

KITSAP COUNTY SEWER DISTRICT NO. 7
Minutes of Meeting
September 18, 2008

The meeting was called to order by President Sarah Lee at 7:27 p.m. Those in attendance were Commissioners Lee, Gayle Ashton and Art Bartel; Engineer Mike Yuhl; Manager Colleen Yuhl and Sewer District Commissioner Emeritus Kit Spier. Member of the public in attendance was Don Ashton.

The minutes of the August 8, 2008 meeting were approved. The minute of the June 22, 2008 special meeting (to sign a voucher) were approved.

Vouchers 08-9-1 through 08-9-11 were approved for payment.

Audience to Visitors – Communications received from District customers indicated that they would like an opportunity to speak at the meeting regarding the Bakery Building. Since there was no one in the audience to speak, the Commissioners discussed a response to the questions that were submitted.

There was discussion among the Commissioners, and input from former Commissioner Kit Spier regarding the history of the District's desire to acquire a property in the District for an office and meeting room. It was that Sarah Lee would prepare a flyer for the District's customers to be included in the September 20th billing responding to the questions posed to the Commissioners. It was also agreed that a list of the questions submitted and the response of the Commissioners would be included with the minutes of the September meeting.

Gayle Ashton thanked Kit Spier for the time and effort he put into laying the foundation for the District's success.

Financial Report – Colleen Yuhl passed out the financial reports for August. She pointed out the numbers for sludge disposal are very reasonable now that we have the facilities to reduce the amount of water in the sludge.

Old Business

1. Serenity House – This item was postponed until the next meeting.
2. Roof Repair – Don Ashton reported on the state of the roof repair. He has completed the north and east sides. Don Ashton gave a report on the results of his request for bids on replacing the gutters on the building.

Art Bartel moved to authorize Don Ashton to proceed to solicit a written bid from Novak Gutters to replace the gutters and to ask for a start and completion date for the work, and to send to Colleen Yuhl to sign. Seconded by Gayle Ashton and passed unanimously.

The Commissioners thanked Don Ashton for all the work he has done on getting bids and keeping track of this roof repair.

New Business

1. Tenant at 9705 Evergreen – Colleen Yuhl reported that the tenant had informed the Property Management Company that she may be moving, but will give us a 30-day notice. Bernie indicated that we should consider putting in new carpet if we want to re-rent the building. No decision was made at this time since we have not received notice to vacate.
2. Water & Sewer Risk Management Pool Meeting – Colleen Yuhl announced that the WSRMP meeting would be held in Bellevue on October 16th. Gayle Ashton indicated that she would attend, in addition to the Manager.
3. Gayle Ashton asked about attending State Water & Sewer Association meeting in Wenatchee as there will be a presentation on getting funding. She will investigate further to see if the workshop would include funding for office/meeting facilities.

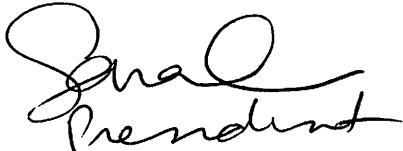
The meeting was adjourned at 8:50 p.m.

Respectfully submitted,

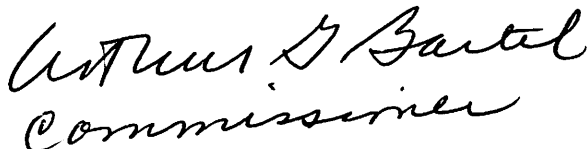


Colleen Yuhl
District Manager

Gayle Ashton, Commissioner



President



Commissioner

Fort Ward Sewer District Community Meeting Space Update September 2008

Here's the latest update on the community meeting space the Sewer District plans to include in the historic Fort Ward bakery building.

Background

For decades, our little Sewer District -- run by a board of commissioners elected by the citizens of Fort Ward -- has held monthly public meetings in the home of one of the commissioners. But only one of the homes is ADA accessible, and it has limited meeting space. We've kept our files in one of the commissioner's homes, as well as in the Bellevue office of the District's engineer, neither of which is easily available to the public.

That's why one of our long-term goals has been to develop a place for District meetings, record storage, and administrative space. We do have a building for our lab at the treatment plant, but it's too small for public meetings, and it's in a fenced and locked area.

Vision: Preserve history, improve public access, create community meeting space

In the 1980's, commissioner Kit Spier suggested that when the District eventually developed meeting and storage space, we should try to include space that can double as a community meeting area. Since one of our original permit conditions is to "protect, recognize and interpret the historic qualities of the Fort Ward National Historic District," it made sense to obtain and restore one of the Fort's historic buildings.

Our 2004 Comprehensive Plan outlined the District future plans to secure office and meeting space and suggested one of the ways to meet this would be to attempt to secure an historic property in the District. So we were excited when we were recently able to buy the Fort Ward bakery building on Evergreen, just across from the Parade Ground.

What's next

We estimate that getting the bakery converted is about a five year project. Right now, we are focusing on stabilizing and rehabilitating the structure, which is now rented out as a residence. We managed to track down the original US Army Coast Artillery's plans for the building, which will be a great help in restoring the structure. Right now, we are repairing the slate roof and wooden cupola.

The bakery building can only be used as a residence until we have obtained a conditional use permit from the City, and it is remodeled to meet current code requirements for a public facility.

Next spring, we're planning to hold a community meeting to get your ideas and wish list for the facility, and to recruit volunteers for fundraising, grant writing, and work parties. In the meantime, if you have any questions, or want to get on the volunteer or distribution list, please email us at fortward@gmail.com. You're always welcome to attend our monthly District meetings, which are held on the second Thursday of each month at 7:30pm at Commissioner Gayle Ashton's house at 1525 Ft. Ward Hill Road.

1. Would it be possible to have the Center within the Bakery?

That has been our dream from the very beginning! Back in the 1980's, then-commissioner Kit Spier discovered a state law that would allow the sewer district to include community meeting space with sewer district facilities, such as an office. Kit felt that as Fort Ward grew, it would be increasingly important to find a way to preserve the neighborhood's strong sense of community. Fort Ward is the only national historic district on the island, and so we really wanted to be able to use one of the national historic buildings for this purpose. So when we found that the owner of the bakery was interested in selling, we realized we needed to take advantage of the opportunity.

2. How much space do they envision the Community can use?

We're not sure yet; but we would love to have as big a community room/meeting space as possible.

3.

a. What is the time frame for renovating the building?

We're thinking that this is at least a 5 year project. Sure, we'd love to get it done sooner, but we want to do this in a fiscally conservative and wise manner.

b. What are the obstacles?

Challenges will include finding: funding, getting committed volunteers, etc.

4. Can the Community have input as to the design of the Meeting place?

Absolutely! That's the plan.

5. What can the Community do to push up the date of creating / completing a Community Meeting space?

Right now, we are focusing on stabilizing/rehabilitating the structure. After working with the community on ideas for the space, we will need to pursue a variety of grants and donations. The sooner we secure funds, the faster we'll be able to make this dream reality! As part of the community "visioning" process, we're going to be asking for volunteers for a variety of tasks, including grant writing and fundraising.

6. Prior to the renovation, can the Community use the building for events?

Unfortunately, that's not possible, for several reasons. For one thing, the bakery is currently rented out as a residence. Another very important reason is that before it can be used for events, it needs to be brought up to the code that governs public spaces. Then there's insurance issues.

Those of us who have lived in Fort Ward for a long time remember when we used to hold events in some of the abandoned or "unrestored" historic buildings. Back then, when there were a lot fewer people in the neighborhood, things seemed just a lot less complicated!