



## Board of Directors Special Meeting

Wednesday, February 24, 2021, 9:00 a.m.

Meeting conducted via the Zoom platform

### Minutes

President Huffman called the meeting to order at 9:00 a.m. and Mr. Freeman called roll. Due to the COVID-19 office closure, all participants were present remotely via the Zoom platform.

#### Directors Present:

Gene Huffman, President  
Kirk Rathbun, Vice President  
David McKenzie  
Dean Dennis  
Arland Ward, joined in progress

#### Staff Present:

Charles Freeman, District Manager  
Kipp Drummond, Comptroller/Treasurer  
Jason McShane, Engineering/Operations Manager  
Ben Woodard, Assistant Engineering/Ops Manager  
Daniel Tissell, Assistant Engineering Manager  
Seth Defoe, Land and Water Resources Manager  
Melissa Olheiser, Accounting Supervisor  
Lori Gibson, Engineering/Ops Executive Assistant  
Matt Berglund, Public Relations Coordinator  
Doris Rakowski, Executive Assistant

#### Other Persons Present:

John Crotty, Western Legal  
Two member of the public

**CONFIRMATION OF AGENDA: Vice President Rathbun moved to confirm the agenda. Director Dennis seconded the motion. All present vote in favor and the motion carried.**

**WORKSHOP: Capital Improvement Plan:** Mr. Freeman displayed and briefly reviewed the District Mission and Priorities, as revised in 2018, to which staff recommended no change.

#### Mission Statement

The Kennewick Irrigation District will deliver irrigation water, protect water rights and enhance supply, as authorized by Washington State statutes and federal laws, for the maximum benefit of our community.

#### District Priorities

- Service to Community and Care of the Environment
- Stewardship of District Assets, Water Rights, and Supply
- Risk Management and Fiscal Responsibility
- Infrastructure Maintenance and Development

Director Ward joined the meeting.

Mr. McShane presented highlights of the Capital Improvement Program from 2006 to present.

Materials displayed and discussed included:

- Google Earth map showing locations of capital improvement projects
- "Project List Board Retreat 2010"
- "Capital Projects" maps for the years 2013, 2014, 2015, 2016, and 2017

Capital improvement projects highlighted included:

- Canal lining
- Pumping station renovations, replacements, and new builds
- WaterSMART grant work
- Canal widening
- Pipe lines
- Private Line Area (PLA) conversions to Pressurized Service Area (PSA)

- Pump consolidations
- Master plan areas and surcharge repayment of costs impact of development to community
- Risk mitigation and pipeline replacement
- Drought resiliency projects, including lining, in-canal storage, recapture wells

Mr. McShane said about \$25 million of investments had been made to date, not including Red Mountain or the administrative office improvements. The investments were paid from between \$13 million to \$14 million of added assessments, with the remaining balance coming from outside sources, such as grants and development.

Mr. Freeman said a goal for the meeting was to consider use of the 2.47% interest rate Banner bank loan. What projects to increase water with other people paying at least a portion of it.

Mr. Freeman said risks of proposed actions associated with financing options would be discussed with legal counsel in the scheduled executive session.

Mr. Freeman displayed "Project List 2021.02.23" spreadsheet and listed the types of current and future projects, including:

- PLA conversions
- Drought/Water Management projects
- Central Storage Reservoir
- Current infrastructure investment - Lorayne J potable water service
- Water Supply
- Current Capital Project - Highland Feeder By-Pass

Mr. Freeman said that in addition to the executive session discussion mentioned earlier, two other matters were planned for discussion under the same citation.

**EXECUTIVE SESSION:** At 9:52 a.m., on behalf of the presiding officer, Mr. Freeman announced that the board would go into executive session for one hour to discuss with legal counsel potential litigation, in the form of litigation or legal risks of a proposed action or current practice pursuant to RCW 42.30.110(1)(i)(iii), regarding three topics. He said extension of the executive session was possible, and no action was scheduled to be taken following executive session.

Two members of the public were moved to the waiting room, to be readmitted after executive session ended.

At 10:55 a.m., executive session was extended for 20 minutes.

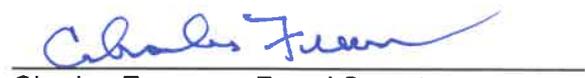
At 11:15 a.m., the meeting returned to open session.

**Director McKenzie moved to adjourn at 11:16 a.m. Director Ward seconded the motion. All present voted in favor and the motion carried.**

Attest:

Witness:

  
Gene Huffman, Board President  
Minutes approved March 3, 2021

  
Charles Freeman, Board Secretary

Prepared by Doris Rakowski