

# BHA Annual Meeting

## February 19, 2025

**Welcome!**

Please help yourself to some snacks

Use the color stickers to vote on favorite activities

If you would like to be included in the ballot, please complete the nomination form

Please provide your current contact information on the contact form

**If you need to pay your annual dues, or  
would like to donate, please scan the QR  
code below.**



# Agenda

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2024 Board Members

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Sheriff Sanders – Thurston County Sheriff

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Chief VanCamp – South Bay Fire Prop 1 Updates

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Joe Plahuta, P.E. – Senior Water Resources Engineer & Jeff Nejedly – Boston Harbor Water Representative

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Carolina Mejia – Thurston County Commissioner

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What We Accomplished in 2024

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What We Want to Accomplish in 2025

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2025 Budget

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2025 Boston Harbor Association Board Election

## 2024 BHA Board Members



Larissa James,  
President



Kim Kelley, Environment  
Committee



Kate Gervais, Vice  
President



Scott Provost



Nancy Brown,  
Treasurer



John Payne



Jackie Ashley, Secretary  
Up for reelection



Nina Goodrich,  
Retiring

## Sheriff Sanders Thurston County Sheriff



- Thurston County Deputy for six years before becoming Thurston County's 24<sup>th</sup> Sheriff.
- Was awarded the Medal of Valor and two Lifesaving awards.
- Sheriff Sanders maintains high expectations of both state and county improvement in the areas of domestic violence, homelessness, and poverty.

## Chief VanCamp Thurston County Fire Prot Dist 8



- Chief VanCamp was instrumental in the development of the Thurston Fire & Rescue Training Consortium
- Serves as the Past-President of the Thurston County Association of Fire Chiefs
- Member of the South Puget Sound Community College Fire & Emergency Services Technology Advisory Board
- Member of Thurston County Medic One Operations Committee
- Received the Chief Fire Officer Designation.



## Thurston County Fire Protection District 8

### ***Our Vision:***

*We strive to meet Mission driven Target Levels of Service to our community through*

- *Deployment based on **two strategically located firestations**;*
- *With round-the-clock staffing;*
- *By competent responders;*
- *Equipped with all necessary apparatus & equipment.*



## Thurston County Fire Protection District 8

### ***SBFD 8 - Target Levels of Service (TLoS)***

**2 EMTs on scene in 8 Min**

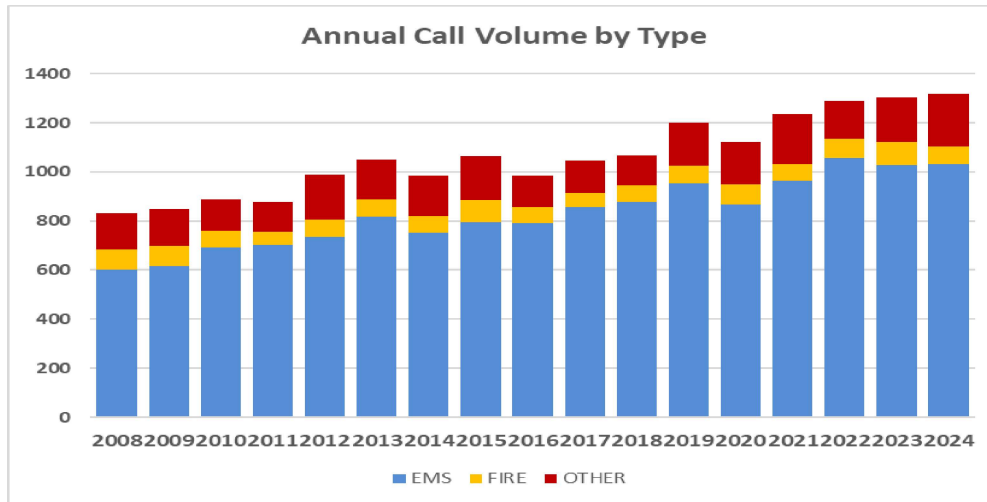


**4 FFs on scene in 10 Min**





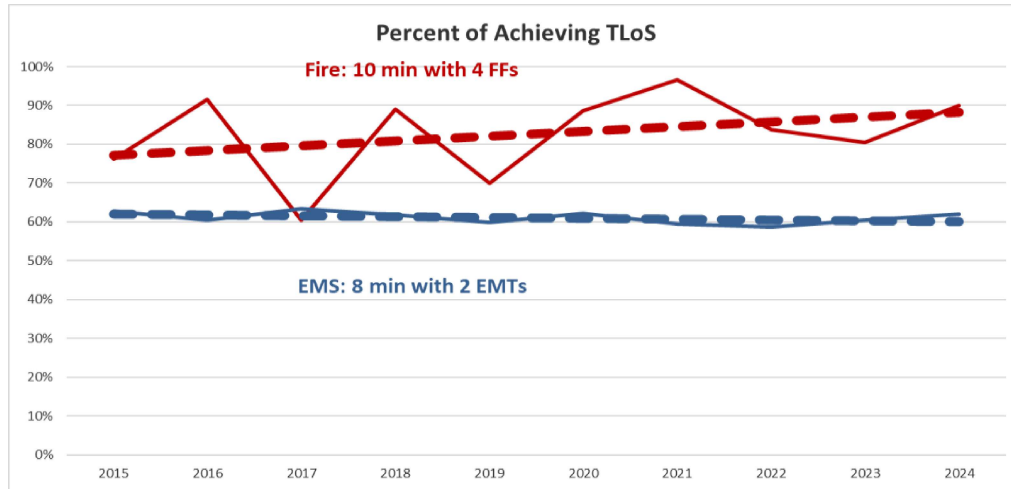
## Thurston County Fire Protection District 8







## Thurston County Fire Protection District 8





## Thurston County Fire Protection District 8

### *2024 Status:*

- *Response staffing: 26 volunteer, 18 career*
- *Staffing at two firestations: 89% of the time\**
- *Average response time: 7:14 m/s*
- *Capital asset replacement: fully funded*

*\* Primarily EMS unit only, not engine company*



# Thurston County Fire Protection District 8

		Five-Year Plan					
		2024	2025	2026	2027	2028	2029
<b>IR&amp;R Staffing:</b>							
Total Career Staff	17.6	21.7	27.0	28.0	28.0	28.0	
Total Volunteer Staff	26.0	27.0	26.0	25.0	25.0	25.0	
<b>Fund 6680 (Operations) Revenue:</b>							
Revenue (\$k)	\$ 6,271	\$ 8,310	\$ 9,359	\$ 9,618	\$10,214	\$10,542	
Levy Rate (mil)	\$ 1.50	\$ 2.04	\$ 2.03	\$ 2.01	\$ 1.99	\$ 1.90	
Ballot Measure (LR) (MO)	MO				MO		
Supplemented from Cap Fac	Yes	Yes	No	No	No	No	
<b>Fund 6680 (Operations) Expense:</b>							
Expenses (\$k)	\$ 5,342	\$ 6,640	\$ 7,850	\$ 7,953	\$ 8,379	\$ 8,829	
<b>Fund 6681 CR&amp;R:</b>							
Fully Funded	Yes	Yes	Yes	Yes	Yes	Yes	
<b>Fund 6683 Reserve:</b>							
Fully Funded	Yes	Yes	Yes	Yes	Yes	Yes	



## Thurston County Fire Protection District 8

### *Planned 2029 Status:*

- *Response staffing: 25 volunteer, 28 career*
- *Staffing at two firestations: +99% of the time*
- *Average response time: 6:00 m/s*
- *Capital asset replacement: 100% funded*
- *Property tax levy: \$1.90 per thousand AV*



## Thurston County Fire Protection District 8

**Any Questions?**

Joe Plahuta, P.E. – Senior Water Resources Engineer

Jeff Nejedly – Boston Harbor Water Representative



Joe Plahuta, P.E.  
Senior Water Resources Engineer



- **Upcoming projects:**
  - Sewer Inflow and Infiltration Control (Step tank sealing)
  - Water Line replacements
  - Planned improvements to water supply pumps and plumbing

## **Forthcoming improvement projects and their impact on Boston Harbor residents**

### **1.1. Sewer Inflow and Infiltration Control (Step tank sealing)**

The purpose of this work is to rehabilitate existing STEP tanks and reduce infiltration and inflow (I/I). Construction of the ARPA-funded STEP tank rehabilitations will begin March 31 of 2025.

## **1.2. Water Line replacements**

The purpose of this work is to replace older, undersized water main with new larger water main, installed to current standards.

Construction of the ARPA-funded water main replacements will begin March 31 of 2025.

## **1.3. Planned improvements to water supply pumps and plumbing**

Thurston County Public Works has designed improvements to Boston Harbor Well No. 5 and Well No. 6 to increase source capacity. This project will be constructed once funding becomes available.



## Joe Plahuta, P.E. Senior Water Resources Engineer



- **Potential for future additional water and sewer connections:**
  - Physical constraints and opportunities to expand water and sewer system capacity
  - Permitting and legal steps
- **Nitrogen treatment requirement (operational and facility impacts)**

### **Potential for future additional water and sewer connections**

#### **2.1. Physical constraints and opportunities to expand water and sewer system capacity**

The water system is limited by source capacity.

The sewer system capacity is limited by inflow and infiltration (I/I). Sewer capacity is also limited by the permitted capacity of the wastewater treatment plant.

#### **2.2. Permitting and legal steps**

##### **Sewer Capacity**

1. Address Infiltration and Inflow.
2. Engineering Report
3. BoCC Resolution 11407 would need to be rescinded or amended
4. Facility Re-permitting with DOE.

#### Water Capacity

1. Increase source capacity
2. BoCC Resolution 11407 would need to be rescinded or amended

### **3. Nitrogen treatment requirement (operational and facility impacts)**

Thurston County has been complying with the Puget Sound Nutrient General Permit (expires in 2026). This permit requires nitrogen sampling and reporting. There is currently no permitted standard for nitrogen.

## Joe Plahuta, P.E. Senior Water Resources Engineer

- **Water and Sewer rate increases:**

Typical Utility Bill		
	2024	2025
Water	\$69.09	\$73.84
Sewer	\$119.10	\$120.54
Total	\$188.19	\$194.38

- **Projected future rates compared to current year**

Estimated Typical Utility Bill			
	2026	2027	2028
Water	\$78.93	\$84.41	\$90.28
Sewer	\$122.01	\$123.49	\$125.59
Total	\$200.94	\$207.90	\$215.87

- **Annual percent increases for the average utility bill are shown below (these are estimated based on the rate model, updated in 2023). increases:**

Estimated Rate Change (year over year)					
	2024	2025	2026	2027	2028
Water	6.8%	6.9%	6.9%	6.9%	7.0%
Sewer	1.2%	1.2%	1.2%	1.2%	1.7%
Total	3.2%	3.3%	3.4%	3.5%	3.8%

## Water and Sewer rate increases

### 4.1. Current compared to previous year

2024 and 2025 rates were adopted in the 2024-2025 budget. 2025 rate adjustments will increase the typical water/sewer utility bill by 3.3%.

#### Typical Utility Bill

	2024	2025
Water	\$69.09	\$73.84

Sewer	\$119.10	\$120.54
Total	\$188.19	\$194.38

## 4.2 Projected future rates compared to current year

Public Works is currently reviewing water/sewer rates to ensure that assumptions in the rate model (updated in 2023) are still accurate. The following estimated rates were developed in the rate model:

### Estimated Typical Utility Bill

	2026	2027	2028
Water	\$78.93	\$84.41	\$90.28
Sewer	\$122.01	\$123.49	\$125.59
Total	\$200.94	\$207.90	\$215.87

Annual percent increases for the average utility bill are shown below (these are estimated based on the rate model, updated in 2023).

### Estimated Rate Change (year over year)

	2024	2025	2026	2027	2028
Water	6.8%	6.9%	6.9%	6.9%	6.9%

	7.0%				
Sewer	1.2%	1.2%	1.2%	1.2%	
	1.7%				
Total	3.2%	3.3%	3.4%	3.5%	
	3.8%				

#### **4.3. How consolidation has affected Boston Harbor utility rates**

Utility consolidation has reduced the rate at which water and sewer utility rates will need to increase, relative to an unconsolidated utility.

Karen Weiss  
Public Works Director



- Expect a 1-day road closure near the Boston Harbor Marina (on 73rd Ave. NE) for removal of a hazard tree.
- Due to location, the tree poses a high risk of damage to people, pets, property, and infrastructure.
- Please contact Public Works at 360-867-2300 or [tcpwprojects@co.thurston.wa.us](mailto:tcpwprojects@co.thurston.wa.us) with any questions.

- Expect a temporary road closure near the Boston Harbor Marina (on 73<sup>rd</sup> Ave. NE) for removal of a hazard tree.
- We anticipate a one-day closure to be scheduled within the next two weeks.
- The tree has been identified as a safety risk by two certified arborists because of decay and weak regrowth, with removal recommended within the next three months.
- Due to location, the tree poses a high risk of damage to people, pets, property, and infrastructure.
- Please contact Public Works at 360-867-2300

or [tcpwprojects@co.thurston.wa.us](mailto:tcpwprojects@co.thurston.wa.us) with any questions.

## Commissioner Carolina Mejia District 1



- Elected to the Thurston County Board of County Commissioners in 2021.
- Chosen to serve as Chair in 2022 and continued until end of 2023.
- Vice Chair of the Board of Health.

### **County-Owned Parcels & POST Plan**

On February 12th, the Board affirmed its position that no county-owned parcels will have their status or disposition changed without first coming back to the Board for review and approval.

As for the POST Plan, we recognize its importance and will be discussing funding options as part of this year's budget conversations. Your feedback on priorities will be valuable as we move forward.



## **Surplus Lands & Property Management Program**

Regarding surplus lands, Public Works is finalizing the Property Management Program, which will provide a structured approach to managing county-owned properties. Once finalized, an e-brief will be sent to Commissioners, and I will make sure to share that information with you all as well.

## **Traffic Delays for Hazardous Tree Removal**

Heads-up about an upcoming traffic delay due to the removal of a hazardous tree. This work is necessary for public safety and should only take one day to complete.

## **Q: Does the county have plans to extend Byron St NE through to Boston Harbor Road?**

A: Public Works has no plans of extending Byron St NE. There is unopened R/W available to extend Byron St to Boston Harbor Rd if a connection was needed. There has been some talk in the past of a private developer making this connection. It would be a difficult connection to make because of the topography and wetlands.

## What we accomplished in 2024:

1. Added 3 new Board Members
2. Environmental Committee
  - a) IvyBeGone
  - b) Earth Day Park Cleanup
  - c) Community Trash Pickup
  - d) Secured Parcel
3. Improved Communications
  - a) Bi-monthly Newsletter
  - b) Postcard
  - c) Website Improvements
  - d) Facebook Group
  - e) Community Survey
4. Community Outreach Committee
  - a) Bike Parade
  - b) Firework display
  - c) National Night Out Event
  - d) Community Garage Sale
  - e) September Community BBQ & Membership drive
5. Harbor History
6. Implemented QuickBooks for billing and tracking membership
7. Secured Microsoft 365 non-profit grant for licensing

# Environment Committee 2024

## Saved lot next to WWTP

- Gathered community input
- Encouraged community advocacy
- Advocated at County Commissioner meetings
- Success!



# Burfoot Park Expansion Proposal

- Gathered community input on what to do with 16 county-owned acres in Boston Harbor
- Sent info to adjacent property owners
- Submitted Burfoot Park Expansion Proposal to County Commissioners

## Proposal: Expand Burfoot Park by 8 Acres

### Why?

- Thurston County already owns over 7 of the 8 acres north of the park boundary.
- The Irving Lassen land donation was specifically designated for Thurston County Parks.
- Protect wildlife habitat, corridors, and wetlands.
- Protect the source of the creek that runs through Burfoot Park.
- Maintain forest to increase carbon capture and mitigate climate change.
- Protect aquifer recharge areas.
- Make use of property that is unbuildable due to wetlands and ravines.
- Contribute to meeting County and citizen goals for open space, parks, and natural resources protection.



Burfoot Park, southside trail, Kim Kelley



Green shaded and "TOD"-labeled parcels are county-owned. Proposed expansion area is outlined in red. Source: County Decadata map; red markings proposed by Burfoot Park expansion ad hoc committee.

# Earth Day & Burfoot 50<sup>th</sup> Birthday

- Ivy pull
- Memorial and Butterfly Gardens cleanup and replant
- County Commissioner recognition of volunteer efforts
- Park birthday celebration



**EARTH DAY  
WORK PARTY!**  
SUNDAY, APRIL 21, 2024

**BURFOOT PARK**  
6927 BOSTON HARBOR RD NE  
OLYMPIA WA 98506

9-10 REGISTER  
10-12 PULL IVY, WEED GARDENS, PLANT  
12-1 THANKS AND CELEBRATION

**Give the Park's trees and native plants some love by removing ivy and planting more native plants!**  
9-10 a.m. Check in at registration table. A waiver & release form is required for everyone. Under age 18, waiver must be signed by a parent/guardian. Youth under age 14 must be accompanied by an adult.  
Dress for the weather and wear sturdy shoes; it can be wet and muddy. If you have them, bring gloves, pruners and weeding tools. We'll have some extras.  
Please bring your own water bottle. Light snacks will be available.  
Earn Conservation and Community Service Hours!

**Burfoot Park is 50!**  
12-1 Stay for thanks and to celebrate Burfoot Park's 50<sup>th</sup> birthday.  
*Love Your Park!*

Contact: Kim Kelley [kimkelley20@gmail.com](mailto:kimkelley20@gmail.com) Boston Harbor Association IvyBeGone Team

## Trash Pick Up Boston Harbor Road

- Boston Harbor Rd “T” to Woodard Bay Rd
- Scott Provost organizer
- 11 bags of trash
- 12 volunteers
- Lots of booze containers!



## IvyBeGone Team

- Filled about 10 packed truckloads of ivy
- Cleared 6+ "islands"
- Added Scouts to team





## IvyBeGone Team

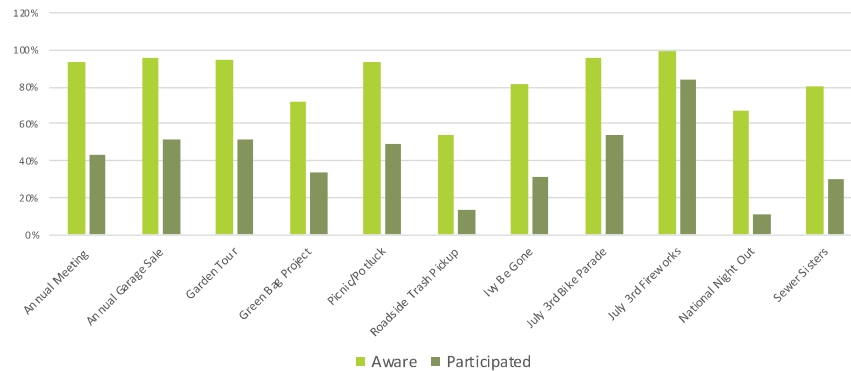
- Posted invasive species sign
- Planted 200 native plants
- Watered new plants in Lily's island and Butterfly Garden via buckets and 300' of garden hose





## BHA Annual Community Survey November 2024

- Invitations to participate were sent via email
- 696 postcards were sent via US Mail
- 102 total qualified participants answered 14 questions



- As part of the 2024 BHA communications strategy the Board introduced the 1<sup>st</sup> of what will become the BHA Annual Survey. This survey allows the community to voice their thoughts in an informal but relevant way.
- It is important the Board has accurate email and mailing addresses, so survey reaches all households within the BHA boundaries.
- Awareness of most BHA activities is high, as is access to key communication channels such as the BHA Website, BHA Newsletter, and BHA Facebook group.

## BHA Annual Community Survey

- All participants live or own in the Boston Harbor Community
- **78%** lived in or owned property in Boston Harbor for more than 5 years
- **48%** lived or owned for more than 15 years
- **70%** visited the Boston Harbor Association website
- **48%** visited the Boston Harbor Facebook Page
- **66%** read the Boston Harbor Association Newsletter

**Full report: [Bharbor.org/documents](https://bharbor.org/documents)**

- Findings are based on over 100 qualified responses from the BH Community.
- **Actions from the survey:**
  - New suggested activities proposed by survey participants in the 2024 survey are being informally voted on at this BHA Annual Meeting
- Feel free to contact Scott Provost with questions about the survey

## 2024 Bike Parade & Fireworks



Bike Parade was a huge success again this year. Over 100 kids and adults participated.

Thanks to Craig Sternagel for connecting the Board with Eric Foley who owns and drove the antique firetruck, leading the bike parade.

## National Night Out



National Night Out focuses on neighborhood safety. Several neighbors came out to meet each other. Firefighters also came out to greet neighbors and discuss neighborhood safety tips. The more we get to know each other, the safer our community will be. National Night Out will be an annual event for Boston Harbor.

## Financial Breakdown for 2024

2024	
Starting Balance	\$11,033.88
Income	\$19,646.02
Expenses	\$25,138.99
<b>Ending Balance</b>	<b>\$5,540.91</b>

## Financial Breakdown for 2024

2024 Income	
Membership Dues	\$2,214.90
Donations	\$6,307.76
Banner Sponsors	\$8,703.26
Potluck Non-member	\$110.00
Auctions	\$90.00
Savings Interest Earned	\$6.08
<b>Total Income</b>	<b>\$17,432.00</b>

2024 Expenses	
2024 Annual Meeting	\$91.50
Postcard Mailings (Feb, Jun, Oct)	\$1,168.32
2024 Board Insurance & State Filing Fee	\$1,782.00
2024 Fireworks	\$18,526.92
September BBQ	\$234.60
BHA Website Fees	\$2,348.00
QuickBooks	\$80.00
<b>Total Expenses</b>	<b>\$24,231.34</b>

# What's Happening in 2025

## 2025 Fireworks is Cancelled

**The Boston Harbor Association is saddened to announce that the long-standing tradition of our annual 3<sup>rd</sup> of July fireworks show will not take place this year. Due to the increasing risks and costs associated with the show, we have made the difficult decision to cancel the event. However, we are excited to introduce an alternative celebration to bring our community together!**



## Things we would like to accomplish:

### July 3 BBQ Block Party & Bike Parade

- Bike Parade
- Bounce House
- Dunk Tank
- Beer Garden
- Food
- Yard Games
- Live music



We are working with Thurston County to secure Burfoot Park for a 3<sup>rd</sup> of July Block Party. We have plans to include lots of activities for kids and adults along with live music. Plan to join us, have some fun with your neighbors, and enjoy this great community we live in.

## Things we would like to accomplish:

1. Continue to improve community communications
2. Continue to modernize our processes
3. Grow our membership
4. Have more community directed events.

## 2025 Projected Budget

2025	
Starting Balance	\$5,540.91
Estimated Income	\$11,006.08
Estimated Expenses	\$11,019.00
<b>Estimated Ending Balance</b>	<b>\$5,527.99</b>

## 2025 Projected Budget

2025 Estimated Income	
Membership Dues	\$5,000.00
Donations	\$3,000.00
Fundraising Events	\$3,000.00
<b>Total Income</b>	<b>\$11,006.08</b>

2025 Estimated Expenses	
2025 Annual Meeting	\$100.00
Advertising (printing, mailing, signage)	\$1,800.00
2025 Board Insurance & State Filing Fees	\$1,839.00
Environment Committee Activities	\$500.00
July 3 BBQ Block Party	\$4,640.00
Website Fees	\$1,050.00
QuickBooks	\$80.00
Misc. Expenses	\$1,000.00
<b>Total Expenses</b>	<b>\$11,019.00</b>

## Get Involved 2025

- **Environment Committee**

- IvyBeGone Volunteer – Monthly (except during the summer)
- Earth Day Ivy Pull & Gardens Clean Up – April 19
- Roadside Trash Pickup – Biannual
- Home Invasive Plant Day – Community backyard ivy and invasive species pull
- Burfoot Park Expansion – Continued support

- **Community Outreach**

- July 3<sup>rd</sup> Bike Parade & BBQ Block Party
- August Community Garage Sale
- Other events inspired by the community

# Election

# Additional Nominations

No additional nominations were received from the floor.

## Board Member Nominations for 2025

### **Jackie Ashley:**

I have lived in Boston Harbor for 7 years. I have been on the BHA Board as the board Secretary for the past 3 years. I am passionate about ensuring our community has opportunities to come together so we can get to know our neighbors better and promote health and safety. I continually strive to improve communications throughout the neighborhood.

### **Mindy Atkinson:**

I grew up in Boston Harbor and purchased a home on Zangle 23 years ago. I am passionate about contributing to our community and believe that serving on the board would allow me to make a positive impact. I bring experience in collaborative planning, event organization, and possess strong leadership skills, able to see differing sides of given issues. I believe that community service is one of the best ways to help to positively affect our world and am eager to work with fellow members to address our community's needs and enhance our living environment.

### **Merideth Rummel:**

Lived in Boston Harbor since 1987 (minus a gap between 2001 – 2024). I know the soil/water here and care about preserving it without taking away from the people who make it flourish and grow.

### **Ed Steinweg:**

We have been members of the BHA for over 20 years and have been participants in numerous BHA activities. We regularly attend the annual and we have volunteered for the community BBQ in past years and for the Burfoot Park cleanups. More recently we both participated with the "Ivy Be Gone" Team to pull ivy and to water the newly planted trees and shrubs. We have both volunteered for many work parties for the Sewer Sisters. I served on the Boston Harbor Utility Advisory Committee for 6 years. With my tenure on that committee ending, I considered BHA board service as an extension of my commitment to the BHA community. I strongly agree with the BHA webpage description and the statement of purpose and would like to be a voice to promote those principals.

Jackie Ashley, Mindy Atkinson, and Ed Steinweg were elected to serve on the BHA Board for 2025.



Thank you