

WOODINVILLE WATER DISTRICT
Special Meeting
Woodinville Water District Meeting Room
17238 Woodinville-Duvall Road
July 20, 2021

ATTENDANCE

Commissioners: Chuck Clarke, Aleksandra Kachakov, Pam Maloney, Tim Schriever, and Karen Steeb
Staff: Patrick Sorensen, Ken McDowell, Christian Hoffmann, Steve Brown, Jack Broyles, and Sandra Tachibana
General Counsel: William Linton
Consultant: Evan Henke

CALL TO ORDER

Commissioner Clarke called the Special meeting to order at 3:15 p.m.

ROLL CALL

Commissioners Clarke, Kachakov, Maloney, Schriever, and Steeb along with Attorney William Linton were all present.

DELETIONS TO THE AGENDA: None.

MEETING AGENDA APPROVAL

It was moved by Commissioner Steeb and seconded by Commissioner Maloney to approve the meeting agenda. Vote 5-0-0. Motion carried. So ordered.

OLD BUSINESS

(a) Resolution No. 3985 Central Business District CBD-CIC Policy

Mr. Sorensen provided an introduction for our consultant, Evan Henke.

Mr. Henke explained that due to zoning changes made at the City of Woodinville for their 2015 Comprehensive Plan, the District has had to address capacity issues in the Central Business District (CBD) zone. The City's plan calls for a residential component in this zone of 36 units per acre. Exceptions in the City code allow for adjustments of many more units per acre. Staff have already seen density submitted in this zone as high as 124 and 144 units per acre.

This increase in density cannot be accommodated by the current sewer infrastructure capacity and a piecemeal method of upsizing along frontages of property that develop will not adequately address the impact. As the District works through the update to our Comprehensive Sewer Plan, a method

on how to deal with this issue was needed. Our consultant at David Evans & Associates, Evan Henke, is here to discuss how he came up with a means for determining the impact and assigning a cost to that impact. The Central Business District – Capacity Impact Charge (CBD-CIC), is the fee that will be charged for these developments to accommodate this growth in an equitable fashion, and will provide developers with a defined cost, and allow them to proceed in a timely manner. By having the developer contribute funds toward the future sewer capacity improvements, the District can schedule these improvements when they are needed and plan accordingly. The options moving forward could include replacing the existing pipe with larger diameter pipe, slip lining the pipe, or pipe bursting or constructing a parallel sewer main to transport new flows. The trigger for when the design for improvements shall begin, no later than when the existing sewer main reaches 80% of capacity.

The calculations for computing the CBD-CIC are based on the buildout density within the CBD zone. The cost is allocated between restoring existing capacity (GFC related) and creating new capacity (CBD-CIC related). The total financial commitment for this work is approximately \$5 million with 40% associated with existing flows and 60% for future development capacity. The calculations are based on Equivalent Residential Units, (ERUs), using these assumptions:

- 60 units per acre; two persons per dwelling unit; and 80 gallons per day (gpd) per person.
- Commercial square footage is included in the calculations after converting to gpd based on a rate of 250 gpd/1,000 square foot of commercial space.
- The total gallons per day for commercial and residential flows are added and then converted to Equivalent Residential Units at 180 gpd. A credit for the existing ERUs is subtracted from the total ERUs used to calculate the CBD-CIC fee.
- This number is then multiplied by the CBD-CIC unit cost per ERU of \$557.00 and a Cost Factor applied based on the number of residential units proposed divided by the number of residential units allowed for the total CBD-CIC amount. (The CBD-CIC unit cost per ERU was calculated by determining the cost for upsizing sewer main in the CBD zone and dividing it by the number of new ERUs in the CBD zone.)

The General Facility Charges are added separately and the King County charge for Treatment Capacity is applied at a rate of \$68.64 per ERU per month for a 15-year period.

Mr. Henke suggested that the District purchase a flow meter to be used to determine actual flows in the sewer mains of the CBD zone. A flow meter that utilizes radio waves to monitor the flow and the ability to update the data without removing the flow meter would be desired. The District could then determine where and for how long we would want to obtain data. This way staff will know when the trigger point of 80% capacity is approached.

Staff have been in contact with the City of Woodinville, and they are supportive of this approach to mitigation for sewer main improvements in the CBD zone.

It was moved by Commissioner Maloney and seconded by Commissioner Steeb to approve Resolution No. 3985 adopting a policy on sewer main replacement in the City of Woodinville Central Business District (CBD) zone. Vote 5-0-0. Motion carried. So ordered.

(b) Sewer Comprehensive Plan Update

Evan Henke, our consultant from David Evans & Associates provided an update on the status of the 2020 Comprehensive Sewer Plan. The District Engineer received the first draft of chapter 4 and the second draft will be available next week. The staff at DEA have returned to working in the office. Work on the Comprehensive Sewer Plan will continue over the next few months. Mr. Henke will continue to update the Board and staff on the process.

ADJOURNMENT

Commissioner Clarke adjourned the meeting at 4:14 p.m.


ATTEST:




Tim Schriever – Secretary



Chuck Clarke – President



Pamela J. Maloney – Vice President



Tim Schriever – Secretary



Aleksandra Kachakov – Commissioner



Karen Steeb – Commissioner

Minutes: Sandra Tachibana