

Belfair Sewer Advisory Committee

Meeting Minutes – Thursday, September 25, 2014

http://www.co.mason.wa.us/ac/belfair_sewer/

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Regular meeting called to order on September 25, 2014, at 6:02 pm by Jack Johnson, Chair.

Members: Jack Johnson, Jennifer Hines, Judy Scott, Rob Drexler, Bob Harris, Greg Waggett, Lee Swoboda. Not present: Annetta Knight

Guests: Jeff Carey

Motion: Rob moved to accept the agenda. Motion passed.

Discussion item: Greg requested a copy of the complete Committee recommendations to the BOCC.

Action item: Email a copy of the 6/24/14 Committee recommendations to all Committee members. **Action:** Lee

Discussion item: The BOCC extended the duration of the Committee for one year and provided objectives in addition to those in Resolution 14-13, dated March 19, 2013.

Action item: Draft a revision of the Committee bylaws to include the BOCC's new objectives for Phase 2 of the Committee. **Action:** Lee

Discussion item: The Committee discussed strategies for fulfilling Phase 2. The consensus is that we should categorize the recommendations in our June 24, 2014, report to the BOCC into groups with similarities, prioritize the groups and determine the actions the Committee should take for each group. The groupings are as follows.

- **Group 1 - Actions beyond the Committee's span of control.** Some recommendations require County staff, elected official and/or BOCC action and are beyond the control of the Committee.

- **1A.** Continue to allocate "0.09% sales tax" and Real Estate Excise Tax (REET) funds to supplement reimbursements for Belfair sewer capital costs until the system can become self-supporting [7]*.
- **1B.** Allocate General Fund monies to repay debt on County-owned sewer systems [8].
- **1C.** Pursue alternatives for restructuring the Belfair sewer capital debt [12].
- **1D.** Conduct a performance audit and a benefit/cost analysis of privatizing Belfair and other County-owned sewer systems [17].

Committee action: Request status of County actions taken on these recommendations and track the status of implementation.

- **Group 2 - Citizens Utility Advisory Committee (CUAC).**

- **2A.** Appoint a Citizens Advisory Committee with citizen representatives from each service area [of County-owned sewer and water utilities] to propose issues to be considered by the Commission, including, but not limited to, capital expenditures, operation costs, rates and budgets [2].
- **2B.** Combine current and future County-owned and operated water and sanitary sewer utilities into a consolidated county utility [1].
- **2C.** Revise current sewer codes and construction standards to provide uniform requirements across all County-owned sewer systems [5].

*Numbers in brackets refer to the recommendation number in "Belfair Sewer Advisory Committee Recommendations to the Mason County Board of County Commissioners" dated 6/24/14. See that report for a more detailed description of each recommendation.

- **2D.** Develop and create a review and analysis process for all utility extensions and system expansions [20].

Committee action: Prepare a set of proposed objectives as guidance to the BOCC in preparing the committee's charter, and provide additional assistance to the CUAC as requested.

- **Group 3 - Phase 2 sewer system.**

- **3A.** Construct additional sewer infrastructure to provide all built and unbuilt properties in the buildable Belfair UGA "stub out" access to low capital cost, low-pressure sewer collection system [3].
- **3B.** Impose a special benefit assessment ("special district special assessment" per RCW 85.38.150) for all built and unbuilt properties in the Belfair UGA with access to the sewer that are not connected, excepting those properties that are exempted from special benefit assessments [4].

Committee action: Contact sewer equipment manufacturers, sewer design and mass assessment consultants and others to determine scope and feasibility for designing and constructing Phase 2 and imposing a benefit assessment, emphasizing that the Committee does not have the authority to commit the County to any obligation.

- **Group 4 - Local option sales tax.** Impose a local-option sales tax devoted to sanitary sewers [6].

Committee action: Partner with the Mason County Sheriff's Office in developing and advocating for this sales tax increment.

- **Group 5 - "360-degree" Belfair planning review.** Synchronize UGA boundaries, the Comprehensive Plan and development regulations with utility planning.

- **5A.** revise current development regulations in the Belfair UGA to remove restrictions on onsite sewage treatment systems as part of approval of a plan to construct sewer infrastructure in the entire buildable UGA, with the requirement to connect when sewer is available [9].
- **5B.** Review the current UGA boundaries as part of the next scheduled Comprehensive Plan update [10].
- **5C.** Establish a Subarea Planning Committee for the unincorporated UGAs to review the current zoning and development regulations to assure they are economically feasible in Mason County [11]

Committee action: To be determined (TBD).

- **Group 6 - Expand the customer base.**

- **6A.** Revise codes to allow or require all properties to connect to the sewer when the sewer line fronts the property in cases where a road is used as a UGA boundary line, whether the property is inside or outside the UGA [13].
- **6B.** Extend sanitary sewer service to existing intensely developed residential areas outside the Belfair UGA in environmentally sensitive areas [14].
- **6C.** Extend sanitary sewer service to existing commercial and institutional development outside the Belfair UGA [15].
- **6D.** Provide sanitary sewer service to new major commercial, industrial and institutional development in the vicinity of the Belfair UGA, including Kitsap County [16].

Committee action: TBD.

- **Group 7 - "Purple water" sales.** Pursue options for the sale of reclaimed water ("Class A reclaimed water") effluent from the County-owned sewage treatment plant [18]

Committee action: TBD.

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The consensus of the Committee is that groups 2, 3 and 4 are the highest priority. Actions and priorities for remaining groups were deferred to the next meeting.

Meeting adjourned 7:32 pm.

Next meeting: October 9, 2014 at 6:00 pm in the Port of Allyn conference room.

Respectfully submitted,
Judy Scott, secretary
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