

CALL TO ORDER

At 10:00 AM, Vice President Teals called the January 08, 2025 Special Board Meeting of the Moses Lake Irrigation and Rehabilitation District to order. The record shows that Vice President Teals, Director Perry, Director Dexter, Director Dart, and General Manager Sam Castro were present. Legal Counsel Brian Iller and Director Ketterer attended via-telephone/teleconference. The record indicates that this meeting was recorded.

APPROVAL OF THE AGENDA

Vice President Teals called on the board members to approve the agenda. Director Dexter made a motion to approve the agenda. Director Perry seconded the motion. The motion carried unanimously.

OATH OF OFFICE

General Manager Sam Castro administered the Oath of Office for Director Board positions to Mr. Samuel Dart, Mr. Kris Dexter, and Mr. Joe Ketterer.

ELECTION OF BOARD OFFICERS

Vice President Teals called on the board members for nominations for the 2025 MLIRD Board President.

Director Perry nominated Vice President Teals for President of the MLIRD Board for 2025. Director Ketterer seconded the nomination. Vice President Teals called for the vote and the motion carried unanimously. Vice President Richard Teals was elected President of the MLIRD Board for 2025.

President Teals called on the board members for nominations for the 2025 MLIRD Board Vice President. After hearing no nominations, President Teals stated this action item would be added to the January 14, 2025 Regular Board Meeting agenda.

DISCUSSION

Discussion was had on the MLIRD office building lease, leased buildings on the market to be sold, future land and building acquisitions, acquisition budget planning, and MLIRD lands. General Manager Sam Castro stated the office lease expired in 2016 and MLIRD has been renting on a month to month basis. The office building has been up for sale for a few years and there have been multiple potential buyers interested which may cause MLIRD in need of a new office location. General Manager Sam Castro stated some options may be asking for a new lease, buying this location or another location, or building an office space. Discussion took place on whether the current office location at 932 E Wheeler Road was an adequate space for MLIRD. General Manager Sam Castro stated that the fenced area in the back is broken into and something vandalized on a weekly basis. He also mentioned the Board should think about what the future holds for MLIRD and if another office location would be more suitable depending on that.

Director Perry stated he believes with the District having a General Manager, more property owners petitioning parcels into the District, and the demand for water, he believes MLIRD will begin to expand and require the need for more administration management in the future.

Discussion took place regarding the 932 E Wheeler Road property. Director Dexter stated whether it is decided to purchase or continue renting the

office building, it might be a good idea to get more cameras with better night vision and audio, better lighting and alarms to alert MLIRD staff or the police if vandalism occurs.

Director Perry stated that he believes a discussion on whether the Board wants to stay at the current office building and whether the property is adequate for the future of MLIRD. He mentioned Moses Lake is growing a lot with large housing developments and each one of those will have a huge impact on the lake which may result in additional work that the District will have to do and will result in more coordination with the entities that control the rest of the lake and the watershed. He also asked if the Board decided to purchase the current property location, what improvements will be needed such as a shop.

Director Ketterer agreed and reiterated that the industrial and residential property in Moses Lake is going to continue to grow and with that comes the need for water. He firmly believes that the District will continue to grow the partnerships between the Port of Moses Lake, the City of Moses Lake, Grant County, and many more. He also stated there is a great benefit to the District and the ratepayers of owning a capital asset versus renting.

Director Dexter said he would like an appointment set up for the Board to be able to tour the other side of the office building and the property.

President Teals asked that an appointment be scheduled with the property owners for a tour of the property on January 14, 2025 at 4:30 PM and a special board meeting scheduled so all Board members could attend. President Teals also mentioned the Board should be discussing what the 2025 Budget would allow and if the property owners would possibly entertain using MLIRD's future rent payments as possibly a downpayment for purchasing the property.

Discussion took place on the Marina Drive parcels that the District owns. These parcels were purchased for the use of access to the lake for the weed harvesters the District owns. President Teals stated he does not believe all of the parcels on Marina Drive are utilized as a harvester site and there may be the potential to sell two of them. MLIRD staff Chris Wilson stated there are two parcels that are not utilized; however, the entrance access to the other utilized parcels is located on one of the two unutilized parcels. General Manager Sam Castro stated he would strongly encourage to maintain the parcels and believes the District should maintain as much waterfront property as the District can. Access to waterfront property is becoming very limited. The Directors were in agreeance and it was stated that in the future, the District may need waterfront access. President Teals stated the Board has already approved the Marina Drive parcels as an access point for kayaks, paddleboards, and canoes for recreation. He would like the Board in the future to look at creating an actual developed permanent access for that area.

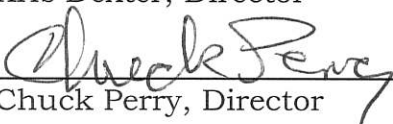
Director Perry asked for a comparison between the rent that the District currently pays for the office location relative to buying the property with possible upgrades compared to buying another office location to give the Board a basis to make a decision.

ADJOURNMENT

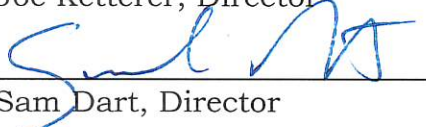
The meeting was adjourned at 11:13 AM.


Richard Teals, President


Kris Dexter, Director


Chuck Perry, Director

Joe Ketterer, Director


Sam Dart, Director

By: 
Secretary to the Board of Directors
Sam Castro