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

**KENNEWICK IRRIGATION DISTRICT
RESOLUTION 2017-22**

**A RESOLUTION RELATING TO ASSESSMENTS, RATES AND CHARGES;
ADOPTING THE CLODFELTER IRRIGATION MASTER PLAN; AND
ESTABLISHING A CAPITAL SURCHARGE ASSESSMENT BENEFIT AREA AND
COLLECTION METHOD.**

The Board of Directors of the Kennewick Irrigation District hereby resolves as follows.

Section 1. RECITALS AND FINDINGS.

1.1 There is continued growth of the Tri-Cities and the rapid conversion of agricultural lands to urban uses. Those changes create challenges for the Kennewick Irrigation District (KID). The alternatives to meet those challenges are limited. KID may meet that challenge through sound planning and engineering that, to the extent feasible, reduce risk to KID ratepayers, or not provide irrigation water services to certain areas.

1.2 Similar to the Southridge area, another rapidly developing region in Kennewick is referred to by KID as the Clodfelter area. Much infrastructure has already been installed by the developing properties within the boundaries of this area. However, due to the continued growth of the area, future demands are expected to increase. Despite the amount of infrastructure that has already been installed, a key component is still missing in this region – pressurized irrigation water via a regional pump station. Thus, KID has prepared the Clodfelter Irrigation Master Plan (KID, July 2017; “Clodfelter Irrigation Master Plan”). The Master Plan describes the Clodfelter Irrigation Master Plan Benefit Area, including the existing infrastructure, current and future land development, and the capital improvements needed to serve the Clodfelter Irrigation Master Plan Benefit Area (including a contribution to the Amon Reservoir).

1.3 The Clodfelter Irrigation Master Plan Benefit Area is located north of the Kennewick Irrigation District’s (KID) Main Canal bound by West 10th Avenue to the north, Bob Olson Parkway to the east, Interstate 82 and the KID Main Canal to the south, and West Clearwater

Avenue to the west (the “Clodfelter Irrigation Master Plan Benefit Area”). The Clodfelter Irrigation Master Plan Benefit Area includes an approximate irrigable area of 229 acres with a yearly allotment of 801 acre feet, with a peak flow of 5.8 cubic feet per second that will serve up to 612 parcels of the Clodfelter Irrigation Master Plan Benefit area.

1.4 Implementation of the Master Plan is a multi-year, multi-phased project, with current cost estimates not to exceed \$1.21 million in 2017 dollars. KID intends to fund the costs of the Master Plan improvements through available financing means, including but not limited to assessments and rates and charges.

Section 2. MASTER PLAN ADOPTED. The Clodfelter Irrigation Master Plan is hereby approved and adopted.

Section 3. SERVICE LEVEL. The level of service provided to properties within the Clodfelter Irrigation Master Plan shall be based on equivalent irrigation units (EIU). Each EIU shall be the equivalent of a one and a quarter inch (1 ¼) service connection providing an instantaneous flow of 15 gallons per minute. Any larger service connections shall be calculated from as a multiple of this base EIU, irrespective of development standards applicable to a property. Each EIU charge is initially set at \$2,741.19, and this is hereby established as the base charge with the following surcharges:

3.1 The surcharge for a two inch (2.00) service connection, based on 4 EIUs and 60 gpm, is set at \$10,964.76. The surcharge for a four inch (4.00) service connection, based on 8 EIUs and 120 gpm, is set at \$21,929.52. The surcharge for a six inch (6.00) service connection, based on 21 EIUs and 315 gpm, is set at \$57,564.99. The surcharge for an eight inch (8.00) service connection, based on 42 EIUs and 630 gpm, is set at \$115,129.98.

3.2 KID will allow a credit towards future EIUs surcharges based on the current property land use and current paid EIU surcharge above the base surcharge. Said credit shall only go toward additional EIU surcharges provided the property subdivides and meets the requirements for additional base connections of one and quarter inch (1-¼). (e.g. one (1) five (5) acre property pays for one (1) two (2.00) inch service connection equivalent to an \$10,964.76 surcharge. One year later, the same property then subdivides into ten (10) properties all requiring one and quarter inch (1-¼) service connections or a total of \$27,411.90 (10 x \$2,741.19 = \$27,411.90). The \$10,964.76 original surcharge will be applied as a credit towards the \$27,411.90 surcharges).

Section 4. LOTS AND RECORDING. All preliminary and final-plats, plat expirations, or plat alterations approved after July 6, 2017, shall be governed by the Clodfelter Irrigation Master Plan and the capital charges and capital assessments contained herein (or as later modified by KID). The availability of irrigation water shall be subject to and conditioned upon this Resolution and subsequent KID resolutions and this condition shall be shown on the face of each subdivision and plat going forward from July 6, 2017, and each subsequent subdivision of land.

Section 5. SERVICE STANDARDS.

5.1 KID Policy and Procedure (4.19) entitled “Standard Specifications” and Policy and Procedure (4.3) entitled “Developer Risk Mitigation” provide the developing and building community guidance in building to district standards. However, the Clodfelter Irrigation Master Plan and the establishment of capital surcharge assessments shall prevail if in conflict with any existing KID policy and or procedure.

5.2 No On-Site Ponds or Pump Stations that may have previously approved but not constructed will be further authorized by KID. All properties within the Clodfelter Irrigation Master Plan Benefit Area shall be served by the facilities described in the Clodfelter Irrigation Master Plan.

Section 6. ALLOCATIONS AND ANNEXATION. KID hereby grants allocations to parcels within the Clodfelter Irrigation Master Plan Benefit Area, but without an allotment, subject to implementation of the Master Plan and a parcel’s compliance with this Resolution and other KID policies and procedures. KID staff is directed to identify additional parcels either inside or outside KID boundaries for future annexation potential.

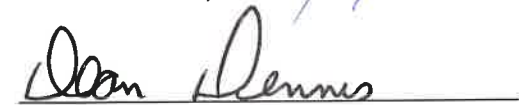
Section 7. FINANCES. KID intends to distribute costs of Master Plan phase one improvements across all parcels to be served from the water transmission system improvements, and assess the capital charge or surcharge to such properties within an identified benefit area. Under law, including RCW 87.03.265, irrigation district assessments and charges constitute a lien against the property assessed or charged. KID intends to assess the costs of the improvements required by the Clodfelter Irrigation Master Plan as capital assessments together with any capital charges, in addition to the annual operations, maintenance and capital assessments levied across all KID-served land.

Section 8. IMPLEMENTATION. The District Manager is directed to prepare a plan to fund the costs of the Master Plan improvements through available financing means, including but not limited to assessments and rates and charges.

This Resolution No. 2017-22 is hereby adopted by the Board of Directors of Kennewick Irrigation District, Benton County, Washington, at an open public meeting thereof, with a quorum present, this 6th day of July, 2017.


Gene Huffman, President


David McKenzie, Director


Dean Dennis, Vice President


Kirk Rathbun, Director