

BBVCC
Lakes and Drainage Committee Minutes
January 5, 2026 at 5:00PM

Committee Members Present		
Bill Reilly, Chair	Betsy Just	Dave Carpenter
David Scheirman	Jon Hall	Karen Anthony
Gwynne Briggs, ALT		
Committee Members Absent		
Lowell Lorenz, ALT	Mathue Totten, Board Liaison	Jack Dyrland
Staff Present		
	Justine Brooks, Executive Secretary	
Members Present		

I. CALL TO ORDER: at 5:00 pm by Bill Reilly.

II. Visitor Comments and Suggestions

Kristin Lowell sent an email to the Lakes and Drainage Committee regarding the ditch along Birch Bay Drive and the MOU. Please see the attached email at end of minutes.

III. Ratify Minutes: December 1, 2025

Motion to approve.

Motion by: David Scheirman **Seconded by:** Jon Hull **Approved**

IV. Adoption of Agenda

Motion to approve

Motion by: David Scheirman **Seconded by:** Jon Hull **Approved**

V. Committee of the Whole

A. Retiring Members

The committee then conducted a review of its members, with Karen Anthony deciding to retire and Betsy Just becoming an alternate member, while others expressed interest in continuing.

The Committee agreed to recommend Gwynne, who has been an alternate member, to be a full-time member.

Motion to send the recommendation of Gwynne Fowler Briggs as a full member of the committee to the Board.

Motion by: David Scheirman **Seconded by:** Jon Hull **Approved**

The Committee discussed the vacant position on the Committee and it was recommended to reach out to Eddie Wood to see if he would consider serving on the Committee.

The Committee will also recommend posting the vacancy for new applicants in the General Managers Weekly Update.

B. Officer Elections

Bill Reilly is stepping down from chairing the committee. He will continue as a member of the committee and aid whoever becomes the new chair. The Committee discussed

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nominations for Chairman and decided to move forward with co-chairs instead. Jon Hull and Dave Carpenter were nominated as co-chairs, with Bill offering to provide support and guidance. The group agreed to a one-year term for the co-chairs, with a plan to clearly define their responsibilities. Justine Brooks also offered to take over the minutes, utilizing AI tools to streamline the process and will work with Betsy and Gwynne to consult.

Motion to approve David Carpenter and Jon Hull as Co-Chairs of the Lakes Committee.

Motion by: David Scheirman **Seconded by:** Betsy Just **Approved**

Subcommittee Reports

Biological Management Subcommittee

The testing for phosphorous and oxygen levels did not happen due to weather and the holidays. The subcommittee will continue to do the testing in March. David Scheirman provided a BBV Lakes final report from 27 years ago to Jon.

Hydrologic Control Committee

Bill provided an update on the drainage projects for the Village. The MOU that has been approved provides a cost-split with the County, covering 75% of the cost and BBV covering 25%. This will be for adding the pipe from Birch Point Road to Kwann Lake and a pipe from Kwann Lake to the Slough. This also includes the replacement of the corrugated metal pipe (CMP) in the and maintained by the Village. The cost of this was estimated and we are continuing to try to push this project to have it completed in summer of 2026. There was a brief discussion regarding the engineers, getting the proper drawings and members of that team retiring. David Scheirman will work with other members and the county to get a path forward on this project.

Flood Monitoring, Preparation, and Response Subcommittee

Karen presented historical data and photos to demonstrate how recent flooding events compare to past incidents, particularly highlighting a December 2022 tide event where water levels were similar to those observed on January 4th. It was explained that while the January 4th tide was predicted to reach 12.7 feet but only reached 11.7 feet, this was still close enough to potentially flood roads, with water levels approximately 6 inches from reaching the road surface. It was noted that the system's drainage dynamics are complex, involving factors like barometric pressure, wind direction, and the operation of floodgates, and emphasized the need for continued monitoring of these events.

The committee discussed the need to check and understand gauge readings, particularly the difference between NAVD and tide levels, and emphasized the importance of determining the flood level for their area. They noted that current conditions are not close to the 100-year flood elevation, but highlighted the necessity of having a gauge in Kwan Lake to better understand water levels. The need to address issues with hoses was mentioned, such as leaks and improper drainage, and suggested involving the county maintenance team for debris removal in ditches. Additionally, they planned to organize volunteers for monitoring and discussed the upcoming high tide, which is expected to be within the flood range.

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Education Committee

The Committee discussed the results of the survey about fishing in the Village, which showed about one-third of respondents in favor. The committee discussed educating membership, developing rules, and decided to wait until after the board meeting to add this as a topic on the agenda. If the Board approves the education subcommittee will develop rules, an education plan, and invite fishing experts to assist in the process. The group also discussed a possible need to test for edibility of fish due to potential toxins.

Development Oversight Subcommittee

Bill and David S provided an update on the meeting they had with Pacific Highlands Corporation about their plan to develop approximately 400 acres of undeveloped land northwest of Birch Bay Village, with the goal of building hundreds of homes. The developers expressed concerns about potential impacts on stormwater management and traffic. The discussion revealed that while the landowners are seeking to develop the property, they would only be granting development rights rather than building the homes themselves, similar to the Horizon development.



Image of the area northwest of the Village that is planned to be developed.

Motion to Adjourn at 6:43 pm

Motion by: David Scheirman

Seconded by: Jon Hull

Approved

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From: William Reilly <wilmr2591@gmail.com>
Sent: Tuesday, December 30, 2025 3:16 PM
To: Kristin Lowell
Cc: Lakes; Mathue Totten; David Franklin
Subject: EXTERNALRe: Stormwater MOU
Attachments: BBVCC_MOU_Addendum1_Final_Signed 11-14-25.pdf; WC_BBV MOU_final_5-30-23 no watermark.pdf

EXTERNAL Email.

Kristen,

Thank you for your email. It will be included in the record during the comments and suggestions section of the meeting. It is copied to the committee here for their review.

Copies of the overall MOU and the project specific addendum are attached below.

Bill Reilly, LPD Committee Chair

On Tue, Dec 30, 2025, 8:29 AM Kristin Lowell <krislowell77@gmail.com> wrote:

Good morning, Bill

Please accept this letter to be read at the next drainage committee meeting.

I read in recent Board of Directors meeting minutes that BBV will be accepting untreated stormwater from the ditch along Birch Bay Drive into one of the lakes. While I know this is to mitigate flood risk for homes along Birch Bay Drive, I am concerned there may be long-term costs to the Village. The drainage committee should be very cautious about entering into an MOU without weighing these potential costs.

1) Has the drainage committee considered the potential (likely) additional cost for water quality treatment of the lake due to acceptance of untreated runoff stormwater from the Birch Bay road ditch? Accepting more untreated stormwater comes at a risk for more maintenance/treatment and cost to the Village now and into the future.

Does the MOU consider co-management of the lake and sharing the cost of any additional water quality treatment of the lake as a result of accepting runoff stormwater from the road ditch? BBV rate payers should not bear this cost alone.

If you would be willing to share the MOU, I would like to see it.

2) More importantly - stormwater impacts to water quality, especially marine water quality, is becoming more and more of a big deal with federal and state regulatory agencies and NGO watchdog groups, particularly due to its impact to water quality and ecology of the Salish Sea. Given the Village is already

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under an NPDES permit, future stricter permit requirements to treat nitrogen and other pollutants is likely imminent. I cannot caution the drainage committee enough how you should be considering NOW how to decrease nitrogen load out of Kwan/Thunderbird Lakes before NPDES mandates it. Accepting more nitrogen (and other pollutants) knowing the impact of this nutrient to the Salish Sea and the leverage WA Ecology has through their NPDES permitting authority will not be in the best long and short term interest of Village government and its residents.

3) this is not my expertise and I know you have been diligently working at this, but It may be in the best interest of you and the Committee to explore regional stormwater answers to mitigating risk of flooding of homes within the village before the Village takes on added risk from a Clean Water Act perspective.

A final word of caution - Setting the Village up with additional challenges by accepting more stormwater runoff could (likely) be very expensive under future NPDES mandates. This is a very real possibility because Kwan and Thunderbird Lakes are technically considered lakes and are highly likely Waters of the US for Clean Water Act regulatory purposes. These are all factors that should be taken VERY seriously and requires a lot of wisdom in navigation of the future NPDES regulatory horizon.

Kind Regards,

Kristin Lowell
8254 Salish Ln