

HARTSTENE POINTE WATER-SEWER DISTRICT  
SPECIAL MEETING of the BOARD OF COMMISSIONERS

March 2, 2024

HPMA CLUBHOUSE 202 E POINTES DR E SHELTON WA 98584

MINUTES

**PRESENT:** President E.J. Anderson, Secretary S. Swart, Audit Commissioner Carl Anderson, General Manager (GM) J. Palmer, Project & Accounts Manager (PM) J. Sartori, Matt M. and Ron W. from Century West Engineering

**CALL TO ORDER:** The meeting was called to order at 9:02 am

**SUBSCRIBER REMARKS:** Approximately fifty-five (55) subscribers present in person and via teleconference service

**PRESENT AGENDA:** *Commissioner Swart moved to adopt the agenda. Commissioner C. Anderson seconded. Hearing 3 aye votes and 0 nay votes, the agenda was adopted as presented.*

**BUSINESS:**

**Wastewater Infrastructure Rehabilitation Project (WIRP) Updates:** Matt M. and Ron W. from Century West Engineering shared a presentation with updates regarding the WIRP and then fielded questions.

Resident asked about contingencies planned to address lift station operations in the event of power outages. Matt M. outlined options for backup power under consideration.

Resident asked if WA Dept. of Ecology is aware of the concerns regarding the bluff sewerage. Matt M. informed that Ecology has shared the same concerns as the District for years.

Resident asked who installed the wastewater infrastructure. GM informed that the system was installed approximately fifty (50) years ago by Weyerhaeuser employees and likely without any county agency oversight.

Resident asked if there are any vacant lots in the bluff region. Commissioner Swart estimated there might be three or four vacant lots in the pertinent area; HPMA office staff confirmed that there are three

Resident asked about “passive” vs. grinder pump solution to reroute bluff sewage and if reinforcing the bluff sewerage could be an option considered to save costs. Matt M. conveyed that a gravity solution had been considered, but would come at a much greater cost because of the depth at which underground sewer mains would need to be laid. He also noted that the reinforcing bluff sewerage is not viable and the old infrastructure along the bluff must be abandoned.

Resident asked what a “cultural survey” is. Matt M. outlined the process of cultural surveys, used to determine if there are any historical artifacts that may be present in the area. PM noted that cultural surveys are a requirement from Ecology.

Resident asked about the capacity of grinder pumps could hold before backing up into homes. Matt noted that there are safe-guards built into the grinder pumps to mitigate potential sewage backup and that backup power solutions are being considered. District staff will also monitor grinder pump operations.

Resident asked about the timeline for decision-making regarding aspects of the project. Matt M. shared that there will be future meetings, perhaps in April and June, with one focused on the bluff area and affected residences.

Resident asked how long it would take to fill a grinder pump. Matt M. informed that it depends on how much water and sewage is going down drains accumulating in the grinder pump. He noted that during a power outage, less water or sewage is typically accumulating until power is restored.

Resident asked if sewer pipes would be moved from entering the bluff infrastructure to Pointes Drive East infrastructure. Matt M. confirmed that as correct.

Resident asked if residences will have an opportunity to give input on grinder pumps and powering them. Matt M. shared that mailers will be sent with options and meetings scheduled, allowing homeowner input on where best to relocate laterals.

Resident asked if the grinder pumps would be protected against cyberattacks via generator power or power grid. Matt M. informed that backup power options would not be connected to any telemetry systems and not vulnerable to remote attacks.

Resident asked if there will be anyone on hand to help "old ladies" start household generators. GM noted that this is not within the responsibilities of District staff.

Resident asked if there will be an increase in rates and would that be considered a special assessment or a simple rate increase. While not known at this time, it is something that can be researched.

Resident asked about Ecology funding. Matt M. noted that he has worked with Ecology and FEMA as funding sources for other projects.

Resident asked about the funding impact. Matt M. and GM conveyed that this is not yet known. This information will be shared as it becomes known.

Resident asked about a sliding scale for rate-payers based on household income. Commissioner Swart noted that this type of structure is not legal.

Resident asked if vacant lot owners share in the payment of an assessment, if one will be assessed. PM noted that vacant lot owners who apply for new service pay capital facilities charges to share in the debt service, assets and future improvements, which would include their share of an assessment.

Resident asked if \$14M will cover all project costs. Matt M. said that when budgeting for this project or any project, he and his team over-estimate costs. This way, any surprise costs do not cause the project to be underfunded.

Resident asked if CIPP would line laterals only or include lines to houses. Matt M. said that there are a number of factors that will determine that and it will depend on each lot's individual circumstances.

Resident asked if there are budgets that can be provided. Matt M. said that PM could provide. PM will publish on the District's website on the WIRP webpage.

Resident asked when the financial impact will be known. Matt M. said he is not sure yet, but will be known closer to the start of the project.

Resident asked if the bidding process is public. Matt M. informed that there will be public bidding processes.

Resident asked how long the loan term would be. GM informed that it could be as long as thirty (30) years. Commissioner C. Anderson stated a 20-year loan at 1.2% interest is anticipated.

Resident asked about the life span of the CIPP lining. Ron W. indicated upwards of fifty (50) years.

Resident asked if there is no grant, is the upper limit of costs to residents known. PM noted that it is not yet known.

Resident asked when to expect the next meeting. Matt M. said the goal is to have a meeting mid-April. Resident thanked commissioners and engineers for the work that has gone into this project and agreed that the need to move forward with this project is urgent.

Resident asked if it is possible to form a local improvement district. Matt M. informed that it is not likely to be possible to do within the context of the water-sewer District.

***Commissioner C. Anderson moved to adjourn the meeting. Commissioner Swart seconded. Hearing 3 aye votes and 0 nay votes, the meeting adjourned at 10:45 am.***

Respectfully Submitted By:



Signature

Stacy Swart, Secretary, Commissioner #3

Name and Title

Approved at the Regular Meeting of the Board on: 3-7-2024