



**Mason County PUD No. 1
Board Workshop,
Regular Board Meeting & Public Hearing
September 24, 2024**

Join Zoom Meeting
<https://us02web.zoom.us/j/85869053743>

Meeting ID: 858 6905 3743
1 (253) 215-8782

- 1) 10:00 a.m. to Noon- Strategic Planning Board Workshop**
- 2) 1:00 p.m. Public Hearing- Water Use Efficiency Goals**
- 3) Call Regular Business Meeting to Order**

4) Public Comment- *Members of the public wishing to comment may request permission to do so during the Public Comment portion of the agenda. Comments shall be limited to no more than 5 minutes per speaker. There will be no action or discussion of public comment items, although the board may defer to PUD management for any necessary response.*

5) Consent Agenda

Minutes: Regular Board Meeting September 10, 2024

Disbursements:	Accounts Payable Wire	\$ 58,909.18
	Check Nos. 125482-125527	\$ 619,196.51
	Payroll Wire	\$ 74,397.84
	Grand Total	\$ 752,503.53

6) Business Agenda

- a. Approve the 2024-2030 Water Use Efficiency Goals
- b. Visit from the Washington PUD Association
- c. Duckabush Change Order No. 2
- d. August 2024 Financials
- e. Approve Integrated Resource Plan for 2024
- f. Approve 3rd Quarter Write-Offs to Collections

7) Staff Reports

- a. General Manager
- b. District Treasurer
- c. Water Resource Manager
- d. Legal Counsel

8) Correspondence

9) Board Comments

10) Other Business/Public Comment

11) Executive Session may be held as authorized by the Open Public Meetings Act (RCW 42.30.110)

12) Adjourn

2024 Calendar

Sept 25-27	WPUDA Water Workshop, location TBD
Sept 25	WPAG Hybrid Meeting
October 2	PPC Embassy Suites Portland Airport
October 3	PPC Embassy Suites Portland Airport
October 4	PUD 1 Customer Appreciation Event
October 23-24	Energy Northwest Members Forum, Richland
October 31	WPAG Meeting, Virtual
November 6	PPC Town Hall Embassy Suites Portland Airport
November 7	PPC Annual Meeting Embassy Suites Portland Airport
Nov 13-15	WPUDA Association meetings, Olympia



Mason County Public Utility District No. 1
Board of Commissioners Regular Board Meeting
September 10, 2024, Potlatch, Washington

Present:

Jack Janda, President
Ron Gold, Vice President
Mike Sheetz, Board Secretary
Kristin Masteller, General Manager
Brandy Milroy, Water Resource Manager
Rob Johnson, Legal Counsel

Visitors: None

Excused: Katie Arnold, District Treasurer

CALL TO ORDER: Jack called the meeting to order at 1:00 p.m.

PUBLIC COMMENT: None.

APPROVAL OF CONSENT AGENDA

Minutes:	Regular Board Meeting August 27, 2024	
Disbursements:	Accounts Payable Wire	\$ 76,475.05
	Check Nos 125418-125481	\$ 630,825.13
	Payroll Wire	\$ 94,458.70
	Grand Total	\$ 801,758.88

Ron made a motion to approve the consent agenda as presented; Mike seconded the motion. It passed unanimously.

Business Agenda:

Claim for Damages- Robison Plumbing- Ron made a motion to authorize the General Manager to forward the claim to Federated Insurance for adjustment. Mike seconded the motion. It passed unanimously.

Award Manzanita Substation Construction Project- Ron made a motion to award the Manzanita Substation Construction Project to RiverLine Power in the amount of \$1,979,000, plus applicable sales tax.; Mike seconded the motion. It passed unanimously.

Staff Reports –

General Manager – Kristin reported that the PUD received just over \$4.6 million in funding from the Public Works Board for the Manzanita Water Storage project. It is a partial low-interest loan, usually less than 1%, and partial grant of approximately \$1 million. Brandy also stated the water storage project just received approval from Dept. of Health last week too on the same day the funding was awarded. Staff is working on the permitting now and once a contract is signed, staff will put that project out to bid. Kristin also gave an update on the status of the Duckabush project, which is going well. Contractors are making good progress. She gave updates on the three other grant applications staff is working on for the Jorstad Substation, Seal Rock rebuild and upgrading fleet.



Mason County Public Utility District No. 1
Board of Commissioners Regular Board Meeting
September 10, 2024, Potlatch, Washington

District Treasurer – Katie was at an APPA finance officers conference. Kristin reported on Katie’s behalf that the PUD took an initial draw off of the line of credit to float the payments for the Vuecrest and Duckabush projects while waiting for reimbursement from the grant funds. She also reported that there is about \$75,000 of \$200 bill credit CCA funding left to apply to customer accounts before the end of the week. We have spent down over 75% of the grant so far.

Water Resource Manager – Brandy gave updates on the Lake Arrowhead rebid, the wait on materials to finish Agate Beach and Vuecrest, the finish work at Ripplewood, and the crew’s work at Lake Arrowhead. She also answered questions about the upcoming public hearing for the Water Use Efficiency goals to be adopted at the next meeting.

Legal Counsel – Rob gave an update on schedule for the Hill Way mediation process.

Correspondence – None.

Board Reports –

Mike – Attended the WPAG meeting on rate design and true up. He also virtually attended the PPC meetings.

Jack – Virtually attended WPAG and PPC and had a meeting with the board president of PUD 3.

Ron – Will do a walk-through of the Hill Way project with staff and attend the mediation session at the end of the month.

PUBLIC COMMENT – None.

EXECUTIVE SESSION – None.

Adjourned: 1:57 p.m.

Jack Janda, President

Ron Gold, Vice President

Mike Sheetz, Secretary

PUBLIC UTILITY DISTRICT #1 OF MASON COUNTY
WATER USE EFFICIENCY GOALS AND MEASURES - SEPTEMBER 2024

PROCESS OVERVIEW

Water Use Efficiency is a proactive approach to protect public health and water supplies. The Department of Health was directed by the Legislature to adopt an enforceable Water Use Efficiency Program (WUE) effective in January of 2007. The creation of a regulatory WUE program is intended to achieve a consistently high level of stewardship among all municipal water suppliers. The law establishes that all municipal water suppliers must use water more efficiently in exchange for water right certainty and flexibility to help them meet future demand.

One of the most important steps in using water efficiently is setting goals that can be measured. Goals provide a benchmark for achievement and play a significant role in defining the success of our water WUE program. The WUE program requires water systems to pay attention to their usage patterns by reporting annually and managing water loss. For most water systems, conserved water can be the least costly source for new supply.

The District must set WUE goals through a public process every six years and report annually on their performance to their customers and the DOH (WAC 246-290-830).

The average DSL for all Group A systems combined is approximately 18% (not including newly acquired systems). The standard set by the Municipal Water Law is 10% or less for each system. Systems are encouraged to meet this goal 3 years after the system is fully metered.

The number of measures required for a water system is based on the number of connections. All Mason PUD #1 water systems have less than 1000 connections, therefore, all systems must be assigned a minimum of 4 WUE measures.

Over the next 6 years, combined estimated water savings will be 27.8 million gallons.

Group A Systems

DSL Group	Count
GROUP 1	12
GROUP 2	10
GROUP 3	5
GROUP 4	2
GROUP 5	1
GROUP 6	5

PUBLIC UTILITY DISTRICT #1 OF MASON COUNTY

PROPOSED WATER USE EFFICIENCY GOALS AND MEASURES - SEPTEMBER 2024

GOAL GROUP 1: 10% or less Distribution System Leakage (DSL)

Production:

Goal 1: Maintain DSL levels to 10% or less.

Consumption:

Goal 1: Reduce summer peak daily demand by 1% per ERU in 6 years.

Goal 2: Maintain ADD and summer peak daily demand.

Measures:

- Identify and repair Leaks as soon as they are discovered.
- Educate all consumers about irrigation conservation and peak water demand twice a year.
- Conservation rate structure for all consumers.
- Consumption history shown on all water bills.
- Water conservation and landscape water use are part of the water policy.
- Water conservation information on the MCPUD1 Website.

GOAL GROUP 2: >10%-20% DSL

Production:

Goal 1: Reduce DSL to 10% or less in 6 years.

Goal 2: Reduce total annual water production by 1% per ERU in 6 years.

Goal 3: Reduce peak month production by 1% per ERU in 6 years.

Consumption:

Goal 1: Reduce ADD by a minimum of 1% in 6 years.

Goal 2: Reduce summer peak daily demand by 2% in 6 years.

Measures:

- Develop "Water Loss Control Action Plan".
- Conservation rate structure for residential and commercial use.
- Identify and repair Leaks as soon as they are discovered.
- Educate all consumers about irrigation conservation and peak water demand twice a year.
- Consumption history shown on all water bills.
- Water conservation and landscape water use are part of the water policy.
- Water conservation information on the MCPUD1 Website

GOAL GROUP 3: >20%-30% DSL

Production:

- Goal 1: Reduce DSL to 15% in 6 years.
- Goal 2 : Reduce DSL to 10% in 12 years.
- Goal 3: Reduce total annual water production by 1% in 6 years.
- Goal 4: Reduce peak month production by 2% per ERU in 6 years.

Consumption:

- Goal 1: Reduce ADD by a minimum of 1% in 6 years.
- Goal 2: Reduce summer peak daily demand by 2% in 6 years.

Measures:

- Develop “Water Loss Control Action Plan”.
- Conduct an AWWA water audit.
- Identify and repair Leaks as soon as they are discovered.
- Educate all consumers about irrigation conservation and peak water demand twice a year.
- Conservation rate structure for all consumers.
- Consumption history shown on all water bills.
- Water conservation and landscape water use are part of the water policy.
- Water conservation information on the MCPUD1 Website

GOAL GROUP 4: >30%-40% DSL

Production:

- Goal 1: Reduce DSL to 20% in 6 years.
- Goal 2: Reduce DSL to 15% in 12 years.
- Goal 3: Reduce total annual water production by 1% in 6 years.
- Goal 4: Reduce peak month production by 2% per ERU in 6 years.

Consumption:

- Goal 1: Reduce summer peak daily demand by 2% in 6 years.
- Goal 2: Reduce peak month ADD by 2% in 6 years.

Measures:

- Develop “Water Loss Control Action Plan”.
- Conduct an AWWA water audit.
- Identify and repair Leaks as soon as they are discovered.
- Educate all consumers about irrigation conservation and peak water demand twice a year.
- Conservation rate structure for all consumers.
- Consumption history shown on all water bills.
- Water conservation and landscape water use are part of the water policy.
- Water conservation information on the MCPUD1 Website

GOAL GROUP 5: >40%-50% DSL

Production:

- Goal 1: Reduce DSL to 25% in 6 years.
- Goal 2: Reduce DSL to 15% in 12 years.
- Goal 3: Reduce total annual water production by 1% in 6 years.
- Goal 4: Reduce peak month production by 1% per ERU in 6 years.

Consumption:

- Goal 1: Reduce peak daily demand by 2% per ERU in 6 years.
- Goal 2: Reduce peak month ADD by 2% in 6 years.

Measures:

- Develop "Water Loss Control Action Plan".
- Conduct an AWWA water audit.
- Identify and repair Leaks as soon as they are discovered.
- Educate all consumers about irrigation conservation and peak water demand twice a year.
- Conservation rate structure for all consumers.
- Consumption history shown on all water bills.
- Water conservation and landscape water use are part of the water policy.
- Water conservation information on the MCPUD1 Website

GOAL GROUP 6: Greater than 50% DSL

Production:

- Goal 1: Reduce DSL by 50% of current level in 6 years.
- Goal 2: Reduce DSL to 20% in 12 years.
- Goal 3: Reduce total annual water production by 1% per ERU in 6 years.
- Goal 4: Reduce peak month production by 2% per ERU in 6 years.

Consumption:

- Goal 1: Reduce summer peak daily demand by 3% per ERU in 6 years.
- Goal 2: Reduce peak month ADD by 2% in 6 years.

Measures:

- Develop "Water Loss Control Action Plan".
- Conduct an AWWA water audit.
- Identify and repair Leaks as soon as they are discovered.
- Educate all consumers about irrigation conservation and peak water demand twice a year.
- Conservation rate structure for all consumers.
- Consumption history shown on all water bills.
- Water conservation and landscape water use are part of the water policy.
- Water conservation information on the MCPUD1 Website.



PUD1 – Executive Summary – August 2024

This report summarizes information on the current financial status of Mason County PUD No. 1 for the month of August 2024:

- **Work in Progress:**
 - Grant Applications – Ongoing
 - 2019 / 2020 CETA Audit
 - 2023 Financial Audit, 2023 Federal Audit, 2020 / 2023 Accountability Audit
 - 2025 Budget

- **Completed Projects:**
 - 2024 Budget
 - 2023 Privilege Tax Return (Due 2/29/24)
 - 2023 EIA Report (Due 4/30/24)
 - 2023 Form 7 (Due 3/31/24)
 - 2023 Annual Report (Due 05/30/24)

- **Planned Key Milestones, Activities and / or Events:**
 - Long range financial and budgetary planning – ongoing.

Financial Highlights:

- Revenue – Gross Revenue was \$1,158,450 for the month of August 2024.
- Expenditures – Gross expenditures were \$847,177 for the month of August 2024.
- As of August 31, the PUD has \$640,181 in grant reimbursements outstanding for ongoing projects, which is an equivalent of about 25 days of our cash on hand.

Financial Metrics as Compared with Prior Year:	August 2024	August 2023
Total General Cash and Investments	\$1,095,210	\$1,429,297
Current Ratio (Current Assets/Current Liabilities)	2.06 to 1	2.25 to 1
Debt Service Coverage (O&M/ Debt Service)	3.71	3.04
Long-Term Debt to Net Plant	25%	30%
Total Debt to Equity Ratio (Total Liabilities/Total Equity)	33%	38%
Long Term Debt to Equity Ratio (Long Term Debt / Total Equity)	29%	35%
Times Interest Earned Ratio (Earnings before Interest & Taxes/Total Interest)	6.34	4.13
Cash on Hand (Total Available Cash/Average Daily Costs)	43 Days (General) 180 Days (All Funds)	55 Days (General) 190 Days (All Funds)



Mason County PUD No 1

Budget Summary by Division For the Month Ended August 31, 2024

	<u>Electric</u>	<u>Water</u>	<u>Sewer</u>	<u>Totals</u>
Total Revenue	\$ 818,857.25	\$ 338,560.36	\$ 1,032.29	\$ 1,158,449.90
Budgeted	\$ 744,579.00	\$ 277,399.31	\$ 989.93	\$ 1,022,968.24
Difference (-/+)	\$ 74,278.25	\$ 61,161.05	\$ 42.36	\$ 135,481.66
% of Budget	110%	122%	104%	113%
Total Expenditures	\$ 654,338.11	\$ 192,071.51	\$ 767.45	\$ 847,177.07
Budgeted	\$ 784,536.76	\$ 230,796.91	\$ 516.22	\$ 1,015,849.89
Difference (-/+)	\$ (130,198.65)	\$ (38,725.40)	\$ 251.23	\$ (168,672.82)
% of Budget	83%	83%	149%	83%
Net Operating Margins	\$ 164,519.14	\$ 146,488.85	\$ 264.84	\$ 311,272.83
Budgeted	\$ (39,957.76)	\$ 46,602.40	\$ 473.71	\$ 7,118.35
Difference (-/+)	\$ 204,476.90	\$ 99,886.45	\$ (208.87)	\$ 304,154.48
% of Budget	-412%	314%	56%	4373%



Mason County PUD No 1

Budget Summary by Division for the Eight Months Ended August 31, 2024

	<u>Electric</u>	<u>Water</u>	<u>Sewer</u>	<u>Totals</u>
Total Revenue	\$ 7,874,504.80	\$ 2,113,747.62	\$ 8,402.26	\$ 9,996,654.68
2024 Budget	\$ 11,337,957.00	\$ 2,946,410.00	\$ 12,222.00	\$ 14,296,589.00
Difference (-/+)	\$ (3,463,452.20)	\$ (832,662.38)	\$ (3,819.74)	\$ (4,299,934.32)
% of Budget	69%	72%	69%	70%
Total Expenditures	\$ 6,562,546.56	\$ 1,455,623.96	\$ 5,125.08	\$ 8,023,295.60
2024 Budget	\$ 10,447,134.00	\$ 2,563,896.00	\$ 9,580.00	\$ 13,020,610.00
Difference (-/+)	\$ (3,884,587.44)	\$ (1,108,272.04)	\$ (4,454.92)	\$ (4,997,314.40)
% of Budget	63%	57%	53%	62%
Net Operating Margins	\$ 1,311,958.24	\$ 658,123.66	\$ 3,277.18	\$ 1,973,359.08
2024 Budget	\$ 890,823.00	\$ 382,514.00	\$ 2,642.00	\$ 1,275,979.00
Difference (-/+)	\$ 421,135.24	\$ 275,609.66	\$ 635.18	\$ 697,380.08
% of Budget	147%	172%	124%	155%

Cash Flow

Beginning Cash (General Fund)	71,824.92	88,805.73	4,195.20	164,825.85
Net Operating Margin (Excluding Depreciation)	2,882,582.84	3,557,223.64	3,277.18	6,443,083.66
Cash Transferred to / from Special Funds	829,613.19	(307,278.10)	(590.62)	521,744.47
Change in Accounts Receivable	336,809.85	528,512.34	1,174.63	866,496.82
Change in Accounts Payable	222,104.61	5,914.56	-	228,019.17
Cash Expended on Utility Plant	(2,261,790.94)	(324,872.41)	0.00	(2,586,663.35)
Change in CWIP	(1,985,625.55)	(3,457,654.90)	(3,861.19)	(5,447,141.64)
Ending Cash (General Fund)	95,518.92	90,650.86	4,195.20	190,364.98



Mason County PUD No. 1

Cash & Investment Balances

As of August 31, 2024

Cash Balances

Cash - General Funds

\$ 190,364.98

Cash - Restricted

\$ 86,407.34

Total Cash

\$ 276,772.32

Investment Balances (LGIP)

Investments - Electric

\$ 580,567.09

Investments - Sewer

\$ 10,692.08

Investments - Water

\$ 227,178.23

Total Investments

\$ 818,437.40

Total Cash & Investments

\$ 1,095,209.72

***Does Not Include Designated Funds*



PUBLIC UTILITY DISTRICT NO. 1
OF MASON COUNTY
 N. 21971 Hwy. 101
 Shelton, Washington 98584

BOARD OF COMMISSIONERS
 MIKE SHEETZ, Commissioner
 JACK JANDA, Commissioner
 RON GOLD, Commissioner

SMALL WORKS PROJECT
CHANGE ORDER FORM
 No. 2

The following changes are hereby incorporated into this Contract:

A. Description of Change:

As per attached.

B. Contract Price Adjustment:

As a result of this Change Order, the total Contract shall be increased decreased by the sum of \$ 5,130.00 plus sales tax, which the amount Contractor acknowledges is full and complete compensation for the Contract Work including changes incorporated by this Change Order.

This Change Order shall not provide any basis for any other payments to or claims by the Contractor as a result of or arising out of the performance of the work described herein. The new total revised Contract Price is \$1,314,801.64 including sales tax.

C. Time of Completion:

The time of completion shall be increased / decreased by 0 calendar days. The revised completion date shall be 10/31/2024.

D. Except as specifically provided herein, all other Contract terms and conditions shall remain unchanged.

CONTRACTOR

PUBLIC UTILITY DISTRICT NO. 1
OF MASON COUNTY, WASHINGTON

Company: _____

Accepted By: _____

Title: _____

Date: _____

Accepted By: _____

Title: _____

Date: _____



**PUBLIC UTILITY DISTRICT NO. 1
OF MASON COUNTY**
N. 21971 Hwy. 101
Shelton, Washington 98584

BOARD OF COMMISSIONERS
MIKE SHEETZ, Commissioner
JACK JANDA, Commissioner
RON GOLD, Commissioner

CO#2 ATTACHMENT

Additions (with tax)

- 1-phase crossing and padmount transformer installation: **\$15,274**
 - Kelly Rd backlot re-route and conversion to single phase: **\$22,911**
 - Removing double-circuit overhead on backlots: **\$18,547**
- Subtotal: **\$56,732**

Additions (with tax) **TO BE REIMBURST BY LUMEN**

- (4) additional conduit from future cabinet crossing Dark Rd: **\$3,273**

Additions Total: \$60,005.00

Reductions (with tax)

- Vault reductions: \$16,000
- Phase 1 Pole reductions: \$12,000
- Phase 1 Pole Framing reductions: \$5000
- Phase 1 Pole Removal reductions: \$1,875
- Phase 2 Pole w/ Caisson reductions: \$20,000

Reductions Total: \$54,875.00

CO#2 TOTAL: \$5,130.00

Final Bill Date for accounts prior to 3/1/2024

Customer	Account	Provider	Sort Name	Total AR	Reason
205987	3282102	PUDEL	HOPPER KARA	\$ 1,034.82	DNP Cutoff
206668	6286901	PUDEL	ARBANAS KEVIN	\$ 415.35	DNP Cutoff
207787	7815406	PUDEL	RAINES EMILY	\$ 136.77	Moved
207248	8452513	PUDEL	JULIAN MARIAH	\$ 225.35	Moved
206762	8882306	PUDEL	WINCHESTER DIMITRI	\$ 272.48	Moved
206762	8882306	PUDWA	WINCHESTER DIMITRI	\$ 110.71	Moved
207610	10418208	PUDEL	JORDAN MELISSA	\$ 792.32	Moved
207610	10418208	PUDWA	JORDAN MELISSA	\$ 160.92	DNP Cutoff
200841	11419904	PUDEL	KENNEDY LUANNE	\$ 761.27	DNP Cutoff
207131	11577402	PUDEL	WARE SEAN L	\$ 833.44	DNP Cutoff
202755	11658201	PUDEL	FIELDS MEGAN	\$ 381.01	Moved
206593	12160805	PUDEL	GIDDINGS CARL	\$ 219.95	Moved
208021	20097505	PUDEL	RONEY JON	\$ 438.48	Moved
205648	20183504	PUDEL	WHITE SANDRA	\$ 418.67	Moved
205539	20280502	PUDWA	SALGUERO MAYRA	\$ 1,955.81	DNP Cutoff
206904	20285006	PUDWA	TINOCO SEAIRRA	\$ 37.94	Moved
Total Proposed to go to Collections				\$ 8,195.29	

1955	2876100	PUDEL	WIMP LEROY	\$ 280.01	Deceased
Total Deceased to Write Off				\$ 280.01	

13 PUDEL
 4 PUDWA
 17 TOTAL

\$ 8,195.29
\$ 280.01
\$ 8,475.30

6 DNP Cutoff
 10 Moved
 0 Business Sold
 1 Deceased
 17 Total

PUD 1 gets funding for water storage project

By June Williams
june@masoncountymt.com

Highland Park property owners will finally be able to connect to the public water supply thanks to \$4.6 million in state money approved Sept. 6 for Mason PUD 1's Manzanita Water Storage Project.

The state's Public Works Board distributed more than \$175 million in grants and loans for 51 statewide infrastructure projects at its meeting

last Friday.

The Manzanita project will provide standby storage for the PUD's Highland Park water system, located across the street from PUD's Manzanita Campus, Mason PUD 1 General Manager Kristin Masteller told the *Journal* in an email.

"We intend to install a draft hydrant on site specific to Fire District 6 for extra fire support in Union. Highland Park has property owners who have been on a waiting list for connections

for several years, and this water storage will enable those property owners to finally connect to the public water supply so they can build on or sell their properties," Masteller wrote.

PUD hasn't seen the contract with final award terms yet, but it will be a combined low-interest loan and grant, she said.

Masteller thanked PUD Union customers who sent letters of support and also local elected officials in Mason County and the 35th District,

neighboring public agencies and businesses and local and state departments of emergency management.

"These big showings of community support really help move these important infrastructure projects forward. This is the third water storage project we have been able to do in the last 24 months because of grant funding and the public support of our applications. We are excited to be able to provide these services to our rural communities," Masteller wrote.

CRIME & COURTS

Pot grower allegedly causes fire, absconds with money

A marijuana producer allegedly caused a fire at its rented building, didn't have insurance coverage, agreed to sell its cannabis license to pay for damages and then absconded with the money, the landlord claims in a complaint filed in Mason County Superior Court Aug. 16.

Triple R Farms LLC owner Robert Jackson and his wife, Tiffany Brown rented property for marijuana production on West Westfield Court in Shelton from Canopy Park LLC starting in 2017.

On April 17, 2023, a fire broke out at the facility "due to Triple R Farms' lamps overheating," according to the complaint.

"Canopy Park believed that Triple R Farms would tender a claim to its insurance provider to repair the premises in accordance with the parties' lease agreement," the complaint states.

Canopy Park claims it then learned Triple R Farms let a required \$1 million insurance policy lapse.

"Triple R Farms and Canopy Park agreed that in exchange for Canopy Park providing Triple R financial assistance to repair the premises, which was required to facilitate the sale of its cannabis license, Triple R Farms agreed to pay Canopy Park out of the sale of closing funds," according to the

complaint.

The landlord claims it agreed to waive all damages for \$100,000 that was to come from the license sale.

After the sale, however, Jackson ordered the buyer to disburse the \$330,000 proceed into Brown's bank account, the complaint states.

The couple didn't pay Canopy Park and "are believed to have absconded with funds from Triple R Farms, LLC, and fled the state of Washington to evade their creditors," according to the complaint.

The landlord states the couple also owes \$210,000 in unpaid rent.

Canopy Park wants damages for breach of contract and fraudulent transfer and seeks attorneys' fees.

Mason County Court Commissioner Tirsa Butler granted Canopy Park's request for a prejudgment writ of attachment Aug. 16 against Triple R Farms, Jackson and Brown's bank accounts for \$210,000.

Motorcyclist arrested for felony eluding

A motorcyclist who was not the owner of the bike and driving without a valid license blew through numerous stop signs during a police pursuit, crashed into a barbed wire fence and ran into the woods before being nabbed by a Mason County sheriff's deputy.

Just after midnight Sept. 3, MCSO

Deputy Ogden noticed a motorcycle and Ford Ranger leaving an area along Newkirk Road in Belfair.

"I know multiple places along NE Newkirk Rd that are privy to stolen vehicles and turned around to investigate the two vehicles further," Ogden wrote in a probable cause document.

Both vehicles turned onto Old Belfair Highway and Ogden saw the motorcycle did not have a license plate, according to the document.

"I noted the motorcycle turn right onto NE Sand Hill Rd and very quickly pull to the right side of the road way. I pulled behind the motorcycle and initiated my emergency lights in attempts to stop the motorcycle, and investigate the legal owner of the motorcycle," Ogden wrote.

The motorcyclist, later identified as Jonathan Mathes, 51, "pulled a quick u-turn" and sped away, the document states.

Mathes ran a stop sign at state Route 300 and accelerated to 60 miles-per-hour in a 45 miles-per-hour zone, according to Ogden.

Ogden said he pursued the motorcycle with activated lights and siren and "I knew Jonathan knew I was attempting to stop him."

Mathes ran another stop sign, accelerated onto Northeast Mission Creek Road, flew past the stop sign onto state Route 300, now going at least 70 miles-per-hour, according to the document.

"Jonathan then turned left onto NE Larson Lake Dr. and proceeded to ride at speeds exceeding 50 mph within a

25 mph zone. Jonathan aggressively accelerated up the hill towards NE Larson Blvd and I noted Jonathan now recklessly entering the oncoming lanes of travel as he attempted to maintain his reckless speeds through the corners," Ogden wrote.

Mathes' luck ran out after he whizzed through two more stop signs, one at Larson and Sand Hill and another at state Route 300, making his way back to Newkirk Road.

He attempted to navigate a dirt trail entering the woods.

"Jonathan hit the uphill dirt trail at full tilt and ended up jumping the motorcycle into the air and landing within a barbed wire fence," according to the probable cause document.

Mathes left the bike tangled in the fence and took off running.

"I exited my patrol car and ran after Jonathan yelling for him to stop. Jonathan continued to run deeper into the woods upon the trail," Ogden wrote.

The deputy caught up with Mathes and arrested him.

Ogden said Mathes told him he ran because he "did not want to lose his motorcycle," which was not registered to Mathes, and because he didn't have a driver's license.

Mathes is charged with attempting to elude a police vehicle and is being held on a \$2,500 bond.

His initial arraignment is Monday in Mason County Superior Court before Judge Daniel Goodell.

■ Compiled by reporter June Williams

OysterFest
Camping & RV
Reservations
www.oysterfest.org

BELFAIR SELF-STORAGE

Running out of room?

- Clean • Secure
- Professional
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Sound Learning helps people become more literate

By Gordon Weeks
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According to the U.S. Department of Education, about 48 million adults in the U.S. cannot read above a third-grade level.

“People are stigmatized and shamed for low literacy, for not being able to read the newspaper, not being able to help their kids with their homework,” said Shannon Klasell, executive director of the nonprofit organization Sound Learning in downtown Shelton.

This is national Adult Education and Family Literacy Week, as designated by Congress. The nonprofit organization ProLiteracy is using Sept. 15-21 to raise awareness about who adult learners are and to destigmatize the shame that is associated with low literacy.

Seventy-five percent of prison inmates did not complete high school or can be classified as low literate, according to the U.S. Bureau of Justice. ProLiteracy quotes a report that states inmates who participate in correctional education programs are 43% less likely to reoffend than inmates who do not.

The U.S. Bureau of Labor Statistics reports workers who have less education than a high school diploma have the lowest median weekly earnings at \$592. That’s three times less than the highest level of education.

Adults should possess the ability to read or write a contract, Klasell said. “You have to know what you’re signing.”

“Reading and writing is the foundation of slowly getting into education,” she said.

When it comes to adults becoming more literate, “it’s not that people don’t want to do it,” she said. “They haven’t had the opportunity.”



At left, Shannon Klasell is the executive director of the Shelton-based nonprofit Sound Learning and Ava Taylor is assistant director and basic studies instructor. This is national Adult Education and Family Literacy Week, as designated by Congress. Journal photo by Gordon Weeks

That’s where Sound Learning comes in. In the late 1980s, Simpson Lumber Co. offered the Read Right reading improvement program to employees at its mill to improve communication and productivity. After being deemed a success, the program was given to the community and became the nonprofit Mason County Literacy. The name was changed to Sound Learning in 2011 and services were expanded to Thurston County.

Sound Learning has served more than 6,000 students during its 33 years. The nonprofit offers adult basic education classes, High School Plus to help adults earn a high school diploma, GED classes, English as a Second Language,

and preparation for citizenship. Sound Learning offers formal classroom instruction, distance learning and one-on-one tutoring.

Eight employees and a crew of volunteers, mostly retirees, work from Sound Learning’s office at 133 W. Railroad Ave. Free books are available inside the office, outside the front door in a kiosk and at the annual OysterFest event. At the annual Halloween event in downtown Shelton, employees hand out candy and books.

Sound Learning’s mission statement is “We educate adults to succeed and contribute to our community.”

“It doesn’t matter if it’s here in Shelton or Olympia or Belfair,” said Ava

Taylor, assistant director and basic studies instructor for Sound Learning. “So they feel like they’re more in touch with their community.”

Many of Sound Learning’s students are immigrants from Guatemala and Mexico. According to the Pew Research Center, the United States has the world’s largest immigrant population at 50.6 million. The center reports 53% are proficient English speakers.

“Some people are highly educated, just not in English,” Taylor said of some of their students.

“They need the English to get back to those levels,” Klasell said.

Taylor highlighted the challenges of some local immigrants.

“My Guatemalan students all speak their indigenous language, learn Spanish at school — if they go to school — and then come here and learn English,” she said. “They’re trilingual.”

Their students are also learning “social literacy,” Taylor said. “It’s not just the parents teaching the kids, it’s the kids teaching the parents.”

Also, “in older age, literacy means so much more than reading,” Taylor said. “Are you computer literate? Math literate?”

In that vein, Sound Learning offers basic skills classes in math, technology and preparation for career and college.

Tuition is \$25 per quarter. Financial assistance is available. New students can start at any time. In-person classes are conducted from 6 to 8:15 p.m. Monday through Thursday. In-person and distance learning opportunities are available using a computer or cell phone.

For more information, call 360-426-9733 or email staff@soundlearning.co.



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