

Belfair Sewer Committee

Meeting Minutes

January 16, 2014

Present:

County Commissioner: Randy Neatherlin.

Staff: Brian Matthews

Members: Chair, Jack Johnson, Vice Chair, Jennifer Hines, Secretary Judy

Scott, Rob Drexler, Bob Harris, Annetta Knight, Lee Swoboda, Greg Waggett,

Guest: Jeff Carey, Ken Van Buskirk

Announcements

Meeting was called to order by Chair Jack Johnson at 4:02 PM

Location at Port of Allyn building in Allyn WA.

Roll call was taken: See above for information

Minutes were approved: Jennifer moved. Annetta seconded. With correction of Ken Van Buskirk

Public information officer not speaker chairman.

Agenda: Annetta moved, Jennifer seconded, Agenda approved

Hand-outs that were distributed: Agenda (Jack), minutes from January 9, 2014^(Judy), Draft NMCV-BSAC statement.

Next meeting:

Thursdays on Feb. 6, 2014 and Feb. 20th, 2014 6:00 PM At the Port of Allyn Building

Discussion

Topic of discussion: Request for North Mason Community Voice statement: Annetta suggested to hand out the draft and ask for comment from the public. Ken van Buskirk said he had invited many stakeholders. Such as Derek Kilmers' office, representatives from South Kitsap industrial Area and Mason County Board of Commissioners. Jack said this is an important step for public input. As he felt it has gotten lost. And to take this time to ask people to come to the Advisory Committee meetings. He felt it was important to help people understand that it was built for development and not for existing residences and businesses. The list that is on the NMCV-BSAC Statement is not for promoting these ideas they are items of "brainstorming" We need to get a plan to the county in 3 months.

Jeff brought a copy of his comments with current statistic from the county auditor.

We will integrate his statistics with the statement. We changed the format of paragraphs and will change these items and send out to the committee members.

Lee asked Randy about his Guest editorial and the peoples response. Randy let us hear a message from a gentleman that lives on Hiway 108 and he fully supported Randy and was very encouraging. .

It was suggested that we set up an e-mail account to receive comments. Jennifer set up an e-mail and Annetta offered to receive and print out the comments and bring them to our meetings. The e-mail is Belfairseweradvisorycommittee@gmail.com and will be put in our NMCV-BSAC statement.

Topic of discussion: Financial Plan Framework:

The following is the list of which we are working on for possibilities:

1. Name for the financial plan, possibly "Comprehensive County Wide Sewer Financial Plan"
2. Potential operation and maintenance cost reductions on Belfair, North Bay and Rustlewood Sewer Systems
3. Loan terms and amortization for Belfair, North Bay and Rustlewood
4. Creating a unified Monthly Rate Charge
5. Creating a unified Connection Charge
6. Special Benefit Assessment
7. Inventory of Benefited properties in Belfair, North Bay and Rustlewood.
8. Sales Tax increase for sewer/storm water
9. Impact Fees
10. Line of credit
- 11 Redistribution of Mason County Public Works budget
12. REET 2 funds (Real Estate Excise Tax)
13. .09 Funds
14. Creating Sewer District entity owned by Mason County know as possible Mason County Sewer District #1
15. Discussion of how would look for possible 5 commissioners. 2 from Belfair, 2 from Allyn and 2 from Rustlewood.
16. Potential low cost collection Belfair UGA.
17. Bake Sales

The question was asked, "what is process for a county wide sewer district"? There discussion about the hurdles of costs and possible political issues.

Jeff brought up the fact that Bremerton has a sewer district next to our county line and it could be an asset for us.

There were some discussion about the bonding and loans. Randy said the committee has helped in that Dept of Ecology are willing to talk, There MAY be a possibility of changing the Loan/Grant ratio. He went on to say that the committee has helped in bringing small pieces together that are helping make this all work.

Ken said that Loretta Swanson of the county got a storm water grant and that part of the grant is to do a "buildable land inventory"

Item of note: the committee has wanted this information for some time which brought to the conversation that Brian Matthews (Head of Mason County Utilities Dept.) indicated the Public Works Dept. wanted full transparency and he would make sure we got any information we needed/requested. The question was asked of Brian if the Utilities Dept. was working on plans to work on the sewer issues he said no not at this time. Lee suggested an addition to the list. Which would be to remove the development restrictions. Request Ecology to remove the requirement (in their loan/grant) for no septic's. Allow septic systems, but when sewers are available they must hook-up. Currently you may only have holding tanks (they must be pumped regularly)

Jack reiterated to request from the county information in regard to loan terms for all systems, Operation and maintenance, and revenues.

Then Jeff talked about the Allyn's system has a loan that will paid off in 8 year and will make an reduction in the cost of about \$20. Per person (if implemented) and talked about examples of the North Bay system struggles. Jeff will get financials-operation-revenues and loan repayment schedules.

Topic of discussion: Bob Harris brought up about someone to financially oversee any future projects. We would ask for a "financial oversight manager of major projects"

Jack explained about the economic term "Value Engineering", it is a process that is used in both private and government to determine the worth/value/correctness/effectiveness and fiscal responsibility of a project.

Another item to investigate is the Feasibility to petitioning to Bremerton Sewer District or a Regional sewer concept including Kitsap county and a connection to SKIA.

Topic of discussion

Rob brought up about HB 2186 It is a bill concerning local government selection of the appropriate sewer systems as part of growth management.

Meeting adjourned at 6:19 PM

Declared Chairman Jack Johnson

Respectfully submitted,

Judy Scott