



Minutes

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

Directors:

Gene Huffman, President
 Kirk Rathbun, Vice President
 David McKenzie
 Dean Dennis
 Arland Ward - Absent

Staff Present:

Charles Freeman, District Manager
 Kipp Drummond, Comptroller/Treasurer
 Seth Defoe, Land and Water Resources Manager
 Lynda Rosenbaum, Real Property Manager
 Daniel Tissell, Assistant Engineering Manager
 Lori Gibson, Executive Assistant to Engineering
 Matt Berglund, Public Relations Coordinator
 Doris Rakowski, Executive Assistant

Other Persons Present:

One member of the public

Vice President Rathbun moved to excuse Director Ward. Director McKenzie seconded. All present voted in favor and the motion carried.

APPROVAL OF AGENDA: Director Dennis moved to approve the agenda. Vice President Rathbun seconded. All present voted in favor and the motion carried.

CONSENT AGENDA: Director McKenzie moved to approve the consent agenda. Vice President Rathbun seconded. All present voted in favor and the motion carried.

Items on the consent agenda were:

1. Minutes, KID Board Meeting, August 3, 2021
2. Short Plat Vacation 2021-003 - Rybarski
3. Short Plat 21-04 - 212 E 49th Ave - Pro Made Construction
4. Short Plat 21-03 - 3126 W Hood Ave - Rock Island Capital
5. Vouchers/Warrant Approval

Accounts Payable:

Numbers:

	82724	through	82724	\$	7,829.16
	82725	through	82783	\$	114,285.02
Bank Drafts	FSA			\$	784.61
Bank Drafts	General			\$	1,568.35
Bank Drafts	AP			\$	119,400.95
Total Accounts Payable				\$	243,868.09

Payroll:

Numbers:

	34366	through	34366	\$	1,189.78
Direct Deposit		8/5/2021		\$	144,639.12
Total Payroll				\$	145,828.90

Voided Checks:

		None		\$	-
Total VOID				\$	-
Total Disbursements				\$	389,696.99

PUBLIC COMMENTS: None

PRESENTATIONS:

July 2021 Financial Reports: Mr. Drummond presented highlights of report pages including:

- Balance Sheet- Comparative, as of July 31, 2021 and 2020
- Statement of Revenues & Expenditures – Budget to Actual, Period ending July 31, 2021
- Fund Balance Change, as of July 31, 2021

Director Dennis moved to approve the July 2021 financial reports. Director McKenzie seconded. All present voted in favor and the motion carried.

PUBLIC HEARING: None

BOARD REPORTS: Director Dennis spoke briefly about the National Water Resources Association (NWRA) Tour. Discussion ensued.

ACTION ITEMS: None

RESOLUTIONS: None

STAFF REPORTS:

Finance Manager: None

Engineering/Operations Manager: Mr. Tissell reported regarding:

- Endothall treatment
- Red Mountain System demand and flushing frequency
- Marcello Estates project
- Paving activities
- Operations challenges with smoky conditions

Land & Water Resources Manager: Mr. Defoe reported regarding:

- Storage - above average
- La Nina watch expected to last through the winter
- High temperatures and low precipitation in Tri-cities
- Title transfer review process
- Yakima Basin Integrated Plan Implementation Committee Meeting – August 11, 2021

District Manager: Mr. Freeman reported regarding:

- Government-to-government meeting expected in early fall
- Title Transfer call – August 16, 2021
- Camille Touton confirmation hearings for Deputy Commissioner of the Bureau of Reclamation expected in September
- Washington State Water Resources Association executive committee – August 18, 2021
- Central storage SEPA co-lead agreement kick-off meeting – September 20, 2021
- National Water Resources Association (NWRA) tour
- Mr. Berglund involvement with NWRA Public Relations Subcommittee for the upcoming meeting in Arizona
- 2022 budget development
- COVID-19 update – cases and hospitalizations up in Tri-Cities

WORKSHOP: None

EXECUTIVE SESSION: At 9:34 a.m., Mr. Freeman announced that the board would go into executive session at 9:40 a.m. after a short break, to consider the minimum price at which real estate will be offered for sale or lease, pursuant to RCW 42.30.110(1)(c), regarding two matters, for approximately 20 minutes, unless executive session was extended. Action was expected following executive session.

The member of the public was moved to the Zoom waiting room until the end of executive session.

OPEN SESSION: Executive session ended at 10:00 a.m., the member of the public was re-admitted, and the meeting resumed in open session.

Vice President Rathbun moved to amend the agenda to consider sale of a piece of property. Director McKenzie seconded. All present voted in favor and the motion carried.

Authorizing Sale of Kennewick Industrial Park, Block 2, Lot 2, KID #1027: Ms. Rosenbaum presented the Realty Committee's recommendation for sale of the property. She reviewed terms of Hammerstrom Construction's offer to purchase, including planned office building construction, \$452,800 sale price with no commission, 60-day due diligence period, one-year buy back provision, and December 6, 2021 closing date. Discussion ensued.

Vice President Rathbun moved to authorize the sale of Block 2, Lot 2 Kennewick Industrial Park to Hammerstrom Construction, Inc., in the amount of \$452,800.00 and authorize the Board President and Secretary Manager as signature authorities to execute the Purchase & Sale Agreement with all terms and conditions contained therein. Director McKenzie seconded. All present voted in favor and the motion carried.


There being no further action, President Huffman called for a motion to adjourn.

Director McKenzie moved to adjourn. Director Dennis seconded. All present voted in favor and the motion carried.

Attest:

Witness:


Gene Huffman, Board President
Minutes Approved September 7, 2021


Charles Freeman, Board Secretary

Prepared by Doris Rakowski