Black Lake Special District

Black Lake Special District Meeting
Monday, November 16, 2026 • 6:15 pm
7514 Cattail LN SW, Olympia, WA 98512
Attendance via Zoom audio is preferred. Contact info@blacklakespecialdistrict for instructions.

Participants from the public will be muted by the Zoom host. Participants will be unmuted during the agenda item titled "Public Communication".

AGENDA:

1. Call to Order

2. Roll Call
   a. Present
      i. Lake Stintzi
      ii. Kirk Vanlandeghen
      iii. Cory Freeborn

3. Approval of Agenda

4. Approval of Consent Agenda
   a. September 21, 2026 Minutes
   d. Financials
   e. Payment Transmittal and Invoices.

Item #	Invoice	Total
6062	OrgSupport Invoice	$2,500.00
10621	Aquatic Insight	$9,026.25

5. Commissioner Reimbursements & Payments. (A commissioner cannot approve reimbursements/payments to themselves.)
   a. Commissioner Reimbursement

6. Old Business
   a. IAVMP Draft Review and Implementation
   b. Scheduling final public meeting to present final draft

7. New Business
   a. Water Quality Sampling and Remote Monitoring Options
   b. Invasive Aquatic Plant Control Grant
   c. 2027 Assessments – Request to submit same assessments as 2026
   d. 2027 Budget – Review in December meeting

8. Major projects in next year and how to prioritize:
   a. Establishing an herbicide contract for 3-5 years
   b. Develop process to get early herbicide treatment approval
   c. Implement IAVMP recommendations

d. Wake-Boat Considerations and County Correspondence

9. Items from the Floor

10. Public Communication – *Limit of 3 minutes per person. Zoom host will provide warning when 30 seconds remain. Meeting minutes will only reflect the name of the person speaking.

11. Adjournment of Public Meeting

Next Meeting: December 21, 2026

Black Lake Special District Meeting
Monday, October 19, 2026 • 6:15 PM

ATTENDEES: Lake Stintzi, Mark Rosenkranz, Kirk Van Landeghen, Lizbeth Seebacher, Cher Prazak, Craig Ottavelli (Staff)

ACTION ITEMS

- Lake Stintzi will email Mark Rosenkranz questions about external phosphorus loading and the findings of earlier studies.
- Mark Rosenkranz will seek information from Thurston County on funded septic-system replacements and include the findings in the IAVMP.
- Mark Rosenkranz will send the available draft IAVMP sections to the commissioners for review during the week of October 19, together with the vegetation survey technical memo, bathymetric maps, plant surveys, and bottom-type information.

MINUTES:

1. Call to Order
    a. **Chair Lake Stintzi called the meeting to order at 6:19 p.m.**

2. Roll Call
    a. Lake Stintzi and Kirk Vanlandeghen were present. Cory Freeborn was absent. Chair Stintzi confirmed a quorum.

3. Approval of Agenda
    a. **It was moved, seconded, and was unanimously passed to approve the agenda.**

4. Approval of Consent Agenda
    a. **It was moved, seconded by Kirk Vanlandeghen, and was unanimously passed to approve the consent agenda, including the September 21, 2026 minutes, financials, and payment transmittal and invoices.**
        i. September 21, 2026 Minutes
        ii. Financials
        iii. Payment Transmittal and Invoices.

Item #	Invoice	Total
01	OrgSupport #6018	$2570.04
02	Aquatic Insight LLC #10606	$9692.25

5. Commissioner Reimbursements and Payments
    a. There were no commissioner reimbursement or payment requests.

6. Old Business
    a. IAVMP Update
        i. Mark Rosenkranz presented the draft Integrated Aquatic Vegetation Management Plan (IAVMP). It follows Ecology guidance and covers lake and watershed conditions, vegetation surveys, community input, management goals, treatment history, control alternatives, and an adaptive management approach. The recommended treatment plan and supplemental water-quality section remained in development.
        ii. The July 2022–June 2026 Pollution Identification and Correction (PIC) study reinforced earlier findings of phosphorus inputs associated with septic influence. Commissioners asked that the plan identify septic systems already replaced so future monitoring can distinguish improvements from continuing sources. Discussion also addressed targeting isolated invasive-plant populations and matching treatment methods to species and location.
        iii. Mark Rosenkranz will send the available draft IAVMP sections to the commissioners for review during the week of October 19, together with the vegetation survey technical memo, bathymetric maps, plant surveys, and bottom-type information.
        iv. Mark Rosenkranz will seek information from Thurston County on funded septic-system replacements and include the findings in the IAVMP.
        v. Lizbeth Seebacher described an Ecology control-grant opportunity for nonnative aquatic plants, including curly-leaf pondweed, yellow flag iris, and fragrant water lily. She reported that applications opened October 15 and typically close in mid-December, and that Ecology would accept an application while reviewing the plan. She proposed sending the draft to Ecology after commissioner review; Chair Stintzi noted that a decision about applying would be needed within the next month. No grant application was authorized at this meeting.
    b. Policy Manual Update
        i. **The commissioners agreed to dedicate the January meeting to the policy manual update, particularly payment and cash-management procedures.**
        ii. The rewrite is intended to reflect changes in adopted practices and procedures and audit feedback. The IAVMP, budget, and county assessment submission were nearer-term priorities.
        iii. OrgSupport will send the draft policy manual to the commissioners for review before the January meeting.
    c. Invasive Species Sampling and Remote Monitoring
        i. At Kirk Vanlandeghen's request, the commissioners returned to the additional sampling and remote-monitoring estimates discussed in September. Mark Rosenkranz presented Black Lake Sample Proposal V3, designed to distinguish external phosphorus sources from internal sediment loading and guide future management investments.
        ii. The proposed sampling locations included groundwater areas L14, L9, and L25, two eastern tributaries, the southern inlet, and both lake basins. September 9 sampling indicated different mixing conditions in the northern and southern basins; routine county sampling covers the southeastern station. The proposed work would quantify tributary, stormwater, septic, and fish-stocking inputs and assess sediment phosphorus release, seasonal deep-water accumulation, sediment-core incubations, and shallow-water resuspension.
        iii. The questions included how much phosphorus enters the lake annually, which pathways contribute most, when sediment phosphorus reaches productive surface waters, whether carp or brown bullhead contribute to sediment disturbance, and why poor clarity and cyanobacteria persisted after the 2016 and 2021 alum treatments. Findings would help compare watershed source reduction, septic improvements, stormwater controls, fish management, and in-lake treatment.

iv. The proposal totaled $59,800: $12,300 for analytical work, $10,000 for equipment use, and $37,500 for staff time. Optional website updates were $4,200 annually, and public meetings were $1,500 each assuming no additional travel. Sampling events were budgeted as one-day trips; public meetings would coincide with sampling days. These were proposed costs, not approved expenditures.

v. Kirk distinguished continuous turbidity monitoring of possible boat-related disturbance from broader nutrient sampling. Mark estimated approximately $5,000 for a remote turbidity data logger and explained that turbidity measurements would not directly identify phosphorus sources. Commissioners also discussed water clarity, dissolved oxygen, lake-level fluctuations, and the relationship between vegetation and water quality. Kirk requested details on resident sampling, supplies, and training; Mark identified volunteer collection and use of a local boat as possible ways to reduce costs.

vi. Lizbeth discussed a Lake Cyanobacteria Management Plan (LCMP) as a more comprehensive water-quality assessment and described possible future grant support for septic improvements. The consultants discussed incremental monitoring while pursuing funding and the possibility of applying for LCMP and invasive-plant control funding through separate programs. The commissioners did not select or authorize a sampling package, monitoring purchase, or grant application.

vii. Resident meetings and regular website updates were discussed as ways to improve understanding of lake conditions and support for long-term source reduction.

viii. *Lake Stintzi will email Mark Rosenkranz questions about external phosphorus loading and the findings of earlier studies.*

7. New Business
    a. No additional new business was raised.

8. Major Projects for the Next Year and Prioritization
    a. The commissioners retained the listed priorities: a three- to five-year herbicide contract, a process for early herbicide-treatment approval, implementation of IAVMP recommendations, and limits on wake boats. Chair Stintzi emphasized the existing workload through December and the need to avoid adding too many projects before completing current work. No ranking was adopted.
    b. Kirk requested an opportunity to review the proposed county correspondence on wake boats before it is sent, consistent with the September assignment. Discussion linked possible wake-related sediment disturbance to turbidity monitoring and future study funding. The potential relationship was discussed as a question for investigation, not an established finding.

9. Items from the Floor
    a. There were no items from the floor.

10. Public Communication
    a. There was no public communication.

11. Adjournment of Public Meeting
    a. Chair Stintzi thanked the consultants and recognized Tesa and OrgSupport for following up on an undeliverable payment to Northwest Aquatic.
    b. The next meeting remained scheduled for November 16, 2026. Kirk advised that he might be traveling; rescheduling would be considered if a quorum could not attend.

c. *OrgSupport will confirm Cory Freeborn's availability for the November 16 meeting because Kirk Vanlandeghen may be unable to attend.*
d. **With no further business, Chair Lake Stintzi adjourned the meeting at 7:17 p.m.**

NEXT MEETING: November 16, 2026

Black Lake Special District
Statement of Financial Income and Expense
Cash Basis — **January through October 2026**

	Jan - Oct 26	
Ordinary Income/Expense		
Income		
Rates & Charges		170,471.70
Total Income		170,471.70
Gross Profit		170,471.70
Expense		
Business Expenses		
Treasurer Fees	2,258.74	
Total Business Expenses		2,258.74
Contract Services		
Non-recurring Contract Services	76,853.40	
Recurring Contract Services	20,000.00	
Contract Services - Other	5,000.00	
Total Contract Services		101,853.40
Governing Expenses		
Per Diem	3,772.89	
Total Governing Expenses		3,772.89
Lake Management		
Permitting Fees	565.00	
Total Lake Management		565.00
Operations		
Postage, Mailing Service	539.11	
Printing and Copying	301.22	
Supplies	3.56	
Technology & Online Services	942.09	
Total Operations		1,785.98
Other Types of Expenses		
Interest Expense - General	22,489.41	
Other Expenses	1,900.13	
Total Other Types of Expenses		24,389.54
Total Expense		134,625.55
Net Ordinary Income		35,846.15
Other Income/Expense		
Other Income		
Interest Income		32,960.68
Total Other Income		32,960.68
Net Other Income		32,960.68
Net Income		**68,806.83**

Black Lake Special District
Statement of Financial Position
Cash Basis — **As of October 31, 2026**

	Oct 31, 26	Oct 31, 25	$ Change	% Change
ASSETS				
Current Assets				
Checking/Savings				
Black Lake Guarantee #6355	100,000.00	80,000.00	20,000.00	25.0%
OlyFed Checking	19,303.66	19,190.56	113.10	0.6%
Thurston County Treasurer	266,345.12	296,036.05	-29,690.93	-10.0%
Total Checking/Savings	385,648.78	395,226.61	-9,577.83	-2.4%
Total Current Assets	385,648.78	395,226.61	-9,577.83	-2.4%
TOTAL ASSETS	**385,648.78**	**395,226.61**	**-9,577.83**	**-2.4%**
LIABILITIES & EQUITY				
Liabilities				
Current Liabilities				
Other Current Liabilities				
Current Portion of Loans	57,658.65	55,376.68	2,281.97	4.1%
Total Other Current Liabilities	57,658.65	55,376.68	2,281.97	4.1%
Total Current Liabilities	57,658.65	55,376.68	2,281.97	4.1%
Long Term Liabilities				
Kitsap Bank Loan	1,038,290.02	1,097,056.20	-58,766.18	-5.4%
Total Long Term Liabilities	1,038,290.02	1,097,056.20	-58,766.18	-5.4%
Total Liabilities	1,095,948.67	1,152,432.88	-56,484.21	-4.9%
Equity				
Unrestricted Net Assets	-779,106.72	-902,522.49	123,415.77	13.7%
Net Income	68,806.83	145,316.22	-76,509.39	-52.7%
Total Equity	-710,299.89	-757,206.27	46,906.38	6.2%
TOTAL LIABILITIES & EQUITY	**385,648.78**	**395,226.61**	**-9,577.83**	**-2.4%**

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

Invoice

Date	Invoice #
12/1/2026	6062

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

Description	Qty	Rate	Amount
Contract Services	1	2,500.00	2,500.00

Total $2,500.00

Aquatic Insight LLC
4207 SE Woodstock Blvd
#535
Portland, OR 97206

INVOICE

Invoice Date:	11/3/26
Due Date:	12/3/26
Total Amount:	$9,026.25
Number:	10621
PO Number:	
Terms:	Net 30
Project:	Black Lake

Black Lake Special District
7514 Cattail Lane Southwest
Olympia, WA 98512

INVOICE SUMMARY

Description	Amount
Task 1- Project Management	$1,618.75
Task 2- Aquatic Survey and Mapping	$22.50
Task 5- Develop Black Lake IAVMP	$7,385.00

			Total Billed		
Description	**Total Budget**	**Remaining Budget ($)**	**% Billed**	**$ Billed**	**This Invoice ($)**
Task 1- Project Management	$14,000.00	$5,050.02	63.93%	$8,949.98	$1,618.75
Task 2- Aquatic Survey and Mapping	$17,000.00	-$787.72	104.63%	$17,787.72	$22.50
Task 3- Assist with Grant Application	$7,800.00	$7,800.00	--	--	--
Task 5- Develop Black Lake IAVMP	$41,300.00	-$413.38	101.00%	$41,713.38	$7,385.00
Task 6- On-Call	$10,700.00	$9,584.00	10.43%	$1,116.00	--
BUDGET TOTALS	**$90,800.00**	**$21,232.92**		**$69,567.08**	**$9,026.25**
TOTAL AMOUNT DUE					**$9,026.25**

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TIME DETAILS

Source	Date	Description	Billed Hrs	Rate	Amount
Task 1- Project Management					
Mark Rosenkranz	10/19/26	Meeting prep and monthly meeting	3.50	$195.00	$682.50
Mark Rosenkranz	10/22/26	Review IAVMP	1.00	$175.00	$175.00
Mark Rosenkranz	10/26/26	IAVMP review	1.75	$175.00	$306.25
Mark Rosenkranz	10/29/26	Email response to treatment questions	0.75	$175.00	$131.25
Mark Rosenkranz	10/30/26	Treatment options	1.75	$175.00	$306.25
Alex Moore	10/31/26	Invoicing	0.25	$70.00	$17.50
		Task 1- Project Management	**9.00**		**$1,618.75**
Task 2- Aquatic Survey and Mapping					
Cher Prazak	10/1/26	Data input	0.25	$90.00	$22.50
		Task 2- Aquatic Survey and Mapping	**0.25**		**$22.50**
Task 5- Develop Black Lake IAVMP					
Cher Prazak	10/1/26	Map creation	2.00	$90.00	$180.00
Cher Prazak	10/2/26	Map creation	3.50	$90.00	$315.00
Lizbeth Seedbacher	10/5/26	IAVMP	2.00	$160.00	$320.00
Lizbeth Seedbacher	10/6/26	IAVMP	4.00	$160.00	$640.00
Lizbeth Seedbacher	10/9/26	IAVMP	4.00	$160.00	$640.00
Lizbeth Seedbacher	10/13/26	IAVMP	1.00	$160.00	$160.00
Lizbeth Seedbacher	10/14/26	IAVMP	1.50	$160.00	$240.00
Lizbeth Seedbacher	10/15/26	IAVMP	2.00	$160.00	$320.00
Lizbeth Seedbacher	10/16/26	IAVMP	2.00	$160.00	$320.00

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TIME DETAILS

Source	Date	Description	Billed Hrs	Rate	Amount
Lizbeth Seedbacher	10/17/26	Meeting with Mark	1.50	$160.00	$240.00
Cher Prazak	10/18/26	Maps	2.00	$90.00	$180.00
Cher Prazak	10/19/26	Secchi data chart & BLSD Monthly Meeting	1.50	$90.00	$135.00
Lizbeth Seedbacher	10/19/26	IAVMP, proposal review and LMD meeting	4.00	$160.00	$640.00
Cher Prazak	10/20/26	Map creation	1.00	$90.00	$90.00
Lizbeth Seedbacher	10/21/26	IAVMP	2.00	$160.00	$320.00
Lizbeth Seedbacher	10/22/26	IAVMP	2.50	$160.00	$400.00
Cher Prazak	10/22/26	IAVMP	4.50	$90.00	$405.00
Mark Rosenkranz	10/23/26	Editing and mapping	3.50	$175.00	$612.50
Lizbeth Seedbacher	10/26/26	IAVMP	3.00	$160.00	$480.00
Lizbeth Seedbacher	10/28/26	IAVMP	2.00	$160.00	$320.00
Mark Rosenkranz	10/28/26	Phone call with Lizbeth	0.50	$195.00	$97.50
Cher Prazak	10/29/26	IAVMP	1.00	$90.00	$90.00
Lizbeth Seedbacher	10/30/26	IAVMP	1.50	$160.00	$240.00
		Task 5- Develop Black Lake IAVMP	**52.50**		**$7,385.00**
TOTAL FEES			**61.75**		**$9,026.25**