

**FREELAND WATER and SEWER DISTRICT
ISLAND COUNTY WASHINGTON
Minutes of Regular Meeting – February 10, 2021**

MEETING PLACE – 1667 Roberta Avenue- Freeland, Washington

IN ATTENDANCE

Commissioners: Chad Gladhart, Eric Hansen, Lew Randall

Staff: WWS: Andy Campbell (Certified Operator), Terri Campbell (Finance/Administration), Roger Kuykendall (Gray & Osborne)

1. CALL TO ORDER

Commissioner Gladhart called the meeting to order at 10:07 A.M.

2. AGENDA - *After several additions, the agenda approved*

3. APPROVAL OF MINUTES –

Commissioners Hansen moved, seconded by Commissioner Gladhart, to approve the minutes of the November 11th, 2020 meeting. ***Motion passed unanimously***

4. COMMISSIONERS REPORTS – None

5. PROJECT REPORTS - Water System Action Items-

5.1 Freeland well permitting - Roger contacted Ecology to set up a pre-application meeting to determine their expectations and process for approving development of a well on Honeymoon Bay Road. Ecology has not responded.

5.2 Freeland Water System Plan - Roger reported Island County reviewed the Freeland WSP and requested that we replace the land use figure to be consistent with current plan.

6. UNFINISHD BUSINESS –

6.1 Cell Tower - Approval of the cell tower lease is still pending a completed survey. Andy will authorize TMI to update lease description of site.

6.2 General Facility Charge Assessment – Commissioner Randall distributed tables detailing his calculations and will send his report to commissioners.

6.3 Leak Policy Resolution - Eric moved, Lew seconded approval of leak relief resolution 2-001-2021.

6.4 Sunnyview Farm (SVF) – Eric asked if the District could provide water to unserved SVF lots from its water lines near the intersection of Scenic and Osprey. Roger will evaluate this option.

7. **NEW BUSINESS** –

7.1 **Financial Report Format** – Terri explained the rationale for her proposal to separate the HHWS and FWSD funds, citing greater clarity. This will also improve reconciliation with the Island County treasurer. Eric moved and Lew seconded approval of resolutions 02-002-02, 02-002-03, 02-002-04, 02-002-05, 02-002-06.

7.2 **Auxiliary housing units** – IC Planning Commissioner Bill Criswell joined the meeting to convey the planning commissions recent actions concerning additional dwelling units on existing residential properties in Island County. Bill reported that the County is charged by the WA GMA to update 9 elements of the GMA, including the housing element. The County needs to review development standards to avoid unnecessary impediments to additional low-income housing. The Planning Commission was asked to address this and come back to the BOCC with recommendations. Bill reported that the Planning Commission sent a proposal to the BOCC yesterday.

Andy expressed his concern that continued reliance on septic systems is increasing groundwater nitrate concentrations and will force us to abandon us well on Scenic. Andy reported that Meredith Penny said all the growth would occur in the Freeland NMGA. Bill said he didn't hear that but would check. He said only 35 additional units can be approved in the County in any year, and the County has never approved that many.

Terri noted that proposed HB 1337 would prohibit water districts from charging additional hook-up fees for auxiliary housing units.

8. **AUDIENCE PARTICIPATION** – None

9. **STAFF REPORTS**

9.1 **Accountant's Report** – Terri Campbell (WWS)

A. **Accounts** –

B. Vouchers with invoices were emailed to the Commissioners for review prior to the meeting. Commissioner Hansen moved, seconded by Commissioner Randall, to approve payment of the vouchers. *Motion passed*

Operation & Maintenance Fund #702

- 1) 12-1 thru 12-8 in the amount of \$15,250.56
- 2) 1-1 thru 1-8 in the amount of \$29,575.64
- 3) 2-1 thru 2-10 in the amount of \$45,362.68
- 4) Withdraw DOR QTR 4 in the amount of \$3,468.33
- 5) IRS 941 QTR 4 in the amount of \$176.26

Capital Improvement Fund #742

- 1) 12-1 thru 12-2 in the amount of \$10,770.52
- 2) 1-1 in the amount of \$3,470.72
- 3) 2-1 in the amount of \$7,591.07

Total Expenses: \$115,665.78

9.2 Operation's Report - Andy Campbell (WWS)

- A. Up to date Operation & Maintenance Activity Report and graphs were provided to the commissioners.
- B. All water testing passed
- C. Andy reported on major water main breaks on Pleasant View in Freeland and Reindeer in Harbor Hills. Andy can't really address Distribution System Leakage for 2020 fourth quarter because of so many main breaks. Jerry Beck will wire the HH South Well this month and it will be ready for service.

9.3 Engineer's Report - Andy Campbell (Gray & Osborne)

- A. Roger reported that RCW requires Island County Board of Commissioners to approve our recently updated Water System Plans. Island County staff responded that they think they've already done so. Roger will prepare a letter to Island County citing the RCW for Chad's signature.

10. ADJOURNMENT –Commissioner Gladhart adjourned the meeting at 11:10 a.m.

Eric Hansen
Commissioner; FWSD P-2

Lewis Randall
Commissioner; FWSD P-1

Chad Gladhart
Commissioner; FWSD P-3

Date Approved: March 10, 2021