



**Minutes**

President Dennis called the meeting to order at 9:00 a.m. and Mr. Defoe called roll.

**Directors Present:**

Dean Dennis, President  
 Gene Huffman, VP, via telephone  
 Kirk Rathbun  
 David McKenzie  
 Raman Venkata

**Staff Present:**

Seth Defoe, Land & Water Resources Manager  
 Ben Woodard, Asst Engineering/Operations Manager  
 Kipp Drummond, District Treasurer  
 Shelbea Voelker, Public Relations Coordinator  
 Melissa Olheiser, Accountant II  
 Doris Rakowski, Executive Assistant

**APPROVAL OF AGENDA:** At Mr. Defoe's request, executive session was taken off the agenda.

**Director Rathbun moved to approve the agenda as modified, without the executive session. Director McKenzie seconded the motion. The motion carried unanimously.**

**CONSENT AGENDA: Director McKenzie moved to approve the consent agenda. Director Rathbun seconded the motion. The motion carried unanimously.**

Items approved on the consent agenda were:

1. Minutes, KID Board Meeting, April 2, 2019
2. Short Plat 19-03 - Bauder-Young – Dry
3. Short Plat 2019-03 – Steagall – Wet
4. MC Lateral 23.2 Right of Way Abandonment and Relocation
5. Vouchers/Warrant Approval

**Accounts Payable**

Numbers:

78580	through	78580	\$	6,075.00
78581	through	78581	\$	3,505.53
78582	through	78582	\$	11,274.01
78583	through	78625	\$	39,255.79
78626	through	78626	\$	971.67
Bank Drafts	FSA		\$	2,678.89
Bank Drafts	General		\$	908.83
Bank Drafts	AP		\$	103,537.13
<b>Total Accounts Payable</b>				<b>\$ 168,206.85</b>

**Payroll**

Numbers:

34139	through	34139	\$	323.83
Direct Deposit	4/5/2019		\$	151,432.98
<b>Total Payroll</b>				<b>\$ 151,756.81</b>

**Total Disbursements**

**\$ 319,963.66**

**Voided Checks: None**

**PUBLIC COMMENTS:**

**Frank Sperle**, 2213 W 21<sup>st</sup> Avenue, said he was in attendance to learn whether their private line would get pressurized. He noted that, as of last week, eleven owners had signed agreements for pressurized service.

Mr. Woodard said staff was prepared to provide a report and recommendation under Resolution 2019-11 Authorization for Collection of Surcharges (Highland Gardens).

Four other guests confirmed to the Director Rathbun that they were in attendance for the same reason. Director Rathbun suggested they be heard after Mr. Woodard's report.

**PRESENTATIONS:** None

**PUBLIC HEARING:** None

**BOARD REPORTS:** None

**ACTION ITEMS:** None

**RESOLUTIONS:**

**Resolution 2019-11 Authorization for Collection of Surcharges (Highland Gardens):** Mr. Woodard displayed a map and spoke about the private line area (PLA) with about 36 homes, for which the private line water supply was being impacted by a Hayden Homes project to the south. He briefly described the mitigation plan for the Hayden Homes project, and options presented at the March 7<sup>th</sup> meeting for the homeowners.

Mr. Woodard spoke about KID's proposal to provide pressurized service to the area, for estimated total project costs of about \$300,000. He said 13 homeowners had signed Irrigation Water Service Agreements for the project, amounting to about \$80,000 committed from the area. He reported that in Jamesville, as similar proportion joined in advance, but nine more joined later.

Mr. Drummond suggested the existing private line might be an alternate to the pressurized service area for this area. Mr. Woodard said it was possible, but Hayden Homes had not determined whether to reconnect the private line, especially if enough people participated in the project.

Mr. Sperle spoke in favor of the pressurized system. He reported that for 33 years it was difficult to get people to share the labor and cost of repairs fairly in the private line area; only about ten people did the work and shared the cost for about 36 people to get water through the private line area. A guest in the audience confirmed this observation.

Mr. Woodard said staff recommended approval of the project, recognizing that about \$220,000 would be financed until recovered, following Policy 2.43, Private Line Area Conversion Fund.

Mr. Drummond spoke about his concerns regarding recovery of the outstanding balance of the fund would take a very long time. He said if only a low percentage participated the funds would not be recycled to just for future projects.

**Jody Adams**, 2214 W 20<sup>th</sup> Avenue, said he understood from the March 7<sup>th</sup> meeting that if the project were approved by the Board, Hayden Homes would not reinstall the private line.

Assumptions about properties without homes, and possible subdivision, were discussed.

At Director Venkata's request, Mr. Woodard reviewed the agreement's financing terms, including the options to pay the surcharge within six months, or over a ten-year period with a financing charge. He noted that the resolution was not in the packet distributed and displayed it on the screen. He confirmed that staff would communicate to homeowners about the financing charge.

Director McKenzie said the higher assessment rate for pressurized service should apply to all properties in the area, regardless of whether they participated. Mr. Woodard said KID's practice was to charge unpressurized rates to non-participants, until they chose to connect. Director McKenzie said changing the practice would incentivize participation and asked that it be considered in committee. Director Rathbun agreed with the concept.

Mr. Drummond reported that staff was considering an idea of charging a small annual fee, with the full amount due at the time of sale of the property, as a way to address financing.

Mr. Woodard confirmed to Director Rathbun that the existing private system was impacted by Hayden Home's construction, so there would be a gap in service until the project was built.

Mr. Sperle said he wrote a letter to the other residents notifying them that he supported the new pressurized system, and would not help with labor or cost of the private line if it were restarted.

Mr. Woodard noted that the PLA crossings would be seven to eight feet under the streets, and would require city permits to work in the streets, if maintenance were needed. A guest spoke about the infeasibility of working on the PLA once the development was built.

A guest reported that a few other neighbors told him they would participate, but had not yet signed paperwork. He said he expected that they would participate once the project was underway.

Director Rathbun said he was inclined to support approval, as lack of water would encourage homeowners to participate, and staff would be motivated to find ways to incentivize participation.

Mr. Drummond asked about whether some of the costs could be recovered from Hayden Homes, as they precipitated the project by cutting off the private line area. Mr. Woodard said KID could put forward preliminary plat terms, but how it was enforced was up to the city. He said the homeowners could choose to contact Hayden Homes to request that they contribution to the project and lower participants' total cost.

Vice President Huffman reported that he was unable to hear audience comments not made at the microphone. Director Rathbun relayed that everyone in the audience was in favor of the project going forward.

Mr. Woodard confirmed to Director McKenzie that KID intended to do the work, not contract it.

**Director Rathbun moved to approve Resolution 2019-11 Authorization for Collection of Surcharges PLA properties in the Highland Gardens-Nielsen's Plat Benefit Area and authorize Charles Freeman, District Manager, to proceed with the construction of the proposed infrastructure for the Highland Gardens-Nielsen's Plat Benefit Area, in an amount not to exceed \$300,000. Director McKenzie seconded the motion. The motion carried unanimously.**

President Dennis thanked the guests for participating in the discussion.

**STAFF REPORTS:**

**Finance Manager:** Mr. Drummond noted that the Finance reports were delayed due to Ms. Olheiser's Incode training trip. He spoke briefly about assessment collections and credit card surcharges.

**Engineering/Operations Manager:** Mr. Woodard reported regarding a washout on Gamefarm Road at Highlift drain culvert pipe. Discussion followed.

Mr. Woodard displayed the water status map. He reviewed highlights of delivery startup, completion of construction work, and service orders.

**Land & Water Resources Manager:** Mr. Defoe displayed and discussed web pages including:

- usbr.gov - Yakima River Five Reservoir Diagram, and Water Year Graph. Release of conserved water for out-migrating smolts was discussed.
- noaa.gov - Pasco weather station Precipitation and Temperature graphs.
- usda.gov – Snow pack map
- noaa.gov - One-Month and Three-Month Outlook maps and El Niño Advisory update

**Upcoming meetings**

- Washington State Water Resources Association Executive Committee meeting - April 19<sup>th</sup>
- Yakima Basin Joint Board meeting - April 26<sup>th</sup>
- USBR River Operations meeting - May
- Meeting with USBR and stakeholders about potential KID call on storage - May 10<sup>th</sup>
- Last Water Day and Final Decree in Acquavella case expected - May 9<sup>th</sup>

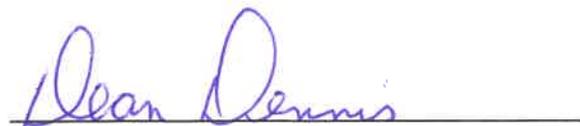
**District Manager:** None

**WORKSHOP:** None

**EXECUTIVE SESSION:** None

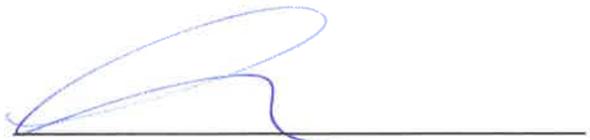
**Director Rathbun moved to adjourn at 10:10 a.m. Director McKenzie seconded the motion. The motion carried unanimously.**

Attest:



Dean Dennis  
Board President  
Minutes Approved May 7, 2019

Witness:



Seth Defoe  
Land and Water Resources Manager

Prepared by Doris Rakowski