

*Please return to:*

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

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## **KENNEWICK IRRIGATION DISTRICT RESOLUTION 2020-23**

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### **Authorization for Collection of Surcharges for the PLA Properties in the Martin Meadows Benefit Area.**

A **RESOLUTION** of the Board of Directors of Kennewick Irrigation District (KID), Benton County, Washington, relating to certain rates, charges and assessments; establishing certain rates, charges and surcharges and directing assessment process related to the KID Martin Meadows Benefit Area; authorizing and directing actions.

#### **Section 1. RECITALS AND FINDINGS.**

**1.1** Some areas within the KID service have been served by privately constructed and operated irrigation systems. Many of those systems were not constructed to KID standards, and not subject to regular operation and maintenance or needed repair and replacement. KID attempts to serve the community by acquisition or assumption of such systems and to provide a program for system improvements.

**1.2** Martin Meadows Private Line Area (PLA) is such an area and has been impacted by new, private construction and system deficiencies. KID sent a letter to the properties within the PLA to inform of the issues with the system and to provide information concerning a PLA conversion. Due to the Covid-19 pandemic, a public meeting has not been held. KID proposed to install pressurized lines and service connections along the frontage of W 19<sup>th</sup> Ave, S Tacoma St, West 21<sup>st</sup> Ave, and S Rainier St. These pipelines would be connected to the pressurized KID pipeline in S Vancouver St.

**1.3** This Resolution sets forth KID's program for the system improvement and necessary financial support from assessments against benefited properties, and from rates and charges (including charges in lieu of assessments) for the Martin Meadows benefit area within the previously established private line area. The system improvements shall be delayed until sufficient funds are available, as determined in the future discretion of the KID Board.

**Section 2. MARTIN MEADOWS BENEFIT AREA.** The Martin Meadows Benefit Area is hereby established to include all of the following property:

- 11 TOWNSHIP 8 RANGE 29 QUARTER SE; SHORT PLAT #3076, LOT 1, RECORDED 2/20/2008, UNDER AUDITOR'S FILE NO. 2008-004410. RECORDED IN VOLUME 1 OF SHORT PLATS, PAGE 3076, RECORDS OF BENTON COUNTY, WASHINGTON.
  - Parcel 111894013076001

- SECTION 11, TOWNSHIP 8 NORTH, RANGE 29 EAST, QUARTER SE: SHORT PLAT #3571, LOT 1-2. RECORDED IN VOLUME 1 OF SHORT PLATS AT PAGE 3571, RECORDS OF BENTON COUNTY, WASHINGTON. (AF#2018-017766, 06/20/2018)
  - Lot 1, Parcel 111894013571001
  - Lot 2, Parcel 111894013571002
- 1998 Marlette Pacifica 27 x 67 ; THE HIGHLANDS, PLAT 'C': WEST 100 FEET OF EAST 199.6 FEET OF WEST 399.6 FEET OF NORTH 1/2 OF LOT 59
  - Parcel 111894020059002
- THE HIGHLANDS, PLAT 'C': EAST 99.6 FEET OF WEST 399.6 FEET OF NORTH 1/2 OF LOT 59
  - Parcel 111894020059003
- SHORT PLAT : # 8 LOT 1-3
  - Lot 1, Parcel 111894010008001
  - Lot 2, Parcel 111894010008002
  - Lot 3, Parcel 111894010008003
- BUR-DRIG ADDITION, BLOCK 1, LOT 1-7 PER DECLARATION OF DISCONTINUANCE RAINIER PARK PHASE I REC'D 9-1-92 SUBJECT TO EASEMENTS AND RESTRICTIONS OF RECORD
  - Lot 1, Parcel 111894040001008
  - Lot 2, Parcel 111894040001009
  - Lot 3, Parcel 111894040001010
  - Lot 4, Parcel 111894040001011
  - Lot 5, Parcel 111894040001012
  - Lot 6, Parcel 111894040001006
  - Lot 7, Parcel 111894040001007
- BUR-DRIG ADDITION, BLOCK 2, LOT 1-6 PER DECLARATION OF DISCONTINUANCE OF RAINIER PARK, PHASE I REC'D 9-1-92, SUBJECT TO EASEMENTS AND RESTRICTIONS OF RECORD
  - Lot 1, Parcel 111894040002007
  - Lot 2, Parcel 111894040002008
  - Lot 3, Parcel 111894040002003
  - Lot 4, Parcel 111894040002004
  - Lot 5, Parcel 111894040002005
  - Lot 6, Parcel 111894040002006
- 1994 Valley Quality Manor 27 x 67; MARTIN MEADOWS, BLOCK 2, LOT 4.
  - Parcel 111894050002004
- MARTIN MEADOWS, BLOCK 2, LOT 1-3.
  - Lot 1, Parcel 111894050002001
  - Lot 2, Parcel 111894050002002
  - Lot 3, Parcel 111894050002003
- THE HIGHLANDS, PLAT 'C': NORTH 133 FEET OF EAST 1/2 OF EAST 1/2 LOT 58 (DESCRIPTION CHANGE 7/12/78)
  - Parcel 111894020058001
- MARTIN MEADOWS, BLOCK 1, LOT 1-10.
  - Lot 1, Parcel 111894050001001
  - Lot 2, Parcel 111894050001002
  - Lot 3, Parcel 111894050001003
  - Lot 4, Parcel 111894050001004
  - Lot 5, Parcel 111894050001005

- Lot 6, Parcel 111894050001006
- Lot 7, Parcel 111894050001007
- Lot 8, Parcel 111894050001008
- Lot 9, Parcel 111894050001009
- Lot 10, Parcel 111894050001010

**Section 3. SURCHARGE.**

**3.1** Except as provided in this Resolution, the Martin Meadows Benefit Area shall be subject to KID Policy 2.41. The following charges apply as “KID Surcharges for System Improvements.” The surcharge applicable to these properties upon connection shall be calculated as follows.

**3.2** The level of service provided to properties within the Martin Meadows Benefit Area shall be based on equivalent irrigation units (EIU). Each EIU shall be the equivalent of a one and one-quarter (1 ¼) inch service connection providing an instantaneous flow of fifteen (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.

**3.3** The surcharge shall be determined based construction estimates, since the work has not yet occurred, and will be adjusted based on actual costs of construction. The estimate for the project is \$7,819.79 per EIU.

**3.4** The surcharge will be collected as follows for properties that connect to the system prior to April 30, 2021:

3.4.1 In order to incentivize capital recovery, if the entire project costs are paid by April 30, 2021 the cost of the surcharge will be reduced to \$6,255.83 per EIU.

3.4.2 If the entire project costs are not paid in full by April 30, 2021, a property owner may elect to defer the surcharge and be charged \$120 per year until the earlier of:

3.4.2.1 Change in Property Ownership, at such point, the entire surcharge for project costs becomes due; or

3.4.2.2 January 1, 2031, at such point, the surcharge for project cost will be recovered through an annual surcharge of \$781.98 (estimated) per EIU which will be added to the KID billing with equal one-half (1/2) installments due April 30 and October 31 of each year, for ten (10) years. If there is a change in property ownership after January 1, 2031, the entire surcharge amount for the project costs, less any annual surcharges paid, becomes due.

3.4.3 If the entire project costs are not paid in full or deferred by April 30, 2021, an annual surcharge of \$781.98 (estimated) per EIU will be added to the KID billing to the property as a separate Capital Surcharge, with equal one-half (1/2) installments due on April 30 and October 31 of each year, beginning on April 30, 2021, for ten (10) years. If there is a change in property ownership after connection to the system, the entire surcharge amount for the project costs, less any annual surcharges paid, becomes due.

**3.6** For properties that connect to the system after April 30, 2021, an annual surcharge of \$781.98 (estimated) per EIU will be added to the KID billing to the property as a separate Capital Surcharge, with equal one-half (1/2) installments due on April 30 and October 31 of each year, beginning on April 30 of the

following year, for ten (10) years. If there is a change in property ownership after connection to the system, the entire surcharge amount for the project costs, less any annual surcharges paid, becomes due.

**Section 4. ASSESSMENT.** All properties within the Martin Meadows Benefit Area may be subject to annual assessments (or a charge in lieu of assessment) for the cost of a pressurized system.

**Section 5. SERVICE AGREEMENT.** Prior to properties within the Martin Meadows Benefit Area connecting to the KID improvements, the properties will be required to enter into an Irrigation Water Service Agreement, to provide necessary security for payment for the KID system improvements.

**Section 6. UNAUTHORIZED CONNECTIONS – ADDITIONAL CHARGES.** A Martin Meadows Benefit Area property that does not enter into an Irrigation Water Service Agreement, and is later found to be connected to the system, will be charged a tampering/unauthorized access fee in accordance with KID’s most recent fee resolution. This additional charge is in part to recover the costs to KID to manage and remedy the improper connection, including but not limited to administrative costs, , service call(s), and deferred financing. An annual surcharge of \$781.98 (estimated) per EIU will be added to the KID billing for such property with equal one-half (1/2) installments due on April 30 and October 31 of each year, beginning on April 30 of the following year, for ten (10) years. If there is a change in property ownership after connection to the system, the entire surcharge amount for the project costs, less any annual surcharges paid, becomes due.

**Section 7. ADDITIONAL PROPERTIES.** Properties (lots or parcels) newly-created through a platting process, or otherwise, which connect to the pressurized system, shall pay the appropriate surcharge in full at the time of land division unless approved by the KID Board (i.e., Voluntary Mitigation Agreement).

**Section 8. IMPLEMENTATION.** The KID District Manager is hereby authorized and directed to take such action as appropriate and necessary to administer and enforce this Resolution.

**Section 9. REPEALER; FUTURE ACTIONS.** Any KID act prior to and inconsistent with this Resolution is hereby superseded and repealed. Nothing in this Resolution shall limit the future authority of KID to modify, rates charges and assessments.

**RESOLUTION 2020-23 IS HEREBY ADOPTED** by the Board of Directors of Kennewick Irrigation District, Benton County, Washington, at a regular open public meeting with a quorum present thereof this 21<sup>st</sup> day of July, 2020.

  
Kirk Rathbun, President

  
David McKenzie, Vice President

  
Gene Huffman, Director

REMOTE  
Raman Venkata, Director

  
Arland Ward, Director