

LAKE LIMERICK COUNTRY CLUB -WATER COMMITTEE MEETING

Minutes of July 8, 2023, 8:30 am – 10:20am

Meeting Location: Online by Zoom for Committee & Community Members

Call to Order: Meeting called to order by Chairman Kelly Evans.

Members Attending: Chairman Kelly Evans, Secretary Anne Moen, and Wally Montz.

Excused -Don Bird, Dan Cossano, and Sue Hearron

Board Members: John Ingemi

Employees Attending: Water System Manager Chris McMullen, CAM- Roger Milliman and Christy Smith

Guests: Dan Bussler 05/092 and Tamy Fletcher 03/317

APPROVAL OF MINUTES –JUNE:

**No motion was made due to a lack of a committee quorum. We will get an approval at August's meeting.*

COMMENTS FROM THE CHAIR:

- With the recent fire off of McEwan Prairie the importance of having a fire suppression system, even if it's just one hydrant working, we need to have fire flow to prevent fires in our community! The committee needs to be aware of fire prevention methods and be proactive in the community to stay safe and be prepared for the next fire. We were very lucky this time that we did not have damage to our community this time.
- Lake Limericks water supply is not efficient to fight a fire of this size. This brings up the importance of an above ground water storage tank. The committee needs to start the process of contacting an engineering firm to do a feasibility study regarding installing an above ground water storage tank.

BRIEF CAM REPORT

Water CAM report 7.8.2023

NAVY TRESTLE PROJECT

We have been preparing for a July 20 meeting with the Navy for their planned September start for the Mason Lake Road railroad trestle project. This will be a one-year project with one-way traffic similar to the Hwy 3 project near Shelton. The Navy has an approved Traffic Plan with Mason County. Concerns include increased Saint Andrews traffic and the contractor following Department of Health safe water requirements during installation of the temporary and permanent mainline. We will have our water engineer Doug Eklund and Chris McMullen on point to ensure compliance.

Due to not having an easement, it will be determined whether the Navy or LL pays for mainline construction.

WA HOUSE BILL 1329

WA House Bill 1329 passed during the 2023 regular session will go into effect on July 23, 2023. Utility services are not allowed to be turned off, including water service due to lack of payment during excessive heat. The Office will instruct the Water Department not to disconnect water service during heat alerts. For water disconnects turned off during non-excessive heat alerts due to lack of payment, the Water Department will be instructed to turn water back on during heat alerts.

COMMENTS / QUESTIONS FROM GUESTS

- John I. brought up the point that Lake Limerick will need to develop a policy addressing House Bill 1329

FINANCIAL REPORT:

- Kelly gave the base update that Water's revenue is slightly above the budgeted amount.
- It is important that capital projects get started before the end of this fiscal year if money has been set aside for them.

** No motion was made due to a lack of a committee quorum. We will get an approval at August's meeting.*

WATER SYSTEM MANAGER'S REPORT: CHRIS MCMULLEN

1) Managers Report & Consumption Spreadsheet – See attached *June's spreadsheet and Managers Monthly Report*.

- All the well sites are working well.

- Consumption report showed more water was pulled than produced. Chris is investigating the reason for this. Well site #5 & #2 need to be checked. Meters in tank are aging and need to be checked.
- Well #1 is not filling correctly, Chris will investigate.

2) Project Status:

- **Well #2 Repair** – Coast Controls has received the parts and the project is moving forward.
- **Privacy Fencing at Well #3** – Chris is still pursuing quotes for vs completing this project in house.
- **SCADA** – Having well #2 and the shop done at the same time is the most efficient way to pursue this capital project. Chris will put together a PAR to move this project forward.
- **Vehicles-**
 - F-350 backup camera and alarm have been installed.
 - Golf cart safety parts have been installed.
 - F-450 has not been completed yet. Not positive about the future use of the truck.
 - Water may use the security vehicle when the recently hired security company is not using it, approximately 4 winter months. No longer looking into a van at this time.
 - Working on the lock out policy and should be completed by the next meeting.
 - Service at well #6 was evaluated using T-Mobile, service is not obtainable until 5G is available.

3) Water Sample testing:

- June's routine samples were satisfactory.

4) Other:

- Water theft should resolve August 1, the person in the dwelling to be leaving. Currently a large amount of water is being used. The legality of the situation was discussed in depth.
- Department of Health (DOH) engineer reached out to Chris checking that he had enough resources during the fire.
- Chris needed to manually override the automatic water system during the 4th to ensure the community had enough water.

CORRESPONDECE FROM MEMBERS

- No correspondence this month.

UNFINISHED BUSINESS:

1) Water System Plan –

- Kelly has not received an update from Lydia at NWS. Kelly will follow up this week. The plan is approximately 90% ready to be sent to DOH.
- The plan must be completed before we can apply for grants, etc. for system upgrades.

2) Navy Trestle –

- Roger gave an update (see above).
- Kelly emphasized the importance of monitoring our water system during the construction. (3) 48" pilings will be installed down to bedrock level. Two of these pilings will be near wells, it is important that the aquifers are not impacted at the wells.

3) 2023 -2024 Budget –

- The next budget meeting will be held on Thursday July 13th 5-7pm at the café. John sent notification to the office for scheduling purposes.
- The goal of the next budget meeting will be to finalize the board packet numbers. To accomplish this, we will review revenue and capital projects.

NEW BUSINESS

1) McEwan Prairie Fire –

- Kelly emphasized how lucky we are the fire did not come through Lake Limerick and thanked Chris for his collaboration with responder personnel.
- Some community members have had their homeowner's insurance reach out to them either by mail or in person to make sure they are ok and gave fire prevention information.

2) Fire Flow Rapid Implementation –

- The Lake Limerick water system does not have enough water in the system to fight a fire of this size if it happened in our community. An above ground water storage tank would be beneficial to the community for future possible fires in the area as it would increase water capacity. Additionally, an above ground storage tank would work in a power outage situation.
- The committee needs to start the process of contacting an engineering firm to do a feasibility study regarding installing an above ground water storage tank.
- The Lake Limerick Water system is an asset to others beyond our community in a time of need.

3) New Format for Tracking Commitments – Anne will work with Kelly to create a spreadsheet tracking the task, who it is assigned to, due date and completed date.

TOPICS FOR NEXT MEETING

N/A

ANNOUNCEMENTS

Next meeting: August 12 @8:30 AM

Location: Zoom for committee members and guests.

Other: Total burn ban in effect July 7th

Closed Session to discuss personnel and / or legal issues:

*Motion made by Anne Moen to move to a closed session. Seconded by Wally Montz and carried with no nays.

*Motion made by Anne Moen to return to open session. Seconded by Wally Montz and carried with no nays.

No motions were made during the closed session.

Adjourn:

*Motion made by Anne Moen to adjourn the meeting. Seconded by Wally Montz and carried with no nays.

Action Items

We did not review at this meeting.

Motions for the Board

N/A



Manager's Report June 2023

The condition of the water system is good, with reliable water availability to the customers.

All Well sites are up and running appropriately.

SCADA is regularly monitored and operated throughout the 24 hour period.

Well Conditions:

- ✚ Well #1 is operating “normally.”
- ✚ Well #2 Offline
- ✚ Wells #3A/3B are operating “normally”
- ✚ Well #4 is operating “normally.”
- ✚ Well #5 is operating “normally.”
- ✚ Well #6 is operating “normally.”

LLWS had 11 locates and 0 Emergency locate.

Well Site 2- Coast Controls is receiving supplies, they will keep us updated

Monthly coliform samples came back satisfactory.

Water Theft

Security Cameras at Well Sites

Well Site Evaluations- Waiting for quote

Budget

Meter lock out procedure will be completed next week

