

LMCPC Monthly Board Meeting 04/23/2018

Board Members:

- Jason Battles, President
- Jackson Beard, Vice President
- Joe Connell, Water Chair
- David Irion, Treasurer
- Barbara Garnish, Secretary
- Kelly Russell, Trustee
- Julie Heimbigner, Trustee
- Bjorn Nerseth, Trustee

Residents & Guests Present:

Tom Sinclair

Call to Order: Jason called the meeting to order at 7:05PM

Approval of previous minutes:

February - David moved, Julie seconded; passed. Correction to spelling of pH.

March - David moved, Kelly seconded; discussion; passed.

Reports:

Water System Chair:

Tank Replacement

- Joe presented options for the tank replacement. Jackson has mentioned at multiple meeting that Fire Flow requirements change over time. Current requirements are for 100,00 gallons.
- Joe received an email from the engineer covering options for replacement. Engineering estimate for the tank replacement project is \$25,000 if we pursue a government loan.
- Baker Silo, one of the companies estimating the tank replacement project, believes our current tank will fail in one of the following ways:
 - Roof fails – DOH considers a failure of the system
 - Walls fail – leaks through the walls
 - Corners of hexagon tank. Stress concentrators.
- Current tank is 69,000 gallons
- Barbara asked if we can we take advantage of a used tank NWS knows about. Joe reminded the board the tank would have to be moved, engineered, piped, etc. The question was raised, would pH be a concern with steel tank? Probably not since we have the soda ash system.
- Carl believes the tank roof looks much worse than last time it was repaired.
- Current tank was replaced in ~1982. We should expect a new tank to last 60-70 years according to NWS.

- If we discover a hole in the roof we can do a temporary patch. Carl is checking the roof once per week now. Jason asked Carl not to walk on the roof anymore for safety reasons.

Joe reviewed other maintenance estimates:

Item	Estimate	Estimated timeline
Ozone Generator	\$6,000	Q2 2018
New pH sensor	\$2,000	Q2 2018
Water Tank roof repair	\$9,000	Q3 2018
Treatment Plan roof replacement	\$18,500	2018
Tank Replacement	\$138,000	TBD

- Should we consider a gable roof over the tank as part of the temporary repair.
- Carl talked about the repair that was done in 2011 by Proseal.
- Proseal has looked at the job to reseal the roof of the tank again but has not yet submitted a bid to the board. The company believes there should be additional concrete on the roof before a rubber membrane sealant is installed.
- If we are going to reseal the roof we need to have our contingency plan in place.
 - Our emergency mode would require engaging a company like Rain for Rent to provide a temporary tank. The estimate for a temporary storage tank is \$3,600/month and we need to be sure we can get it onsite quickly.
- Carl asked if we should we reach out to water district 119 about connecting to their service temporarily. This was a financially untenable possibility.
- The board discussed an offer from Bill K to do some work on the treatment plan upgrades. There was discussion about the work and if a permit was required to do the change out of the Ozone generators. If so, an electrician must pull the permits for any electrical changes. The Board needs to ask an uninvolved party if we need a permit. We have a low voltage change and believe low voltage doesn't require a permit. We also have standard voltage change that may need a permit.

Finance:

Tank Replacement Project:

- To raise \$200,000 in 5 years we estimate we would need to increase rates \$18.84 month per lot. To raise 150,000 in 3 years would require rates to go up \$23.54. To raise \$200,000 in 3 years would require a rate increase of \$31.38.
- The Board discussed the need to start the assessment for the tank now.
- There was discussion about making sure the reasons for the rate increase is clear to the community and that it goes beyond just fixing what is broken
- This will be an important discussion for the annual meeting. Maintenance projects to date, urgent need for the storage tank, creating a 10-year strategic plan to make sure we can successfully take care of our system for the long term.
- If we started the tank planning tomorrow when could the tank be online? Baker Silo estimates 8 months, the board estimates 12 months.
- Julie making a motion to implement the \$31.38 per month rate increase starting August 1st, 2018 and reflected in the October billing. Kelly seconded. Motion passed unanimously.

- The Board also has concerns about the new easement tax assessment. We need to notify the community that there is a possibility of a new \$9,000/year tax. We are waiting to see if the rule or the amount is adjusted as part of the legal challenge some larger water districts are pursuing.
- Joe and Dave agreed we have money in the budget to do the repairs on the storage tank.
- The Board will focus on 10-year capital plan at the May board meeting.
- Reviewed budget for next year. Will vote on at the May meeting.
- March Financials: Dave moved, Kelly seconded. Passed.

Secretary: No Report

Vice President/Community Resources: Not present

- Jackson was unable to find deputies for opening of fishing season weekend. We will update the reader board. We are looking for other options to improve security.

President: No report

Watershed: No Report

Webmaster/Website:

Bjorn will join Facebook page as the board's representative.

Employee Group:

- Sue asked for items for June newsletter.
- Sue is updating our Volunteer sign-in sheets to say "hold harmless" for volunteer activities.
- We need to accumulate our meeting minutes on website.

New Business:

- Jason is mulling the Bylaws update for annual meeting. (Currently Bylaws say first Saturday of June, but we are having our Annual Meeting on the second Saturday to avoid Duvall Days).
- It was recommended that residents call Washington Fish & Game when we see people fishing before the season opens.

Adjourn: 9:33 PM

Next Meeting: May 21, 2018