

## Copalis Rocks Water System Meeting

For informational reference only; not intended as official meeting minutes

9 September 2017

### In attendance:

#### Special Guests:

Vickie Raines	Grays Harbor County Commissioner Dist. 3
Mark Cox	Grays Harbor ?
Mike Olden	Grays Harbor Engineering
Karen Klocke	Washington Department of Health

#### Property Owners (unofficial list):

Doug & Mary B.; Chevy & Joanne C.; Jim F.; Dennis & Patty H.; Kate I.; Gary K.; Erik P. & Nancy F.; David & Katrina R.; Paul & Debbie S.; Greg S.; Phil V.; Allen W.; Janice W.; Shirley Z.

Handouts: DWSRF Funding Programs, ULID Process flyer

### Introductions

Mr. Cox discussed ULID options for required improvements to the system

Mr. Olden discussed the feasibility study that details said improvements prior to county takeover –

- Well pump – Completed
- Upper pressure line/zone – prone to leaks
- Well house improved – Operating issues
- Electrical connection for standby power
- Additional 5,000 gallon storage tank

### General discussion:

The initial estimate was \$150 to 250 thousand, but will likely increase with the county doing the work and all of the requirements therein. New cost information will be provided by the county as it is developed. (Their latest estimate at \$380K)

Cost inflation due to prevailing wage, environmental/anthropologic studies

The DOH offers low interest financing with a 1% loan fee and 1 to 1.5% interest over 20 years. If the county were to take it over, we would qualify for a 50% grant and no loan fee. Property owners would have the option of paying their share up front or over 20 years on their tax statement.

39 properties included under this proposal

51% affirmative vote to move forward; More people, less cost

Methodology to be confirmed by G.H. legal

20 year process to pay off this payment under the ULID  
Costing of forming the ULID

Ownership transfer timeline: ULID formation, loan to county from DOH,  
upgrades managed by county, transfer agreement to county ??

Transfer timeline: Our current understanding is generally the following, but the county will determine the exact sequence and details: County to determine costs and apply for loan, take a vote of property owners after costs and loan information is received and pro-rated costs are known. Form ULID, transfer ownership to county, County does improvements.

Current ownership (5 family) relinquishment of personal investment (~\$45K each)

Homeowner questions:

Subdividing issues, not pertinent for this discussion; Line replacement, owner responsibility

Timeline; Costs, etc.

Rates: Expected to stay about the same as now

How to begin?

Lower costs if we do improvements first? Perhaps, but owners have done enough

