



COLE POINT ASSOCIATION ANNUAL MEMBERSHIP MEETING

Saturday, 2025 August 16, 11:00 am

Martha Smith Room / Riveria Community Club

Meeting agenda

- Welcome & Announcements
- Board Updates and Introductions
- Member Acknowledgements
- CPA & Water System Review
- SWSMP and Capital Improvement Plan
 - Well #1
 - Water Distribution System
 - Treatment and storage
 - Riviera update
- Cost of Capital Improvement Plan
- Question and answer session
- Closing Remarks & Adjourn



Board Updates

Meet the Board 2024-2025



LORA DAVIS
PRESIDENT



NANCY KVINGE
MEMBER



MIKE CARVER
TREASURER



BILL PETSCHL
MEMBER



KEKOA ANDERSON
MEMBER

Review of Cole Point Association

- Established in 2005 to:
 - Oversee management of the Cole Point water system
 - Maintains the road from Lake Josephine Blvd. to the pumphouse
- CPA is a non-profit organization registered with the state and governed by a 5-member Board of Directors
- In accordance with the Municipal Water Law (RCW [70A.125](#)), CPA has a duty to serve 61 lots located in our Retail Service Area (RSA)
- CPA currently providing water to 29 of 61 hookups

CPA Retail Service Area



Water Regulations

- CPA required to adhere to local and state regulations that govern small water systems
 - WA Department of Health, Office of Drinking Water regulates drinking water in WA
- ~2012: DOH made several changes to small water system regulations
- State and County placed a **moratorium** on additional hookups
 - 2012 – 2022: Saltwater intrusion in Well #1
 - 2022 – present: Well #2 as a sole source of water is unreliable
- CPA's ability to provide service is currently bound by what the State and County will let us do

CPA Non-Compliance

- CPA not compliant with DOH regulations for Class A Community Wells (Group A water system)
 - Elevated manganese concentrations
 - Elevated iron concentrations
 - Saltwater intrusion
 - *E. coli* contamination
 - > 10% 'leakage rate'
- Northwest Water Systems – Water Management Company
 - All Group A water systems required to have a certified Water Distribution Manager under WAC 246-292-050.
 - Conduct water testing on a monthly + basis
 - CPA submits annual Well readings (leakage rates) to NWS at the end of the year



Cole Point Water System

Review

Basic Water System Components



1. Water Source

A **central well** draws groundwater to a **pressurized water tank** that maintains constant water pressure throughout the distribution system, reducing how often the well pump needs to cycle on and off, thereby extending the pump's lifespan



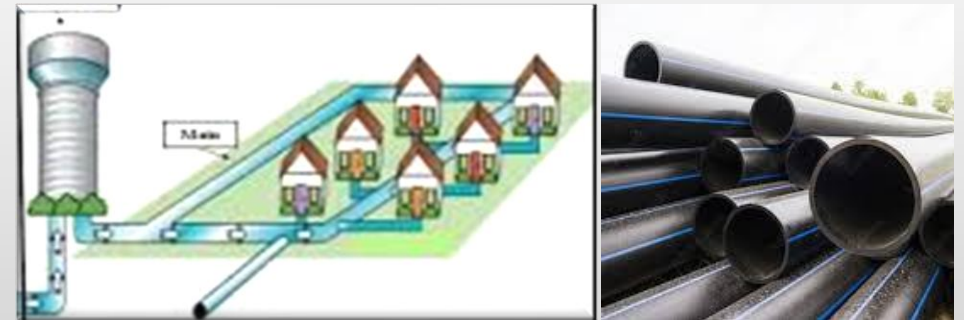
2. Filtration and Treatment

Water passes through filtration and treatment units that remove physical impurities such as sediment, dirt, and debris, as well as chemical contaminants like an excess of minerals and heavy metals (e.g. iron and manganese).



3. Storage Tank and Booster Pump

Treated water is stored in a large tank that holds a reserve of water and ensures a consistent supply even when the well pump isn't actively running. A booster pump increases water pressure and ensures adequate flow to all households



4. Water Distribution Line – Main Water Pipeline

The main water pipelines carry the treated and pressurized water to faucets, showers, and other water fixtures in each home.

Basic Water System Components



1. Water Source

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Filtration and Treatment

Water passes through filtration and treatment processes that remove impurities such as sediment, debris, and chemicals, ensuring safe drinking water.



3. Storage and Distribution Pump

The system includes a reserve of water in a storage tank, ensuring a consistent supply of water is always available. A distribution pump maintains adequate flow throughout the system.



4. Water Distribution Line – Main Water Pipeline

The main water pipelines carry the treated and pressurized water to faucets, showers, and other water fixtures in each home.

CPA Water Source Review

Well #1 (S01)

- 1976: Well #1 was established
- 2006: saltwater intrusion reported
 - + High iron and manganese levels
- 2022:
 - E. coli* detected
 - Pump failed
 - Casing failed
- Well #1 went out of commission



CPA Water Source Review



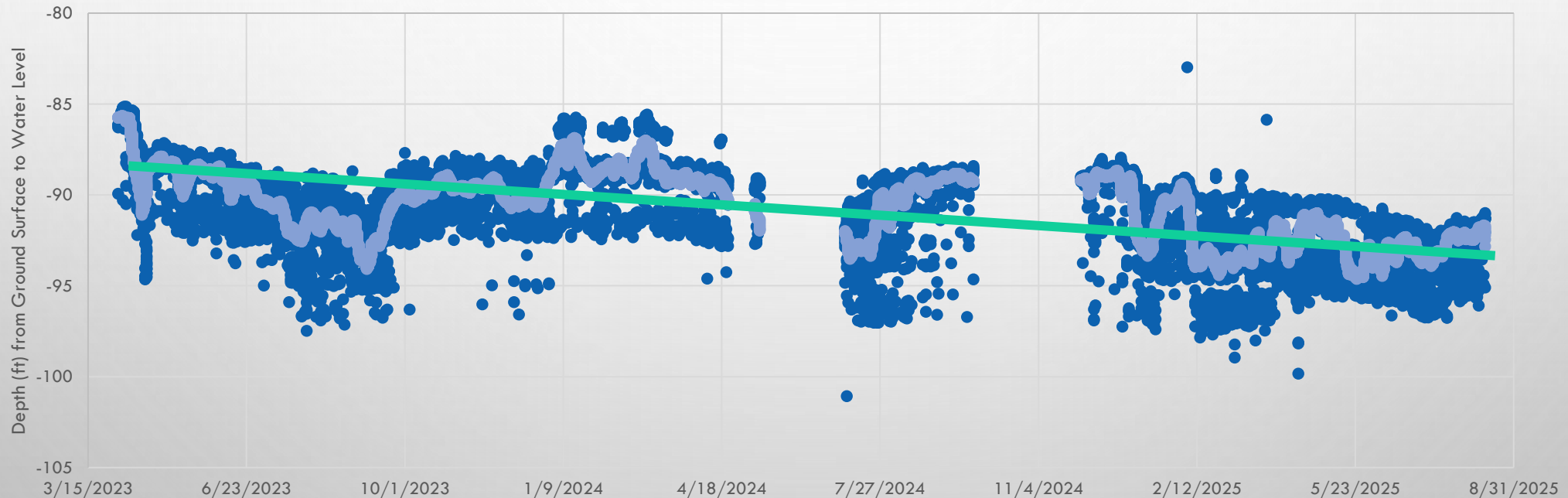
Well #2 (S02)

- 2019: Well #2 was established
- 2022: Source approval obtained
- Running solely on water from Well #2
 - Unproven perched Aquifer
 - Higher iron and manganese levels
 - Water levels drop significantly every summer and with high water use
 - Possibility of burning out the pump

Well #2 Status

February 2023 – August 2025

Cole Point Well 2 Water Level Data
March 2023 - August 2025



Pump capacity for Well #2 is not sufficient to meet the Association's current and projected Peak Hour Demand



WE WILL CONTINUE WITH
WATER CONSERVATION
MEASURES IN PLACE UNTIL
WELL#1 IS FULLY BACK IN
SERVICE

Review of CPA Water Main

- 💧 1978: CPH water main installed (~50 yrs old)
- 💧 Leakage rate: DOH regulations $\leq 10\%$
 - 💧 Normally 20-30 % leakage – higher in the summer
 - 💧 60-80% in the last 9 months
- 💧 Multiple leaks – 4 major leaks in the past 4 months
- 💧 New Pipeline Installation
 - 💧 Aug. – Oct., 2024: New pipeline installation
 - 💧 Aug. – Sept., 2025: Will complete new pipeline





CPA Water System Improvements

Required by DOH for CPA to be in Regulatory Compliance



Small Water System Management Plan

COLE POINT ASSOCIATION
PIERCE COUNTY WASHINGTON

SMALL WATER SYSTEM MANAGEMENT PLAN



G&O #21491
JULY 2022



TABLE 3-3

Capital Improvement Project Cost Summary and Schedule

No.	Project	Estimated Date	Anticipated Funding Source	Estimated Cost ⁽¹⁾
D-1	Waterfront Water Main Replacement	2032-2041	—	\$284,000
D-2	110 th Avenue Water Main Replacement	2032-2041	—	\$145,000
D-3	Dahlgren Road Water Main Replacement	2032-2041	—	\$328,000
D-4	Cole Point Drive Water Main Replacement	2032-2041	—	\$368,000
D-5	Water Main Extension East	2032-2041	—	\$60,000
D-6	Water Main Extension North	2032-2041	—	\$304,000
T-1	Iron and Manganese Treatment System with Storage and Boosters	2023	Water System Revenue, USDA RD Loan	\$739,000 ⁽²⁾
Total 20-Year (2023-2042) CIP				\$2,228,000

(1) All costs are in 2021 dollars.

Estimated cost does not include annual operation and maintenance (O&M) costs for the treatment, storage, and booster systems. Annual O&M costs will be presented in Table 3-6.

INTENDED COMPONENT IMPROVEMENTS

Major components in the Cole Point Association Water System were previously introduced in Chapter 2 and assigned a schedule of preventative maintenance for each component. Along with preventative maintenance, keeping a record of system components and their expected lifetime minimizes cost and ensures proper budgeting.

Cole Point Association
Small Water System Management Plan

3-5
July 2022

CPA Capital Improvement Project

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Water Source Improvements

💧 Riviera Water

- 💧 Annexing to the Riviera not financially feasible for CPA members
- 💧 Buying water from the Riviera is many years to realization
- 💧 Long term solution

💧 Well #1 Repair

- 💧 Currently the most feasible

Well #1 Repair

- Advanced Pipeline Technologies will repair hole in the casing
- Completing requirements for DOH approval
- Waiting for cost estimates for repairs, pumps, and pump installation



Benefits of Repairing Well #1 Now

- 💧 Remove restrictions on water use & associated fines
- 💧 Improve water quality
- 💧 Possibility of DOH permitting 14 additional water connections
 - 💧 Requires 1 year of increased water quality testing



Water Main Pipeline Improvements

Pipeline Replacement

💧 August – October 2024:

~ 4,000 linear feet of electrical conduit and water pipe installed along the waterfront portions of Cole Point Drive and 110th Street and Dahlgren Rd.

💧 August – September 2025:

- 💧 Complete work on the pipeline along the waterfront properties
- 💧 Complete ~2,600 linear feet of pipeline installation on 110th St., Cole Point Drive from pump house to waterfront, 125th St. Ct., and to Farrell Property.



Next Phase: Treatment and Storage

- 💧 Secondary to water source and pipeline
- 💧 Anticipated installing in 2026-2027



2. Filtration and Treatment

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3. Storage Tank and Booster Pump

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Capital Improvement Plan Costs

Water Main Replacement Cost Comparison

Project No.	Project	Estimated # Feet	Federal Loan* Estimate	Self-Funded Estimate (2024)	Self-Funded Estimate (2025)
D-1	Waterfront Water Main Replacement\$	1,600	\$284,000	\$72,137	\$43,728
D-2	110th Ave. Water Main Replacement	1,075	\$145,000	\$47,437	\$29,380
D-3	Dahlgren Road Water Main Replacement\$	2,100	\$328,000	\$84,637	\$57,393
D-4	Cole Point Drive Water Main Replacement	1,800	\$368,000	\$108,037	\$49,194
D-5	Water Main Extension East and 125th Ct	550	\$94,050	\$41,437	\$15,032
D1 - D-5	TOTAL	6,600	\$1,219,050	\$353,685	\$180,379
			\$184.70 per Lf	\$53.59 per Lf	\$27.33 per Lf

Upcoming Projects in the Capital Improvement Plan

Project	Timeline	Estimated Cost	Assessment
Repair Well #1	Sept. 2025	TBD	No
Connect Water Main to Wells	TBD	TBD	TBD
Individual House Connections	TBD	TBD	TBD
Filtration and Treatment	2026-2027	TBD	YES – 1,500
Storage Tank	2026-2027	TBD	TBD



QUESTION & ANSWER