer will accept rates and charges. The ask at this meeting is that they will agree to a hearing.*
- *Lake has presented a draft resolution by BLSD requesting the board of county commissioners to approve the 1.4 million special assessment bond. We will also increase our rates and charges to lakefront parcels by 16% in order to ensure operational costs are covered.*
- *If we miss the deadline for submitting revised rates and charges, we have enough to fund the special assessment for at least a year.*
- *Lake has spoken to the treasurer - If we're successful, can we get two lines on the property tax statement? She said no. We will send the special assessment statement this year, and it will be added to the statement for future years.*
- *For the next meeting, Lake is hoping that we can sign off on the resolution he drafted, and Lake will also have a draft letter that we will distribute to the parcel owners affected by the assessment about the hearing.*
- *The draft ad for the Olympian should be in place before we need to notify so that it can go immediately.*
- *Lake would like to continue a search for pollutants. It would spin well if we indicated that we are not just trying to nuke the lake, we are trying to maintain it long-term.*



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- Public needs to be notified within two weeks of the hearing, if it gets past the commissioners.
- We can't get or spend any money or do anything until the public hearing.

7. New Business

a. 2020 BLSD Budget

- Wait until December meeting to be included with the draft resolution

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

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: _____



OrgSupport

120 State Avenue NE, #303
Olympia, WA 98501

Invoice

Date	Invoice #
1/1/2020	3458

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

Description	Qty	Rate	Amount
Contract Services - December	1	2,500.00	2,500.00
Printing B&W	150	0.10	15.00
Printing Color	59	0.25	14.75
Postage	1	10.50	10.50
Total			\$2,540.25

Payment Voucher Transmittal
Drainage Dist #12 Black Lake

1. OrgSupport 120 State Ave #303 Olympia, WA 98501	3458	Contract Services - December	\$2,540.25
Total for document:			\$2,540.25

I, the undersigned do hereby certify under penalty of perjury, that the materials have been furnished, the services rendered or the labor performed as described herein and that the claim is a just, due and unpaid obligation against Drainage Dist #12 Black Lake, and that I am authorized to authenticate and certify to said claim.

Examined and Allowed

Secretary

Date

Commissioner

Commissioner

Commissioner

Date