

Anderson Island Citizens' Advisory Board

Date, time and location of the meeting:
April 14th, 2006 at 19:30 PST (7:30 p.m.)

Time meeting was called to order:
19:35 PDT (7:35 p.m.)

AICAB members present and absent, and name/title of guest speakers:
Listed in order by seating position from CAB members' left to right:

Anthony Tognazzini [AT]
Chuck Hinds [CH]
Randy Anderson [RA]
David McGoldrick [DMc]
Debbie Lowe [DL] - Chair
Phyllis Zander [PZ] - Chair of this meeting
Tom Huffar [TH]
Peter Seto [PS] - Vice-Chair
Erik Hodge [EH] - Secretary, Recording Secretary
Jim Singer [JS] - Treasurer

Guests:

Dick Muri [DMu] - Pierce County Council Member, District 6

The two-initial abbreviations in square brackets, e.g., [AB], were used throughout these minutes for AICAB members as well as others who spoke.

[DL]: Welcome. Mentions email sign-up sheet. [PZ] to chair this meeting
[PZ]: AICAB retreat on April 1st lead to different person leading this meeting, sharing the chair at meetings will be broader, better, closer to the community. Will have monthly meetings regardless of agenda. People can speak from the floor, not podium as long as it doesn't get out of hand.

New Business

Will do speakers first

[PS]: moves to ask [DMu] and the County Council to remove us from the Key Peninsula/Island Basin Surface Water Management plan and end our taxation.

[DL]: seconds the motion

[PS]: include Ketron in that. We aren't getting benefit from taxes collected. Almost all work was culvert work / street work. Ketron has no surface water or known requirements. Basin plan was supposed to tax for service, and we're not getting service. It's unevenly collected.

From County assessor's web page: B.A.Smolko said \$26/parcel. 2 of PS's are paying no tax. Some Riv parcels are paying \$26. Some Riv parcels \$15 vacant land, home \$26. Largest landowner pays \$56 total. Riv lot owners are paying the lion's share, proportionately.

Large Ketron lot is paying \$26 water mgt fee and \$5115 property taxes. Appears Ketron pays less than \$100K total property taxes. \$875K is paying \$52 water. Wants explanation.

[CH]: Didn't last month say part of the funds is for fish in the stream?

[EH]: That's from funds that have already been collected.

[CH]: No need for new money, then

[PS]: Barbara Ann Smolko is proposing new culvert under existing one. Should be County roads department who do that work.

[DMc]: Does County have authority to exact some tax on us and not others?

[PS]: Yes, but if not, make it \$1/lot. Barbara Ann Smolko couldn't answer. Who sets these fees?

[DMu]: all fees sunset in '09. Public Works needs to set these. Scott Redman, AI, is Dist 6 rep on their advisory board. They come up with wish list, do rate study, determine period to charge it. Right now, there are 26 diff rates. Talking about going down to 4 basins. [DMu] wants to go up not down in basins

to be more fair; for AI, it's easy to delimit boundary. Road fund is \$200M short over next 2 years, so don't ask them to do the culvert work, it's last thing they'll do right now. Will take this motion back to fellow council members if AICAB votes this as a recommendation; agrees with the motion: it's fair. Ketron, too.

Should take total AI costs and divide between parcels. Small homes cause more runoff than big farm, so it's fair to charge same fee.

[JS]: we should draft a letter to County Executive & cc [DMu]

[DMc]: motion is to remove Anderson Island from Key Penninsula Basin. Start our own basin or be in none.

[DMu]: Plan has already passed the council. What we really want to ask is that AI be separated from Key Penninsula when rate study is done.

[CH]: Who figures out what we might need on AI?

[PS]: Scott Redman was not allowed to tell us about the plan until it was announced (which happened in Dec '05). We didn't get the report until it was too late. They had one quick visit walking up the stream.

[CH]: We want to be taxed based on what we need.

[DMu]: Wants to write letter to Exec to ask that we be separated from Key Penninsula in rate study.

[PS]: Barbara Ann Smolko said they plan to broaden the reach of the study (shellfish bed protection - current Oro Bay expensive study is going on right now, groundwater source protection too). Beauracracy is growing, don't want to set them up to tax us for other things.

[PS]: Require the County Exec to remove us from Surface Water Plan and to end taxation

[DMc]: Objects to that; there are issues here (fish restoration), would like these addressed as an island. Saying we don't want the pocess at all won't work.

[Vote recorded]: 4 aye, 5 no, 1 abstain

[DMc]: Moves to write letter to county exec that Anderson Islanders remove themselves from the Key Penninsula rate study and that the County appoint a representative for just AI.

[RA]: seconds the motion

[AT]: How does that solve our problem?

[DMu]: wish list is done, costs and time frame are not approved. Fees aren't set.

[PZ]: any history?

[PS]: never done anything on AI

[Toni Rex]: Scott Redman and Barbara Ann Smolko said this is a wish list. 90% of work required on this island is on private property, needed to be approved by prop owner. Scott was honest saying our main concern is at the time of the rate setting, don't want basins combined down to 4. We should stand alone when rate is set, we only pay for what we receive. There is lots of money waiting to be spent already.

[PS]: really need to send a letter to the County Exec expressing our concerns

[Vote recorded]: 10 aye, 0 no. Motion passes

[JS]: Did we adopt the agenda?

[member of audience not identified]: does surface water mgt impact our lakes?

[PS]: No, lakes are not related. Moves to adopt agenda.

[RA]: seconds the motion

[Vote recorded]: 10 aye, 0 no

[Elmer Brown]: surface water is predicated on roofs, driveways, ...etc. probably accounts for difference in AI home rates. How do they arrive at that rate?

[PS]: tried to get someone from that group but they couldn't come tonight, so we don't have someone here who can answer that.

[Cheri Harrison][CHa]: Residential appraiser, supervisor, there 27 years, lived on island 6 years. We figure out what assessed values are. Everything is based on state law. Every year: annual update, reassess the values each year. Every 6 years do physical inspection of 1/6 of county. Next year: AI, Steilacoom, DuPont, Lakewood, University Place, ...etc. 18 residential appraisers in the County, have to move fast to see every property. concentrate on view properties (since views change), saltwater properties, ones with outstanding permits, then look fast at all the rest. Have to file a plan w/WA telling what areas they are going to inspect.

Are in 5th year in plan. Research sales in neighborhoods: AI: Salt water == #1, inland == #2. Try to get at 100% market value but that doesn't always work. NRPI came in and bought 450 lots; County appraisers are not using those sales for property values this year because it's creating a market (like Ocean Shores); state told them to ignore 1st year, half of those sales 2nd year, 100% 3rd year (for annual updates).

[PZ]: Would you take avg for lot sales, carried on paper (higher sale that way), how do you weigh that?

[CHa]: Have called lots of the California buyers to find out what they plan to do with the lot. Some say they're going to start businesses.

[Dr. Charlene Holt]: Erik Estrada pitching this and they talk about buildable lots, get around Better Business Bureau by refunding if anyone complains. Charging 13%+ interest, advertizing is iffy, no feasibility studies were done on impact of selling 400+ lots on this island related to: ferry, schools, crime.

[CHa]: That's why assessor treats this as false market.

[JS]: what is total assessed island value?

[AT]: \$190M. What are total gross taxes?: \$650,000. Schools get half. What percent don't pay because we don't get all that money?

[DMu]: Close to 100% pay; foreclose if you don't pay. Nobody lets it go, given the high increase in market value lately.

[AT]: \$2.6M total tax revenue from \$190 million assessed value.

[CHa]: Can provide us a chart that shows what percentage goes to school district, park district, fire district, EMS, rural library are. Only things we don't vote in are road district, port, county, and state. Levy votes increase your taxes.

[PS]: Two ways to bump your taxes: (1) Recent sales in the area, (2) once every six years: physical inspection of your property. When visit happened at his house, assessor had been in the house; it was under construction.

[CH]: Won't go into the home unless it's under construction and need to see if furnace was upgrade, more rooms added, ...etc.

[PS]: They should be looking from outside only?

[CHa]: Yes.

[@47:50 into the MP3 recording]

Ferry System

[Louise Bray][LB]: From Pierce County Public works. Only gathering info to develop a process to get input into where ferry system should go. Met with AI ferry committee; fare structure, scheduling, packing vessel. Will correct SWAT analysis; 30 people from Public Works, AI users, Ketron users, school dist, transit dist, dept of corrections, ferry operator. half day session to focus on the right issues, communications, public involvement, education of where money comes from, goes, ...etc. Hired for 6-9 month period, will work closely with AI. Very interested in long-term community plan. Want to make sure County is doing best job they can.

[PZ]: how do we communicate with you?

[LB]: Focus through ferry committee or directly if that's not possible. [LB]'s email is: lbray@co.pierce.wa.us .

[JS]: Certain individuals will want to provide their personal slant; direct email to [LB]

[CHa]: Main thing is to provide input if you have it.
[PZ]: Sharon Gallaway speak-up form, hands to [CH]
[LB]: Report to Brian Ziegler who will receive her report.
lbray@co.pierce.wa.us
[DMc]: Would county join islanders in doing ferry-service survey?
[LB]: Will look into that, would like that. Will talk to Brian Z about that
[DL]: Spoke to Toby Rickman about that, he said OK. Asks that AI be involved in designing the survey.
[LB]: Good to have you part of the process.
[DMc]: Ferry Committee ought to have public meeting that AI'ers can provide their views, help draw up the survey. Ferry committee may not know all the issues involved. Propose that ferry committee have meeting.
[Elmer Brown]: Could design a survey to submit to [LB]. Last one was from county, written by just them.
[DMc]: want to be sure survey covers all the issues including what ferry committee knows about, plus. County knows how to do surveys.
[LB]: Suggests getting together w/Ferry committee to find out what to do, how to make it a scientific survey.
[Toni Rex]: There are lots of weekenders who aren't necessarily notified of meetings or can't attend. how to include them in the survey process? 3/4 of island is owned by off-islanders.
[LB]: Will need to mail out to everybody; addresses of record.
[Yolanda Nelson]: That's been a problem for 30 years she's been here. Special meetings with islanders; what's wrong with AICAB meetings?
[RA]: We moved AICAB meetings to Fridays so those people could attend.
[DMu]: Assessor/treasurer list is used. County sends letters to all non-voters; If they don't respond to asking if they care - one letter to ask, then they are written off.
[Keith Vollrath]: Use the existing 3000 quarterly newsletters.
[speaker did not identify self]: California people who use the ferry once per year shouldn't have opinion weighed same as every-day ferry users. Get that information (usage of each person).
[LB]: Agree.
[CHa]: When could we schedule this, for next AICAB meeting?
[LB]: No set schedule yet. Could do that. Gather input prior to survey?
[CHa]: Yes
[DMc]: Purpose is to decide what are the issues, not settling on what the opinion of each is.
[AT]: How about ferry districts?
[LB]: State allows them to be formed, can tax up to 75cents/\$1000. King Co is looking at that for Vashon.
[AT]: Wants LA people to pay more in property tax; Those people aren't paying for ferry but benefit from it through buying property cheap and turning around and selling it for a lot more. He benefits from having the ferry service available. All he pays is excise tax.
[DMu]: Have not thought about ferry tax district. If that's something AI wants, let him know.
[PS]: Last survey was fully post-paid, carefully crafted, but only 28% were returned. Need to focus not on surveys, but on what we can do to improve the ferry situation.
[DMc]: Do we have time to notify people for May 12th AICAB meeting?
[PS]: Don't have funds to send it out.
[Toni Rex]: Newsletter (Riviera) goes out end of first week of May
[PS]: Put the issue on agenda for May 12th AICAB meeting, work out particulars
[LB]: Could come to that meeting. Will make sure to clear schedule for that meeting.
[JS]: Do this meeting before SWAT exercise.

[@1:08:55 into the MP3 recording]

[PS]: Most transit systems don't provide transportation for your car, just parking. Problem is there is no parking for ferry on the other side. Property at Pioneer school coming available this year; we have ability as county to buy that for ferry parking. Moves that we ask County exec to secure adequate parking for AI walk ons

[DMc]: Seconds the motion

[CH]: Work this parking system out with Transit system, their schedule. Incorporate that in the plan.

[PS]: Never been to portal of major employer (state prison) like Steilacoom, hasn't accomodated our needs. Us buying that area won't damage Steilacoom, it will accrue value wherease buying another ferry will cost more.

[Dr. Charlene Holt]: is there a historical district problem. Is there a building code issue?

[PS]: Problem they have right now is Anderson Islanders park all over the place there.

[vote recorded]: 10 aye, 0 no

[DMu]: Five of AICAB members agreed to be on community plan.

[DL]: Notice went out with AICAB flyer so others can apply.

[DMu]: County exec will nominate 5 people for that.

Mental Health:

system has historically been unaccountable entity with \$50M of state/fed money that county didn't know how it was managed. Have pushed hard to get managers for this, including county citizens and council.

Emergency Mgt planning:

a lot more training exercises, just had a training exercise: bioterrorism event. Potentiality of pandemic disease is out there; we're way overdue since the last one. 1100 people attended including Bush Admin attendees. Will ask for social distancing until flu is under control. So, supplies may become limited; have 3-5 days food is what has been recommended, historically, but now recommending have 10-14 day supply on hand. Worst-case is 1918 flu (2-3 million deaths, if it's like that). Council: working harder to do the right thing with \$800M. Tell AI cable provider to add channel 22; 24/7 Pierce County coverage. It's imperative AI has access to channel 22 out here.

[Dr. Charlene Holt]: Prescription drugs was an issue w/ferry outage, so people should also stock up on that.

[EH]: People in a panic may try to prevent the ferry from coming to AI; any plan to deal with that?

[DMu]: Not known.

[PZ]: March meeting minutes need to be approved.

[DMc]: moves to approve prior meeting minutes

[AT]: seconds the motion.

[Vote recorded]: 10 aye, 0 no

Treasurer's report

[JS]: 9th of march is different contract from last year, \$3000. (see attached). Money came out of 06 budget that should have come out of left-over 2005 budget. Have \$2114.88 left for 2006.

[PS]: still owe us from last year?

[JS]: we'll never get it.

[DL]: monthly meetings cost more now

[JS]: \$40/night, plus mailings. Will be hard getting through year on \$2000.

[PZ]: Can we ask County for more money?

[DMu]: Yes. That would be me. Come Sept/Oct, ask for supplemental then. Have own budget, had \$8000 left over in each of the last two years; could use that to pay for mailer, ...etc.

[DL]: Can't rely on email as sole method of communication.

Old Business

[PZ]: At retreat, decided to build an AICAB box on the store w/agendas

[PS]: Almost built

[DMu]: 80-90 AI'ers on ferry alert list. May add AICAB alert list, too.

[DL]: It's already there, is at the top of the County list of choices of email lists to get on

[PS]: Related to email from DMu: 1% per year net collection can increase in taxes each year. Synopsis: our taxes will rise because our valuations will rise dramatically relative to others.

[DMu]: Assessed valuations don't raise taxes. Even if everybody's property taxes doubled, your rate will go up 1% max.

[PS]: Our rates may rise faster than rest of county which means we'd pay more.

[AT]: If budget was \$1M, then your assessment goes up, county's budget only goes up to \$1.01 Million. If assessment goes up, you pay less per thousand.

[PS]: Saying total collection is same for whole county, but we'll go up faster than other areas so our taxes will go up.

[DMu]: County-wide total can only go up 1% so levies we passed are what will make our taxes go up next year.

[EH]: New property is exempt from the cap

[DMu]: New construction is not included in that 1% limitation

New Business

[PZ]: none

Adjourned at 21:08 PDT (9:08 p.m.)