

CALL TO ORDER

At 4:30 PM President Bailey called the September 10, 2024 Special Board Meeting of the Moses Lake Irrigation and Rehabilitation District to order. The purpose of the Special Board Meeting was for all of the Board of Directors to discuss the 2024 Assessment Requests. The MLIRD Directors present were President Bailey, Vice President Teals, Director Dexter, Director Perry, and Director Ketterer. Also in attendance was General Manager Sam Castro. Legal Counsel Brian Iller attended via-telephone. The record shows the Pledge of Allegiance was recited. The record indicates this meeting was recorded.

APPROVAL OF AGENDA

Vice President Teals made a motion to approve the agenda. Director Ketterer seconded the motion. The motion carried unanimously.

2024 ASSESSMENT REQUESTS

President Bailey stated MLIRD has prepared information for the Board of Directors to review on approximately 10 ratepayers who have come forward and believe they were not assessed correctly or fairly. The purpose of the Special Board meeting will be for the Board of Directors to review the information for each ratepayer and make a determination on how the Board would like to move forward with the 2024 assessment requests.

The Board reviewed and discussed each individual ratepayer requests, along with President Bailey's 2024 assessment recommendations. The 2024 assessment requests included parcel owners Eric D & Darcy Johnson, David A Hendricks Etal, Gordon L & Deana Beeman, Bruce E Voie Etal, Donald L Tucker, Robert E & Keri Hunsinger, Pelican Point Community Assoc, Lloyd Petersen, Doug Boole, Michael & Lynn Logan Trs, Steven G Kalamakis.

President Bailey stated his thoughts were all known assessment errors should be corrected such as double billing, parcels underwater, parcels below the high water and deemed "unbuildable", having a water certificate for irrigation, and other such anomalies. Vice President Teals agreed.

Discussion was then had on parcels that are less than .060 acres be excluded from assessments. This may include several commercially zoned parcels that comprise "one property." There are approximately 216 parcels that fall under this category. Director Perry agreed that something regarding the small parcels needed to be reviewed. President Bailey believes that these parcels should be assessed but is unsure of how to assess to make the assessments fair and reasonable. One option may be to add more categories to the parcel sizes on the assessment methodology. Discussion was had on property owners combining there small parcels into a larger (one) parcel and if that is not done, each small parcel will be assessed individually. Director Perry stated he would like to see MLIRD take the methodology that was adopted this year and apply them with the suggestion that any property owner with multiple parcels side by side should have the parcels combined or a lot line adjustment done. Director Dexter stated he would like to see the methodology adjusted for next year to reflect the smaller parcels such as 0 acres - 0.06 acres to have 1 point and from 0.061 acres - 0.09 acres as two points and 0.091 acres - 0.20 acres would be three points and then from 0.20 acres - 0.50 acres at four points. He understands the points would have to be moved around; however there are a lot of smaller parcels

that are affected by this. President Bailey agreed and stated that it should be suggested when the Board reviews the assessment methodology for 2025. President Bailey also agreed that the Board should uphold the assessment methodology for 2024 and encourage the property owners to make the necessary changes that they can make such as combining parcels or lot line adjustments for the 2025 MLIRD assessments. Discussion took place on if property owners started the process of a lot line adjustment in the year 2025, would they still be able to receive any type of a refund for the year 2024.


Director Ketterer made a motion to approve all known errors for the 2024 MLIRD assessments be corrected and refunds be given to correct or rectify any errors such as double billing, parcels under water, below the high water mark, deemed "unbuildable" by a governing jurisdiction, parcels that have their own water certificate for irrigation, and other such anomalies. Vice President Teals seconded the motion. The motion carried unanimously.

Vice President Teals stated he would like MLIRD to address any of the property owners with small parcels and suggest that they go through a lot line adjustment or the process of combining their small parcel with their large parcel. President Bailey also indicate that MLIRD is considering several new categories for the very small parcels to reduce the overall assessments for those parcels. Director Perry stated he would like more of an educational message to those property owners saying with lot line adjustments, the property assessments will be different.

ADJOURNMENT

The meeting was adjourned at 5:30 PM.



Bill Bailey, President


Richard Teals, Vice President


Chuck Perry, Director


Kris Dexter, Director


Joe Ketterer, Director

By: 
Secretary to the Board of Directors
Sam Castro