

Please return to:

*Executive Assistant
Kennewick Irrigation District
2015 South Ely Street
Kennewick, WA 99337*

KENNEWICK IRRIGATION DISTRICT RESOLUTION 2019-15

Authorization for System Take-Over Union Street Development Co., Inc.

A **RESOLUTION** of the Board of Directors of Kennewick Irrigation District (KID), Benton County, Washington, for the purpose of authorizing the system take-over of the Union Street Development Co., Inc. private line area (PLA).

WHEREAS, The Union West/Whispering Winds/Union West #2/Union Park PLA encompasses 153 lots in south Kennewick bound to the north by the Kennewick Irrigation District's (KID) Highland Feeder 3.3 Lateral Canal and Creekstone Drive to the south, see parcel list (Exhibit A). This PLA serves low density residential lots within the Union West/Whispering Winds subdivisions and the commercial lots within Union Park. The PLA is currently owned by Roger Gray, President of the Union Street Development Co., Inc. Mr. Gray has requested to transfer the PLA to KID; and

WHEREAS, per KID Policy 8.2, Private Line Areas, KID Staff has determined the PLA is classified as a Category 1 (Type A) system and qualifies for a system take-over to KID with exception to a pump station safety issue; and

WHEREAS, the pump station improvements should be made by KID as a condition of the system take-over; and

WHEREAS, the pump station improvements should be delayed until such time as KID staff are available for such improvements; and

WHEREAS, the assessments for the properties listed in Exhibit A shall be transferred from PLA to KID; and

WHEREAS, the improvement costs should be equitably allocated upon take-over among the assessed properties within the PLA as listed in Exhibit A.

1. The surcharge shall be determined based on construction estimates, since the work has not yet occurred.
 - a. The amount to pay for improvements in full is **\$256** per parcel.
 - b. If not paid in full by October 31, 2019, an annual surcharge will go into effect per parcel, depending on which surcharge option is chosen, and will be added to the KID billing for the property as a separate charge, with equal one-half (1/2) installments due on April 30 and October 31 of each year, beginning on April 30, 2020 for three (3) or five (5) years.

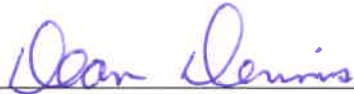
WHEREAS, the attached Purchase and Sale Agreement should be executed by KID; and

WHEREAS, the Board of Directors of Kennewick Irrigation District met in regular session on May 7, 2019, with a quorum present,

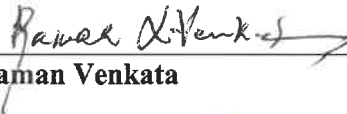
NOW, THEREFORE, BE IT RESOLVED by the Board of Directors of Kennewick Irrigation District as follows:

1. The system take-over of the Union Street Development Co., Inc. private line area is hereby authorized;
2. The assessments for the properties listed in Exhibit A shall be transferred from PLA to KID, and surcharges shall be charged to the assessed properties as set out above; and
3. Charles Freeman, District Manager, shall be authorized to execute the attached Purchase and Sale Agreement.

RESOLUTION 2019-15 IS HEREBY ADOPTED by the Board of Directors of Kennewick Irrigation District, Benton County, Washington, at a regular open public meeting thereof this 7th day of May, 2019.



Dean Dennis



Raman Venkata



Gene Huffman



David McKenzie

ABSENT

Kirk Rathbun

Exhibit A
Union Street Development Co., Inc. Properties

Parcel Number	Owner Name	Local Address
109891012480001	TWOMEY JOHN D & MARIE S	4401 W 19TH AVE KENNEWICK, WA 99338
109891012480002	MCGUIRE TERESA A	1813 S VOLLAND CT KENNEWICK, WA 99338
109891012480003	PARKER CHARLES JEFF	1807 S VOLLAND CT KENNEWICK, WA 99338
109891012480004	SILVA JOSE & MARIA	1804 S VOLLAND CT KENNEWICK, WA 99338-1813
109891012480005	HOMEOWNERS ASSOCIATION	2839 W KENNEWICK AVE, PMB 361 KENNEWICK, WA 99336-2927
109891080001001	COLEMAN RANDALL J & LORIE Z	4818 W 18TH AVE KENNEWICK, WA 99338
109891080001002	INGERSOLL JASON & JENNIFER	4812 W 18TH AVE KENNEWICK, WA 99338
109891080001003	WAY RAYMOND SCOTT & PATRICIA LYNN	4806 W 18TH AVE KENNEWICK, WA 99338
109891080001004	SPANIEL RODNEY & BELINDA	4805 W 18TH AVE KENNEWICK, WA 99338
109891080001005	KELLY CATHERINE E	4811 W 18TH AVE KENNEWICK, WA 99338
109891080001006	HUGHES DAVID L	15 S IRBY ST KENNEWICK, WA 99336-4514
109891080001007	SENSKE CHRISTOPHER & C A	1809 S BUCHANAN ST KENNEWICK, WA 99338
109891080001008	SCHNEITTER SHARON G	4812 W 19TH AVE KENNEWICK, WA 99338
109891080001009	BROWN CHRISTOPHER F & LINDA KAY	4806 W 19TH AVE KENNEWICK, WA 99338-1807
109891080002001	WRIGHT RICHARD K & MARILYN	1905 S BUCHANAN ST KENNEWICK, WA 99338-1815
109891080002002	WALTZ LEONARD W & KAREN	4819 W 19TH AVE KENNEWICK, WA 99338
109891080002003	WALTZ LEONARD W & KAREN	4819 W 19TH AVE KENNEWICK, WA 99338
109891080002004	JANDER TERRY D & JANINE R	4807 W 19TH AVE KENNEWICK, WA 99338
109891080003001	WEIGHALL TRUSTEE STEVEN L	4901 W 19TH AVE KENNEWICK, WA 99338
109891080003002	ROBLES NELSON D	1916 S BUCHANAN ST KENNEWICK, WA 99338
109891080004003	CHAN TRUSTEES DAVID EAN HAN & JEN	1804 S BUCHANAN ST KENNEWICK, WA 99338
109891080004004	CHAN TRUSTEES DAVID EAN HAN & JEN	1804 S BUCHANAN ST KENNEWICK, WA 99338
109891080004006	HUFF MICHAEL R & JANELLE L	1810 S BUCHANAN ST KENNEWICK, WA 99338
109891080004007	PARRISH TERRY J & TIFFANY A	271 S OSBORNE ST KENNEWICK, WA 99336
109891100001002	HENDRICKSON TRAVIS & JENNIFER	4407 W 19TH AVE KENNEWICK, WA 99338
109891100002001	EBERLE RITA J	1902 S WILLIAMS ST KENNEWICK, WA 99338
109891100002002	SCHILLING ALBERT E & JUDY G	1903 S ZINSER ST KENNEWICK, WA 99338
109891100003001	CURRY KEN LEWIS & PATTY JAYLENE	4705 W 19TH AVE KENNEWICK, WA 99338
109891100003002	ANGUIANO GABRIEL & KRISTIE ANN	4311 W CLEARWATER AVE STE D KENNEWICK, WA 99336
109891100004001	OSWALT DALE F & ELIZABETH N	4801 W 19TH AVE KENNEWICK, WA 99338
109891100005001	WATSON ADAM D & LISA A	4800 W 19TH AVE KENNEWICK, WA 99338
109891100005002	WATSON ADAM D & LISA A	4800 W 19TH AVE KENNEWICK, WA 99338
109891100005003	PERKES RANDALL S & SHARON C	1718 S ARTHUR ST KENNEWICK, WA 99338
109891100005004	JOHNSON STEVEN E & CYNTHIA S	1712 S ARTHUR ST KENNEWICK, WA 99338
109891100006001	HYMAS MARK PRESTON & BRIGETTE	4409 W 21ST AVE KENNEWICK, WA 99338
109891100006002	MC SHANE JASON & SHARAE	4708 W 18TH PL KENNEWICK, WA 99338
109891100006003	HUG GERALD D & LOU ANN	4700 W 18TH PL KENNEWICK, WA 99338
109891100006004	MOLL KEVIN B	4705 W 18TH PL KENNEWICK, WA 99338-1802
109891100006005	QUAY, JR ROBERT B & CAROLYN	4711 W 18TH PL KENNEWICK, WA 99338
109891100006006	MORRIS JEFFREY C & MICHELE E	1801 S ARTHUR ST KENNEWICK, WA 99337-1812
109891100006007	HEAP ADRIAN JAMES	4706 W 19TH AVE KENNEWICK, WA 99338-1806
109891100006008	OLSON JESSE D	4700 W 19TH AVE KENNEWICK, WA 99337-1806
109891100006009	NELSON MICHAEL RAY & TERILYN ANDERSON	4608 W 19TH AVE KENNEWICK, WA 99338
109891100006010	KLIPPSTEIN DONALD M & BONITA J	1814 S YOST PL KENNEWICK, WA 99338
109891100006011	ABOULEZZ AYMAN	1808 S YOST PL KENNEWICK, WA 99338-1814
109891100006012	KUPFER MICHAEL J & BRENDA J	1802 S YOST PL KENNEWICK, WA 99338-1814
109891100006013	DALEN SHAWN M & STEPHANIE R	1803 S YOST PL KENNEWICK, WA 99338
109891100006014	ALTAYAR SABAH	109 S YOST PL KENNEWICK, WA 99338
109891100006015	MEARS DAVID W & CARYN L	1815 S YOST PL KENNEWICK, WA 99337-1814
109891100006016	MCCLUSLY JAMES K & SALLY S	4506 W 19TH AVE KENNEWICK, WA 99338
109891100006017	ROHDE RUBY A	4500 W 19TH AVE KENNEWICK, WA 99338
109891100006018	CARLSON ETHAN R & COLLEEN K	1810 S VOLLAND CT KENNEWICK, WA 99338
109891110001001	WICKS JR JAMES H & DIANE M	4904 W 18TH AVE KENNEWICK, WA 99338
109891110001002	SKORPIK JAMES R & PAMELA J	1713 S CLEVELAND CT KENNEWICK, WA 99338
109891110001003	BARTHOLF LOREN W & MARIE C	1714 S CLEVELAND CT KENNEWICK, WA 99338
109891110001004	BAIRD HOWARD C & KATHERINE R	1720 S CLEVELAND CT KENNEWICK, WA 99338
109891110001005	BEUTLER ALBERT E & CHUN K	5008 W 18TH AVE KENNEWICK, WA 99338
109891110001006	CLARK JAMIN & KERI J	5014 W 18TH AVE KENNEWICK, WA 99338
109891110001007	DEGOOYER CHARLES W & MICHELLE M	5020 W 18TH AVE KENNEWICK, WA 99338
109891110001008	ANGEIL-PETERSEN KARI	5100 W 18TH AVENUE KENNEWICK, WA 99338
109891110002001	CLAR DE JESUS TERESITA A	5005 W 18TH AVE KENNEWICK, WA 99338-1847
109891110002002	CARROLL SCOTT M & CRYSTAL	5011 W 18TH AVE KENNEWICK, WA 99338
109891110002003	NGUYEN LUOC V & TRANG N	5103 W 18TH AVE KENNEWICK, WA 99338
109891120001004	RICKETTS ED & JUDY	1700 S DAWES CT KENNEWICK, WA 99338

Exhibit A
Union Street Development Co., Inc. Properties

Parcel Number	Owner Name	Local Address
109891120001005	RICKETTS ED & JUDY	1700 S DAWES CT KENNEWICK, WA 99338
109891120001006	BLODGETT THOMAS W & SHERRIE L	1709 S DAWES CT KENNEWICK, WA 99338
109891120001009	MILLS MONTY M	5104 W 18TH AVE KENNEWICK, WA 99338
109891120001010	GIMERA TRUSTEES MICHAEL & MIDORI	5202 W 18TH AVE KENNEWICK, WA 99338
109891120001011	RICKETTS EDWARD	1700 S DAWES CT KENNEWICK, WA 99338
109891120002001	SMITHEE MICHAEL S & CRISTINE	5109 W 18TH AVE KENNEWICK, WA 99338
109891120002002	GUTTENBERG SOL & ALTHEA R	1811 S DAWES ST KENNEWICK, WA 99338
109891120002003	WEIDERT JOHN R & KAREN H	1819 S DAWES ST KENNEWICK, WA 99338
109891120003001	LITTLE THEODORE & MARY	PO BOX 2105 EAGLE, ID 83616
109891120003002	LEONARD IV KIMBERLEE JO & WILLIAM JAMES	1810 S DAWES ST KENNEWICK, WA 99338
109891120003003	GILBERT GARY N & SHARON L	1816 S DAWES ST KENNEWICK, WA 99338
109891120003004	BARNHART LEWIS D & MARLA J	1820 S DAWES ST KENNEWICK, WA 99338
109891120003005	JEONG EUI JO & IN SOON	1900 S DAWES ST KENNEWICK, WA 99338
109891120004001	SCHNEITZER RICK	4812 W 19TH AVE KENNEWICK, WA 99338
109894010718013	OSWALT DALE F & ELIZABETH N	4801 W 19TH AVE KENNEWICK, WA 99338
109894010718032	UNION STREET DEVELOPMENT CO,	2839 W KENNEWICK AVE, PMB 361 KENNEWICK, WA 99336-2927
109894012836001	UNION PARK LLC	2839 W KENNEWICK AVE, PMB 361 KENNEWICK, WA 99336-2927
109894012836002	RKSC, LLC	3606 WALNUT RIDGE KENNEWICK, WA 99338
109894012836003	TWO DAWGS, LLC	2521 FISHHOOK PARK RD PRESCOTT, WA 99348
109894012836004	SGC DEVELOPMENT, LLC	4504 W 26TH AVE STE 210 KENNEWICK, WA 99338-1862
109894012836005	UNION PARK LLC	2839 W KENNEWICK AVE, PMB 361 KENNEWICK, WA 99336-2927
109894012836006	UNION PARK LLC	2839 W KENNEWICK AVE, PMB 361 KENNEWICK, WA 99336-2927
109894012836007	GESA CREDIT UNION,	PO BOX 500 RICHLAND, WA 99352-0500
109894012836008	GESA CREDIT UNION,	PO BOX 500 RICHLAND, WA 99352-0500
109894090001001	HAMILTON DAVID N & JENNY M	5000 W 19TH AVE KENNEWICK, WA 99338
109894090001002	RIESS MARK J & TERESA J	5006 W 19TH AVE KENNEWICK, WA 99338
109894090001003	BROWN TRUSTEES DAVID H & DORIS K	5012 W 19TH AVE KENNEWICK, WA 99338
109894090002001	STEVENS TRUSTEES RICHARD & JANET	4907 W 19TH AVE KENNEWICK, WA 99338
109894090002002	COLLETTE JONATHAN & CELESTE	5003 W 19TH AVE KENNEWICK, WA 99338
109894090002003	SAMUELSON TRUSTEES SCOTT L & KATHRYN H	5009 W 19TH AVE KENNEWICK, WA 99338
109894090002004	HAUG ROBERT DALE & MARIANA L	5015 W 19TH AVE KENNEWICK, WA 99338
109894100001001	WEBB JOSEPH I & KARRIE C	1908 S ARTHUR ST KENNEWICK, WA 99338
109894100001002	CONNORS MICHAEL P & APRIL R	1914 S ARTHUR PL KENNEWICK, WA 99338-1856
109894100001003	PETRASK STEPHEN E & VIVIAN S	1920 S ARTHUR ST KENNEWICK, WA 99338
109894100002001	CHAN AARON WIE-LERK & ALLISON EMIG	1905 S ARTHUR ST KENNEWICK, WA 99338
109894100002005	MUNDI JASWANT SINGH & PARAMJIT KAUR	1922 S ZINSER ST KENNEWICK, WA 99338
109894100002006	BERG MATTHEW E & HEIDI J	1916 S ZINSER ST KENNEWICK, WA 99338
109894100002007	FORSYTHE WILLIAM C & MONNICA	1910 S ZINSER ST KENNEWICK, WA 99338
109894100002008	MUELLER JAY & CHARLENE	1904 S ZINSER ST KENNEWICK, WA 99338
109894100002009	LOVERIDGE TRUSTEES LARRY W & BECKY B	1921 S ARTHUR ST KENNEWICK, WA 99336
109894100003001	SULJIC KEMAL & AJSA	6110 TISTLEDDOWN DR PASCO, WA 99301
109894100003002	GALE MICHAEL D & DOROTHY C	4602 W 19TH CT KENNEWICK, WA 99338
109894100003005	LYONS RICHARD L & JANET F	1911 S ZINSER ST KENNEWICK, WA 99338-1819
109894100003006	LANSING CHARLES D & CAROL	1917 S ZINSER ST KENNEWICK, WA 99338
109894100003007	CARROLL TRUSTEES EDWARD J & PATRICIA L	C/O PATRICIA C. CARROLL 4610 W. 20TH AVE. KENNEWICK, WA 99338-1853
109894100003008	BERG JONATHAN P & LINDA J	4601 W 19TH CT KENNEWICK, WA 99338
109894100004001	ORREN DENNIS H & HEATHER D	820 N QUILLAN ST KENNEWICK, WA 99336-2382
109894100004002	CARL DOUGLAS M	4607 W 20TH AVE KENNEWICK, WA 99338
109894100005001	ORREN BENNETT H & KATHRYN	4703 W 20TH AVE KENNEWICK, WA 99338
109894100005002	SHOEMAKER TRUSTEE STEVEN J	4707 W 20TH AVE KENNEWICK, WA 99338-1852
109894100005003	PILGROM EARL T & DORIS C	15005 WINDMILL DR WEED, CA 96094
109894110001001	VILLANUEVA KEVIN N	2005 S ZINSER ST KENNEWICK, WA 99338
109894110001002	TUCKER CHARLES W & JANICE F	2101 S ZINSER ST KENNEWICK, WA 99338
109894110001003	GUEVARA IVAN P	2103 S ZINSER ST KENNEWICK, WA 99338
109894110001004	GILLISPIE REX & CONNIE	2107 S ZINSER ST KENNEWICK, WA 99338
109894110001005	VALLEY CAMERON	2108 S ZINSER ST KENNEWICK, WA 99338
109894110001006	LARSEN ANTHONY L & DEENA L	2104 S ZINSER ST KENNEWICK, WA 99338
109894110001007	COLE STEVE E & SHAUNA M	4703 W 21ST AVE KENNEWICK, WA 99338
109894110001008	SHERILL KRISTINE A & HONEYCUTT DANIEL J	4709 W 21ST AVE KENNEWICK, WA 99338
109894110001009	NICHOLS WILLIAM E & MICHELLE L	4711 W 21ST AVE KENNEWICK, WA 99338-1854
109894110001010	BECK JAMES W & MARY E	4801 W 21ST AVE KENNEWICK, WA 99338
109894110001011	KALEEL REZA A & SHAWN	4805 W 21ST AVE KENNEWICK, WA 99338
109894110001014	WILLERS KYLE J & ROSALIE L	4804 W 21ST AVE KENNEWICK, WA 99338
109894110001015	MORGAN JEFFREY D & CHRISSEY V	4800 W 21ST AVE KENNEWICK, WA 99338

Exhibit A
Union Street Development Co., Inc. Properties

Parcel Number	Owner Name	Local Address
109894110001016	CRAWFORD SCOTT E & GRETL J	4808 W 21ST AVE KENNEWICK, WA 99338
109894110002001	SINGH KULDIP & UPINDER K	2005 S ARTHUR ST KENNEWICK, WA 99338
109894110002002	GRATE RONALD & CAROLYN	PO BOX 281 OTHELLO, WA 99344
109894110002003	STROMBERG MICHAEL M & SHERYL A	4702 W 21ST AVE KENNEWICK, WA 99338
109894120001011	BUTTERWORTH TRUSTEES ERIC M & LAURIE C	5101 W 20TH AVE KENNEWICK, WA 99338
109894120001012	BUTTERWORTH TRUSTEES ERIC M & LAURIE C	5101 W 20TH AVE KENNEWICK, WA 99338
109894120001013	POWERS DONNIE K & FAITH A	5017 W 20TH AVE KENNEWICK, WA 99338
109894120001014	TRIKALSARANSUKH SITTILERK & CHAYAPORN	5007 W 20TH AVE KENNEWICK, WA 99338
109894120001015	YOUNGQUIST TRUSTEES LARRY R & SANDRA A	5001 W 20TH AVE KENNEWICK, WA 99338
109894120001016	MARTIN TONY M & BARBARA A	1809 S SHEPPARD ST KENNEWICK, WA 99338-2262
109894120001018	FIFE TRUSTEES DENNIS J & METTA MARIE	4905 W 20TH AVE KENNEWICK, WA 99338
109894120002003	WILCOTT CHAD & STEFANI	4802 W 20TH COURT KENNEWICK, WA 99338
109894120002004	WILSON TRUSTEES MICHAEL L & MARI ROSS	4803 W 20TH CT KENNEWICK, WA 99338
109894120002005	PEENSTRA RICHARD L & PATSY M	4811 W 20TH CT KENNEWICK, WA 99338
109894120002006	MITCHELL NANCY KAYE	4819 W 20TH CT KENNEWICK, WA 99338
109894120002007	FORD GREGORY DAVID & AMY L	4818 W 20TH CT KENNEWICK, WA 99338
109894120003001	BONECK TERRY & EVELYN	1911 S DAWES ST KENNEWICK, WA 99338
109894120003002	JOSHI SANDEEP & SUNANDA	5511 W 24TH AVE KENNEWICK, WA 99338
109894120003008	RATHBUN KIRK & KELLY	4904 W 20TH AVE KENNEWICK, WA 99338
109894120003009	AIELLO FRANCIS A & BEVERLY M	1022 S DAWES KENNEWICK, WA 99336-0000
109894120003010	ORR DANIEL C & JANELL A	5000 W 20TH AVE KENNEWICK, WA 99338-5022
109894120003011	DLO PROPERTIES LP	4912 W 20TH AVE KENNEWICK, WA 99338-5009
109894120004001	GUTZMAN SR TRUSTEES ARTHUR J & JUDITH A	1920 S DAWES ST KENNEWICK, WA 99338
109894120004002	COLAN TRUSTEE KATHLEEN A	1912 S DAWES ST KENNEWICK, WA 99338
109894120004003	KUMAR JOE	1906 S DAWES ST KENNEWICK, WA 99338