



**Lake Lawrence  
Lake Management District  
Renewal Meeting Work Session  
20 February 2025  
6:30-8:30 p.m.**

# **AGENDA for 20 February 2025 LMD Renewal Meeting Work Session**

- **Introductions**
- **Outreach**
- **Considerations**
- **How do current Lake Lawrence Rates compare?**
- **LMD Renewal Options**
- **LMD Renewal Option Costs**
- **Decision Points:**
  - **#1 – LMD Duration**
  - **#2 – LMD Rates**
  - **#3 – How to Calculate Rates**
  - **#4 – Senior/Disabled Exemptions**
- **Next Steps – How do we get there?**

# OUTREACH

- JUNE-SEPTEMBER 2024 – Briefed & answered questions on LMD renewal process and expected assessment rate increases at all HOA annual meetings (LLCC, Scenic Shores & Wildaire)
- Email 24 Oct 24, Subj: Algae Bloom Lab Results, DANGER
- Letter/Email/Newspaper Article, 28 Oct 24, Subj: Worst Toxic Algae Bloom in the history of Lake Lawrence closes lake to everyone.
- Email 21 Nov 24, Subj: Algae Bloom Lab Results, DANGER with a letter to membership about why we have these blooms, what we are doing to curb them and the cost.
- 17 January 2025, Postcard mailed to all LMD members announcing an LMD work session on 20 February for all members to participate.
- 7 February 2025 email to all members with personalized YOUTUBE video. Reminder email 19 February 2025.

# LMD Renewal 2027 Considerations

- Duration (10, 15, 20, 25, 30, 35 years) or DO NOT RENEW
  - Hicks Lake went with a 35 Yr
  - Long Lake is requesting a 20 Yr
- Rates & Charges (our rates are much lower than any other LMD)
  - What are the options? Depends on -
- What we want our LMD to do moving forward:
  - Control Toxic Algae (Phosphorus Mgmt.) – CMP study approved & funded. Will be completed by early summer 2026. Treating algae will require a large increase in rates & charges.
  - Only continue to control Noxious, Invasive and Nuisance Vegetation. This will require only a 10-15% increase from current assessment fees.
  - If we want Toxic Algae control and to continue control of Noxious, Invasive and Nuisance Vegetation our rates & charges need to be increased substantially.
- Requires community involvement and support.
- WA State DFW is pushing back on assessment fees. Wants to lower their assessments. Would impact our revenue from them by as much as 75%. They currently pay \$20,000 a year. They would like to reduce that to only \$5,000.



Program: 1740WCode:420 Project	Object	2015 Budget Actual	2016 Budget Actual	2017 Budget Actual	2018 Budget Actual	2019 Budget Actual	2020 Budget Actual	2021 Budget Actual	2022 Budget Actual	2023 Budget (Actual)	2024 Prop Budget	2024 Budget Actual	2025 Prop Budget	2025 Budget Actual
Approved Rate Increase								3%	1%	1%				3%
Budgeted FTE					0.365	0.24	0.24	0.2	0.2	0.2	0	0	0	0
REVENUE / Actual FTE		0.3789	0.4212	0.4725	0.1725	0.159	0.15	0.1718	0.1703	0.23		0.03		
# of Snr/Dis Exemptions									57	59		64 / 9.4%		66 / 9.6%
Snr/Dis Costs to LMD												5,970		6,704
Beginning Fund Balance		67306	49234	30358	27062	65935	116917	197,866	219,017	41,519		359,457	397,281	
Penalties - Operating Assessment	359300	212	112	172	245	180	188	143	243	61		41	200	
Investment Interest/Earnings	361110	403	296	292	1117	2412	1804	1287	2,554	5515		8196	3000	
Other Interest - Op Assessment	361440	421	258	409	545	385	486	235	637	414		296	350	
Operating Assessment Charges	368510	91187	88,409	94,502	98539	103,149	105166	106,191	106,241	109,476	115,040	113,545	117,939	
O/T - ER&R Replacement	369913				15059			16	5	208				
Miscellaneous												2544		
OT - General Fund	397000				4383		8	10003	7000	8000	6100		6200	
CMP Ecology Grant Funds	3340310											20000	30000	
WSDA Grant Yellow Flag Iris				5500										
<b>Total Revenue</b>		<b>159529</b>	<b>138309</b>	<b>131233</b>	<b>119888</b>	<b>172061</b>	<b>224569</b>	<b>117,875</b>	<b>116,680</b>	<b>123,674</b>	<b>121,140</b>	<b>144,622</b>	<b>157,689</b>	
Interfund Prof Svcs	591000		360	0				6083			0		0	
Software + IT Support	591002	395	564	622	677	739	1005	1727	891	677	1027	1027	0	
IT Equipment Replacement	591003	36	83	107	101	70	107	134	61	108	58	58	0	
Indirect Costs - 2yr Lag	591004	2263	2488	3353	3828	4176	4493	3504	2320	2298	2116	2116	0	
Geodata (Maps/Data)	591008	112	1140	1497	1163	302	368	1838	1767	2039	1928	1928	0	
Benefits Admin - 2yr Lag	591010		113	151	154	32	32	32	38	42	45	45	0	
IT Apps Replacement	591011				31	31	21	44	344	147	140	140	0	
County wide services - Contract	591012								108	384	370	370	0	
IF Leave Buyout Charge	591013								50	47	58	58	0	
Phones & Mobile Device Spt	592001			92	133	150	222	250	117	150	203	203	0	
Mail & Delivery Ops	592002				27	16	12	10	3	4	0	0	0	
Telecommunications - 2yr Lag	592004	14	222	215	266	203	105	85	180	95	81	-4.69	0	
Op Rentals - Co-Owned	595001		408	688	334	298	158	247	107	145	0	0	0	
Op Rentals - Pool Car (Central Svcs)	595002					506	190	45	211	258	0	0	0	
ER&R Rent - 2yr Lag	595003	2465	543	792	4383	674	93	721						
ER&R Equip Reserve	595004		343	2116	317	0	0	0	0	0	0	0	0	
Interfund Custodial	595005					81	49	96	65	61	0	0	0	
Interfund Utilities	595006					81	68	105	54	68	0	0	0	
Insurance Risk - Services - 2yr Lag	596000					134	431	601	309	695	0	0	0	
Facilities/Bldg Reserves	598001		93		110	161	97	135	70	72	0	0	0	
<b>Subtotal - Interfund Costs</b>		<b>5285</b>	<b>6357</b>	<b>9633</b>	<b>11524</b>	<b>7654</b>	<b>7451</b>	<b>15657</b>	<b>6695</b>	<b>7290</b>	<b>60</b>	<b>5940.31</b>	<b>0</b>	
<b>Administrative Rate 5%</b>										5,752				
IAVMP Development											370,000	50,384	84,000	
Nuisance Weed Program	70793	55839	47686	21606	30511	26765	4775	44,452						
Yellow Flag Iris					207	953		1,500	2000	1,500	1,500	1,500		
Lily Treatment					1540	1517	0	2,373		2,500	2,708	2,500		
CMP Study (50% Grant Funded)											41,703	58,800		
Prof Svcs - Advertising	541009	308	1247	0	237	0	216	739		770	600	404	600	
<b>Subtotal - Prof Svcs</b>	541000	70793	55839	47686	21606	32258	29235	48494	48,344	2,517	374,600	96,699	138,600	
<b>Salaries &amp; Payroll</b>	510000	<b>33785</b>	<b>39399</b>	<b>45809</b>	<b>20188</b>	<b>14589</b>	<b>13806</b>	<b>19,187</b>	<b>18,955</b>	<b>25,109</b>	<b>0</b>	<b>2,010</b>	<b>851</b>	
Supplies	531000	205	218	396	17	72	9	113	354	281	5,000	61	5,000	
Fuel Consumed	532000								13	20				
At-Risk Small Tools/Minor Equip	535001							44						
Small Tools & Minor Equip	535000	68	1033	145	0	0	21	998	0	0	5,650	0	5,650	
Communications (Mailers)	542000	29	1748	74	0	190	797	231	280	15	600	928	600	
ARS Travel Exp	543000	269	128	0	82	0	0	0	0	0	0	0	0	
Operating Leases/Rentals (LLCC)	545000	120	60	120	180	60	0	0	60	100	150	60	150	
Repairs & Maint	548000	10	0	0				12	10	4	0	0	0	
Misc - Trng/Conf Registration	549007				11	26	18	20		98	100	0	0	
Misc.	549000		2871	180	190	213	280	340	737	780	3,150	0	3,150	
Machinery & Equipment	554000				237									
Intergovernmental (IG) Prof Svcs	551000		157	0										
<b>Subtotal - Supplies &amp; Op Expenses</b>		<b>432</b>	<b>6356</b>	<b>1043</b>	<b>635</b>	<b>1181</b>	<b>1712</b>	<b>1448</b>	<b>1458</b>	<b>14650</b>	<b>2,149</b>	<b>14550</b>		
<b>TOTAL EXPENSES</b>		<b>110295</b>	<b>107951</b>	<b>104171</b>	<b>53953</b>	<b>55144</b>	<b>51673</b>	<b>85050</b>	<b>75,442</b>	<b>36,374</b>	<b>395,276</b>	<b>106,798</b>	<b>154,001</b>	
<b>TOTAL REVENUE</b>		<b>159529</b>	<b>138309</b>	<b>131233</b>	<b>119888</b>	<b>172061</b>	<b>224569</b>	<b>117875</b>	<b>116680</b>	<b>123674</b>	<b>121140</b>	<b>144622</b>	<b>157689</b>	

1

38% reduction in Interfund costs since 2021 – Zero Interfund costs after 2025

2

80% reduction in FTE/Salary costs since 2023

3

\$30,000+ overall reduction in county annual admin costs since 2021 or 26%

4

2025 and beyond we expect county admin costs to be around 5% of revenue a year

# Toxic Algae Incidents Since 2020

17 Weeks this year and getting worse.



County/Lake	2020			2021			2022			2023			2024			2025		
	Start Date	Highest Conc.	Duration	Start Date	Highest Conc.	Duration	Start Date	Highest Conc.	Duration	Start Date	Highest Conc.	Duration	Start Date	Highest Conc.	Duration	Start Date	Highest Conc.	Duration
Thurston																		
Lawrence	10-Aug-20	43.5	4 wks	9-Aug-21	14.9	5 wks	12-Oct-22	36.7	4 wks	22-Jun-23	28.2	2 wks	14-Aug-24	11.3	4 wks			
Pattison	14-Sep-20	9.96	1 wk	21-Jul-21	10.6	1 wk	18-Jul-22	8.23	1 wk	1-Aug-23	39.6	6 wks	22-Oct-24	23.2	1 wk			
							1-Aug-22	24.4	2 wks	19-Oct-23	15.4	1 wk						
Offut													10-Oct-24	30	1 wk			
Long	17-Aug-20	496	5 wks	25-Aug-21	276	3 wks												
Black Summit				18-Oct-21	33.1	1 wk												
Pierce																		
Spanaway	11-May-20	5000	17 wks	19-Jul-21	875	14 wks	27-Sep-22	20.6	1 wk	28-Aug-23	10	1 wk	12-Aug-24	578	11 wks			
	28-Sep-20	45.4	2 wks															
	26-Oct-20	34.8	1 wk															

Both Long and Black Lake have treated several times since 2020 and for past three years have had no blooms above state standards.

Spanaway Lake has initiated a process to install an oxygen injection system. They are in the preliminary feasibility stage– experimental and very expensive costing ~\$2 Million.

Will not get better unless we do something about it.

Cost:  
\$1.5 Million for Black Lake  
\$500,000+ for Long Lake

# 2024 LMD Rates & Charges Across Thurston County

## Lake Lawrence

Fee Category	Fee
Upland	\$80.53
Canal	\$159.78
<b>Lakefront</b>	<b>\$323.33</b>

## Offut Lake

Fee Category	Fee
Upland	\$70.00
<b>Lakefront Developed</b>	<b>\$750.00</b>
Lakefront undeveloped	\$350.00

## Long Lake

Fee Category	Fee Per Linear Foot	Developed Basic Fee	Undeveloped Basic Fee
Conservation	<b>\$.80</b>	\$86.86	\$61.28
Lakefront	<b>\$4.37</b>	\$86.86	\$61.28
Upland	\$0	\$86.86	\$61.28

281 Shoreline Properties –  
the average cost is **\$484.00**  
12' of shoreline = **\$139.00**  
266' = **\$5,158.00**

## Pattison Lake

Fee Category	Fee
Upland Developed	\$77.00
Upland Undeveloped	\$39.00
<b>Lakefront Developed</b>	<b>\$510.00</b>
Lakefront Undeveloped	\$255.00



# LMD RENEWAL OPTIONS

- OPTION 1 – Do nothing – LMD expires 31 December 2026.
- OPTION 2 - Continue with LMD priorities as we have for the past 38 years and provide some intermittent algae treatment - revenue dependent.
  - Prevent growth of noxious/invasive aquatic and terrestrial weeds.
  - Reduce nuisance aquatic vegetation to allow recreational uses.
  - Educate members on how to prevent harmful substances from entering lake to maintain water quality as best we can and hopefully reduce toxic algae blooms.
- OPTION 3A – Continue with current LMD priorities and expand to include actively improving water quality through reduction in toxic algae.
  - SAME THREE PRIORITIES AS OPTION 2 ABOVE +
  - SEQUESTER PHOSPHORUS TO PREVENT OR SUBSTANTIALLY REDUCE TOXIC ALGAE BLOOMS.
  - REDUCE ALGAE IN WATER COLUMN TO ENHANCE LAKE WATER QUALITY.



# LMD RENEWAL OPTION COSTS

- OPTION 1 – Do nothing – LMD expires 31 December 2026.
  - LMD assessment fee will stop being charged effective 1 January 2027.
  - County Storm Water fee for all parcels will increase \$35+ (the amount of your current storm water fee reduction – because you get this reduction because we are an LMD).
- OPTION 2 - Continue with LMD priorities as we have for the past 38 years with some potential revenue available for intermittent algae treatment.
  - LMD assessment fees would be increased by 10-15% over current amounts
  - 0-5% a year after 2027 based on inflation.
- OPTION 3A – Continue with current LMD priorities and expand to include water quality issues to improve lake water quality through reduction in toxic algae blooms. This is a long-term commitment, and we would need to extend the duration of the LMD considerably (20-35 years vs. current 10-year duration).
  - LMD assessment fees would need to be increased substantially to pay for the additional LMD responsibilities (Phosphorus sequestration/water column improvements/reduced toxic algae blooms).
  - 10% Increase in upland assessment fees; 130% Increase in canal and lakefront fees.
  - 0-5% a year after 2027 based on inflation.

# LMD EXPECTED COSTS 2027-2036

	Annual Increase	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036
<b>Option #2 - Initial 10% fee increase and 3%/year after 2027</b>											
Revenue Option 2	3%	134	138	142	146	151	155	160	165	170	175
Administration	3%	12	11	13	12	12	14	13	13	16	15
Aquatic & Invasive	3%	78	80	84	85	88	90	93	98	98	101
Algae, occasional treatment		0	0	0	218	0	0	0	245	0	0
<b>Total Expense</b>		<b>90</b>	<b>91</b>	<b>97</b>	<b>315</b>	<b>100</b>	<b>104</b>	<b>106</b>	<b>356</b>	<b>114</b>	<b>116</b>
<b>Fund Incr./ (Decr.)</b>		<b>44</b>	<b>47</b>	<b>45</b>	<b>(169)</b>	<b>51</b>	<b>51</b>	<b>54</b>	<b>(191)</b>	<b>56</b>	<b>59</b>
Fund Balance	12	56	103	148	(20)	30	82	136	(55)	0	59
<b>Option #3A - 2027 fee increase Upland 10%, Shoreline &amp; Canal 130%, add 3%/yr after 2027</b>											
Revenue Option 3A	3%	194	200	206	212	218	225	232	239	246	253
Administration	3%	12	11	13	12	12	14	13	13	16	15
Aquatic & Invasive	3%	78	80	84	85	88	90	93	98	98	101
Algae Treatment		5	205	5	218	6	231	6	245	6	260
<b>Total Expense</b>		<b>95</b>	<b>296</b>	<b>102</b>	<b>315</b>	<b>106</b>	<b>335</b>	<b>112</b>	<b>356</b>	<b>120</b>	<b>376</b>
<b>Fund Incr./ (Decr.)</b>		<b>99</b>	<b>(96)</b>	<b>104</b>	<b>(103)</b>	<b>112</b>	<b>(110)</b>	<b>120</b>	<b>(117)</b>	<b>126</b>	<b>(123)</b>
Fund Balance	12	111	15	119	16	128	18	138	20	146	23

# DECISION POINTS

1. LMD duration
2. LMD rates & charges
3. How to calculate LMD rates & charges to meet expected expenditures as determined by option selected by LMD members
4. Senior/Disabled Exemptions

# DECISION POINT #1

## LMD Duration (10 years) Vs. Increase Duration (35 years)

### Current Duration (10 Years)

- Today's cost to renew LMD is approximately \$15,000
- Huge volunteer effort required
- Any effort to control toxic algae long-term is jeopardized should subsequent LMDs not be renewed

### Increase Duration (35 Years)

- Potential savings of \$45,000+ over 35 years to use toward lake
- Reduces volunteer effort for renewal to focus on lake needs
- Able to implement long-term strategy for control of lake water quality



# DECISION POINT #2

## Sustain Current Rates & Charges Vs. Increase Rates & Charges

### Keep current rates

- LMD will most likely be renewed
- Should be able to sustain current level of aquatic weed treatment
- Will not be able to control or reduce toxic algae blooms
- Will not be able to reduce water turbidity (greenish/brownish color of water year-round)

### Increase rates

- LMD may not be renewed
- Will be able to sustain current level of aquatic weed treatment
- Will be able to control/ significantly reduce toxic algae blooms
- Will most likely be able to greatly reduce water turbidity

# DECISION POINT #3

## How to calculate LMD Rates & Charges

- OPTION #1
  - No change – LMD expires 31 December 2026
- OPTION #2
  - Increase LMD rates & charges 10-15% to adjust for inflation
  - 0-5% increase in rates & charges after 2027 depending on inflation
- OPTION #3A
  - Increase upland rates & charges 10% (\$94)
  - Increase canal rates & charges 130% (\$390 Canal/\$789 Shoreline)
  - 0-5% a year increase after 2027 depending on inflation

# DECISION POINT #4

## Senior/Disabled Exemptions

- Every year the number of exemptions has increased.
- Currently the exemption allows qualified persons to get a 90% reduction in assessment fees.
- In 2025 the number of exemptions was 66 or 9.6% of those that pay assessments for a total of \$6,704.
  
- **OPTION #1**
  - No change – leave at 90%
- **OPTION #2**
  - Eliminate exemptions – everyone pays the same.
- **OPTION #3**
  - Reduce exemption percentage to 25%, 50% or 75%.

# HOW DO WE GET THERE?

## NEXT STEPS (IAW RCW 36.61)

- 20 MAR 2025 – Decision on duration of LMD
- 20 MAR 2025 – Decision on which option to pursue for renewal of LMD
- MAR 2025 – Write petition/resolution of renewal
- APR-JUN 2025 – Submit petition to County for approval
- JUL 2025 – Send petition (by email) to all property owners, for signature (requires 20% by acreage). We have **611** acres within the LMD. Will require signatures of parcel owners owning at least **122** acres of property within LMD to move forward.
- Aug – Sep 2025 – Follow up with door-to-door engagement with LMD members to obtain petition signatures.
- DEC 2025-JAN 2026 – BoCC sets public hearing by resolution of intention and mails notices to all property owners and published hearing notice in local paper of record (Nisqually Valley News) (2x)
- FEB 2026– Public hearing – BoCC determines if LMD is in public interest or not



G = Green = Completed On Time



Y = Yellow = Late – Program Jeopardized



R = Red = Mission Fail



# HOW DO WE GET THERE?

## NEXT STEPS (IAW RCW 36.61) (continued)

- MAR 2026 – BoCC approves LMD proposal and adopts resolution for vote of property owners
- APR 2026 – County auditor mails ballots to all property owners
- MAY 2026
  - Majority of votes NO – LMD will dissolve December DEC 2026
  - Majority of votes YES – LMD will renew January 2027
- JUN 2026 – BoCC adopts ordinance creating LMD & sets public hearing to consider objections to roll of rates and charges
- JUL 2026 – Notice of Public Hearing published in local paper of record (Nisqually Valley News) 2x
- AUG 2026 – BoCC holds public hearing on roll of LMD charges
- SEP 2026 – BoCC adopts or amends roll
- OCT 2026 – BoCC sends roll of rates and charges to County Treasurer to place on 2027 property tax statements



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