

The Tap



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President's Pipeline

Many of us are approached to acquire or assume ownership of a water system from time to time. Outlined below are some steps we have taken at Thurston PUD to ensure we do our due diligence before assuming ownership of a water system.

- 1. Ownership.** Determine ownership and if the seller is a private investor, a group of investors, a homeowners association (HOA), or another type of organization. The effort that will have to be expended is different.
- 2. Records Review.** Review all of the records for a Group A water system at the Office of Drinking Water and for Group B systems at the county; in Pierce County, the Tacoma-Pierce County Health Department. Initiate a title report and review the water rights. If the water system is owned by an HOA, what do the by-laws and covenants say about ownership and votes? Check to see if there are other documents to review.
- 3. Condition Assessment.** Complete a condition assessment of all of the components of the water system to include pot holing to check the integrity of the water lines.
- 4. Asset Replacement Assessment.** Complete an asset management infrastructure spreadsheet to determine when all of the components of the water system will need to be replaced and what it will cost for that replacement. Often this information can be found in the water system plan. We use the AWWA standards for replacement and 3% for inflation when determining future costs.
- 5. System Capacity.** Are there approved connections on the water system that are available in the future? If so what is their value to you in terms of fees or a general facility or system development charge (GFC/SDC)?

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President's Pipeline

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Does the water system have water rights that are not being used that we can use in our current or future retail service area?

- 6. Value.** What is the value of the water system? Is there is work needed to bring the system up to our standards?
- a. What is the value of the water system? We establish the value of the system by reviewing and analyzing several factors. What condition is the infrastructure in? Are we going to have to replace any of the infrastructure in the next ten years, and if so can we do it ourselves or will we have to contract the work out?
- b. What is the value of the stream of payments the customers will make? We have a rate component for operations and maintenance (O&M) and one for infrastructure replacement, a capital surcharge. The capital surcharge is reviewed annually and is currently \$6.70 per equivalent residential unit (ERU).

f. What is the value of the new connections that can be added using connections that are not hooked up and water rights not currently being used that can be used in the future?

g. Will you end up with real estate holdings or other previously made agreements that will add value or costs?

7. Payment or Funds. Are we going to: 1) Accept the system as is and allow it to join the PUD, or, 2) Are we going to buy the system, or, 3) Are we going to require the customers to pay for improvements to bring the system into the PUD?

a. If we are going to buy the water system, how will we pay for it? Some options are below.

i. Payment from existing reserve funds

ii. Borrow or bond for the monies.

iii. Get County or State or Federal Funding (Grants or Loans)

iv. Have the customers pay for improvements through:

1. Paying Capital surcharges for several years

2. Initiate a Local Improvement District (LID or ULID). This option may not be available to everyone.

water attorney review the water rights.

- d. What can the new customers afford to pay? If you take them over, will you need to bring them up to your rates gradually over two or three years? Will you have a lot of angry customers?
- e. When we take over a distressed system, we have a vote, and if 66% of the property owners don't want us to take over the system, we usually don't proceed with the acquisition.

Please feel free to contact me if you have any questions. Thurston PUD has acquired many systems over the past few years, and I am happy to share our lessons learned with you.

John Weidenfeller
General Manager
Thurston PUD



Brett Wise

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8. Other considerations.

- a. Have a public meeting, or meetings, with the customers to see what, if any, issues they are concerned about. Public outreach and meetings with the new customers in advance are really useful. Larger systems offer many benefits that small systems don't.
- b. Complete a title report and be sure to look at property and easements. They can be troublesome if the title is not clear and clean.
- c. Be sure to have a

Pierce County Planning Projects

In 2018, Pierce County Planning and Public Works Department will be kicking off several major planning efforts including updates to the Pierce County Unified Sewer Plan and Pierce County Coordinated Water System Plan. Running these two planning processes concurrently offers a unique opportunity to address potential overlap issues between the two plans. In addition to the 2018 plan updates, this year Pierce County will also be conducting a study on potential failing water systems and exploring the feasibility of marketing excess Chambers Creek Properties municipal water rights.

The County expects to engage stakeholders at

various stages of the USP and CWSP projects and we are interested in feedback from the Co-op membership. We are hopeful that information sharing amongst the projects and the parallel work schedules will help improve both plans.

The County will update Co-op members at future Co-op meetings as these projects progress. The point of contact for the CWSP update is Dan Cardwell at

dcarwe@co.pierce.wa.us.

For questions about the other projects, please contact Katherine Brooks at

kbrooks@co.pierce.wa.us.

Katherine Brooks, Pierce County Planning and Public Works Department

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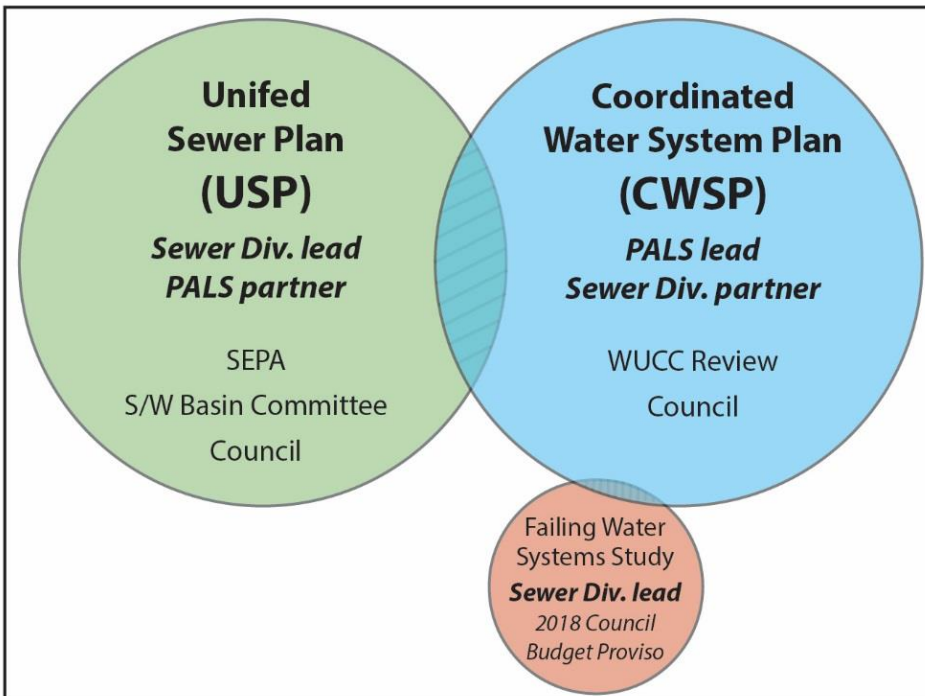
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Meeting Location Changes

Please note the following location changes for our May and June 2018 monthly meetings:

May 2018:

Host: Tacoma Water
McMillin Reservoir
Operations Building
13008 Reservoir Road E
Puyallup, WA 98374
(253) 396-3010

[Map to McMillin Reservoir Operations Building](#)

June 2018:

Host: City of Sumner
1104 Maple Street
Sumner, WA 98390

Children's Water Festival

Nearly 700 students from 8 schools in the Tacoma area were able to participate in the 2018 Children's Water Festival (CWF) thanks, in part, to participation and support from the Water Cooperative and many of its individual members.

Focused on 5th grade classes, the festival is a day-long event of displays and interactive teaching about water, water quality, conservation, and the environment. Volunteers from Co-op member firms shepherded students between events and

classes, helped as teacher aides, and helped run exhibits. As in past years, the Co-op provided funding to help cover bussing costs for the festival.

The Children's Water Festival is always in need of support and, of course, more volunteers. If you are interested, please contact Chris Towe, the Environmental Education Program Manager at Christopher@pierced.org or 253-845-9770, ext. 112.

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RWCPC Committees 2018

The Regional Water Cooperative of Pierce County has seven standing committees that benefit our members and keep our co-op running smoothly. If you would like to serve on one of our committees, contact the committee chair.

Communications/Social

This Committee manages: Website, member applications and information, membership roster and information notebooks, printed outreach materials, (folders, brochures, etc.) wages & benefits comparison, insurance, joint training/education, newsletter, social events, and awards.

Chair: [Christie Butler](#)

Vice-Chair: [Burt Clothier](#)

Emergency Management

This Committee manages: Emergency management, emergency preparedness, and mutual aid. This committee maintains a database of materials, equipment, and personnel that may be available to aid other systems during an event or an emergency.

Chair: [Jacki Masters](#)

Equipment/Resource Sharing

This Committee Manages: Joint purchasing, leak detection equipment and contracts, hydro excavation contracts, sample stations, reservoir

cleaning contact, engineering services, hydro geologic services, joint training, and mutual aid.

Chair: [Ben Ames](#)

Executive

This Committee manages: Employees, membership, budgets, dues policy, real property, committees, and other duties as assigned by the Board of Directors.

Chair: [Larry Jones](#)

Legislative

This Committee manages: Legislative agenda, bill development and response, legislator education, lobbyist, coalition building, local, state and federal regulation evaluation/response.

Chair: [Jeff Johnson](#)

Technical

This Committee manages: Best management practices, policies, lease documents, regulations, compliance strategies, treatment analysis, and emergency procedures.

Chair: [Mike Lubovich](#)

Water Quality

This Committee manages: Water Quality and sampling, fluoride, regulation, compliance strategies, best management practices, and technical staff.

Chair: [Craig Downs](#)

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National Drinking Water Week Event at Lakewood

If you're in the neighborhood, please stop by our office at 11900 Gravelly Lake Drive SW in Lakewood any time the week of May 7- 11 to celebrate National Drinking Water Week with us! Sponsored by the American Water Works Association, water utilities all over our country take time the first full week of May to observe this significant event in recognition of the importance of the availability of safe, clean, reliable drinking water. How much do you know about where our good water comes from?

Come on by to pick up a souvenir (or some "swag" as the youngsters would say), boggle your brain with water trivia, or join in our raffle for some fantastic prizes! All raffle proceeds go directly to our Customer Assistance Program (CAP) through LASA (Living Access Support Alliance) here in Lakewood to help those who need assistance paying their water bill. Please visit our website at www.lakewoodwater.org for more details about our CAP and National Drinking Water Week. We hope you can stop by!

2018 Children's Water Festival

We would like to thank all of those who helped make the 2018 Children's Water Festival a success. Thanks to your support, 696 students were able to enjoy a day of hands-on learning and environmental science. This event would not have been possible without you!

- Pierce Conservation District

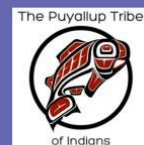


CWF by the Numbers:

- * 8 Schools
- * 28 Classes
- * 696 Students
- * 121 Volunteers



Thank you to our event sponsors and donors!



2018 Participating Organizations

Chambers-Clover Creek Watershed Council	NRCS
City of Bonney Lake	Nisqually Reach Nature Center
City of Fife	Pierce County Planning and Public Works
City of Lakewood	Pierce Conservation District
City of Milton	Point Defiance Zoo and Aquarium
City of Puyallup	Puget Sound Energy
City of Sumner	Puyallup Historical Hatchery
City of Tacoma	Rainier View Water Company
City of Tacoma EnviroChallenger	RH2 Engineering
Department of Ecology	South Puget Sound Salmon Enhancement
Department of Fish and Wildlife	Spanaway Lake High School
Department of Health	Spanaway Water
Firgrove Mutual Water	Summit Water
Foss Waterway Seaport	Tacoma Nature Center
Fruitland Water	Tacoma Pump and Drill
Harbor WildWatch	Tacoma Public Utilities
Jason Lee Middle School	Tacoma-Pierce County Health Department
Killer Whale Tales	University of Puget Sound
Lakewood Water District	Washington Water Service
Metro Parks Tacoma	WSU Master Gardeners
Mt. View-Edgewood Water Company	YMCA Camp Seymour
NOAA	

