

**Approved Minutes**  
**MODEL IRRIGATION DISTRICT #18**

**MINUTES OF THE BOARD OF DIRECTORS REGULAR MEETING**

**1. CALL TO ORDER AND ROLL CALL:**

The board of directors of Model Irrigation District #18 met in a special session at 9:00 a.m. at 1424 S Pierce, Spokane Washington on November 28th, 2023.

Present: Director Goff, Director Bain also present: Superintendent Rick Neal and Karen Parker (who took minutes)

Guests Present: No Guests

Visitors Present: No visitors.

Director Goff calls meeting to order. Director Goff motions to approve the minutes of 10-24-2023 and Director Bain seconds the motion. Minutes are approved.

Superintendent Rick Neal discusses the classes he attended in the month of November and goes over the safety reports.

Director Goff motions to pay the expenditures for November and Director Bain seconds this motion. Motion passes.

Director Goff adjourns the meeting. Next regular board meeting is scheduled for December 12<sup>th</sup>, 2023, at 9 a.m.

---

President Heaton

---

Superintendent

**Approved Minutes  
MODEL IRRIGATION DISTRICT #18**

**MINUTES OF THE BOARD OF DIRECTORS REGULAR MEETING**

**1. CALL TO ORDER AND ROLL CALL:**

The board of directors of Model Irrigation District #18 met in a special session at 9:00 a.m. at 1424 S Pierce, Spokane Washington on October 24th, 2023.

Present: Director Bain, President Heaton by phone & Director Goff, also present: Superintendent Rick Neal and Karen Parker (who took minutes)

Guests Present: Aaron Dunham attorney with Wolff, Hislop & Crockett

Visitors Present: No visitors.

President Heaton calls meeting to order. Director Bain motions to approve the minutes of 09-26-2023 and Director Goff seconds the approval of the minutes by phone.

Aaron Dunham updates the board on the discussions being had on equalization, and when it will be complete. A date of November 28<sup>th</sup> is decided on for newspaper publication.

Aaron also talks about the City of Spokane Valley wanting Model Irrigation, (or other utility companies) to pay for the cost that would incur if the city needed to relocate utilities when servicing roads. On Monday, October 30<sup>th</sup> a collection of water superintendents will meet to "push back" on this idea. The city wants to create franchise agreements with utility companies stating that have the right to operate in the right of way.

Director Jessica Bain motions to have Hole in One Construction LLC fix siding on Model's pump house on Pines Road. Director Goff seconds the motion. Director Bain also proposes to approve the proposed expenditure budget of 2024 and Director Goff second. Motion passes. A motion was made to pay the expenditures for October, and this motion also passes.

President Heaton adjourns meeting. Next regular board meeting is scheduled for November 28<sup>th</sup>, 2024, at 9 a.m.

---

President Heaton

---

Superintendent

- C. Gene St. Godard, hydrogeologist, specializing in water rights addresses the board. He discusses two stages to begin work. He will need to decide if the proposed site is viable, and if so, start the building of a production well. Gene wants to obtain approval from ecology, today, if possible. He recommends using the Conservancy Board for the change to the point of withdrawal as it might be quicker than using the Department of Ecology. Jesse Cowger stresses that decision is up to Model. Gene would like to install a pitot meter to sample tap depth of water, permeability, soil samples, and thickness of the aquifer. He intends on contacting Fairmount to do a feasibility study from their existing well.

He will be able to check on general characteristics. Some water testing will also be done on the water from Fairmont's existing well, after flushing.

- D. Jesse Cowger explains the status of Model's current water rights and certificates. Ten certificates make up Model's entire portfolio, which all can be withdrawn.
- E. Aaron discussed options for time frames for completion of the well, reservation of ERU's. There is discussion about whether or not the Board is agreeable with the terms that have been set forth by the Developer.
- F. Todd Whipple requests that the Board reach an agreement or at least authorize Superintendent Rick Neal to sign a certificate of water availability.
- G. Ryan Heaton calls for an executive session at 3:45 pm for 15 minutes. Prior to convening in an executive session, Ryan Heaton publicly announced the purpose for excluding the public from the meeting place, and the time when the executive session would be concluded. The purpose was to discuss potential legal risks and financial consequences of accepting the Developer's proposal to donate the well.
- H. Meeting was resumed at 4:00pm and at the request of the Board, Aaron shares with everyone the Board's decision that it would acknowledge that it will accept donation of a well if the conditions proposed by the Developer are met. Aaron explains that the Board may want to revise some of the preliminary statement contained in the Developer's proposal to clarify that it is the Developer's proposal to donate a well. Under the proposal, Model would authorize Rick how many ERUs would be able to be reserved. Director Gerry Manfred makes a motion to approve these conditions and Director Bain seconds it. Motion carried.
- I. Rick informs the board about classes and the sanitary survey. He states that the tax rolls are up \$25,000 from last year. Director Bain makes a motion to purchase a skid steer from United Rental and Director Manfred seconds it. Also, Director Manfred motions that Rick can E-mail the Board in lieu of calling them about decisions on minor items. Director Bain seconds motion. Motion carried.

#### 4. OVERTIME

Rick Neal        3 hours

Karen Parker    2 hours

#### 5. SAFETY REPORT:

**Approved Minutes**  
**MODEL IRRIGATION DISTRICT #18**

**MINUTES OF THE BOARD OF DIRECTORS REGULAR MEETING**

**1. CALL TO ORDER AND ROLL CALL:**

The Board of Directors of Model Irrigation District #18 met in Regular Session at the District Office, 1424 S Pierce Spokane, Washington on February 18, 2020. President Heaton calls the meeting to order.

Present: President Heaton, Directors Gerald Manfred, Director Jessica Bain. Also, present: Superintendent Rick Neal, and District Secretary Karen Parker (who took the minutes of the meeting).

Guests Present: Todd Whipple, with Whipple Consulting Engineers, District Engineer Jesse Cowger, & Attorney Aaron Dunham, from Wolff, Hislop & Crockett, Elizabeth Tellessen, Attorney with Winston Cashatt, Mike Kinney, developer, Gene St. Godard, hydrogeologist. Visitors Present: A sign in sheet was available for the District's customers who attended.

**2. MINUTES PRESENTED:**

The Board reviewed and discussed the Minutes of the regular Board Meeting of January 29, 2020. Director Manfred made the motion to approve these minutes and Director Bain seconded the motion for the minutes to be approved as presented. The motion carried unanimously.

**3. NEW BUSINESS**

- A. Aaron Dunham talks about the communications that have been exchanged back and forth between him and Mike Kinney's counsel (Elizabeth Tellessen) regarding Mr. Kinney's proposal to construct and donate a well to the District. Aaron also discusses that a well site will be donated before completion of the well. There is discussion regarding what the parcel of land may be worth and options for calculating that. There is discussion about whether or not once a value is decided, will a credit be given to Mr. Kinney against SDC's? Jesse Cowger suggests that we wait to see if the site is feasible for placing a well there before an amount is agreed upon. Also, the value of the property would need to be proven at that time.
- B. Elizabeth Tellessen discusses Mr. Kinney's proposal to reserve as many ERUs as Model is comfortable letting them reserve. There is discussion that Model Irrigation wants to not reserve all connections, so that there are additional connections for other anticipated development in the District. Ms. Tellessen also talks about their proposal that the payment for these ERUs / Connections be placed in an escrow account – since the Developer would later be entitled to a credit offset SDC's if the well is built, donated, and accepted. The target date of completion is 2023. Terms of the Developer's proposal are attached to these minutes.

to the district. The purpose of the executive session was announced, and the length of ten minutes was announced.

Ten minutes later at 9:24, President Heaton calls the regular session back to order. It was decided that Model would like to remove proposed condition number 8. A motion is proposed by director Goff to approve the proposed conditions without condition number 8. Director Bain seconds motion and motion passes. A copy of the adopted conditions is attached to these meeting minutes. *See Attached.*

President Heaton asks Angie Sanchez to speak next. The question is raised whether Model should do another rate study to decide on future SDC charges. If a new rate is decided, D.R. Horton will pay the agreed upon amount of 15% of SDCs at the time of the permit. Jesse Cowger states that he can work with Angie to inform her on some of the projects that will need to be undertaken soon. They will draw up a proposal working together.

Superintendent Neal discusses classes, safety reports, overtime, and the issues with the SCADA computer "crashing". Director Goff suggests that we need to back up this computer with an external hard drive.

Director Bain motions to pay the expenditures of September 2023. Director Goff seconds the motion. Motion passes.

President Heaton motions to adjourn meeting, and Director Bain seconds. Meeting adjourns. Next meeting is October 24th, 2023, at 9:00 a.m.

---

President Heaton

---

Superintendent

**Approved Minutes**  
**MODEL IRRIGATION DISTRICT #18**

MINUTES OF THE BOARD OF DIRECTORS REGULAR MEETING

1. CALL TO ORDER AND ROLL CALL:

The board of directors of Model Irrigation District #18 met in a regular session at 9:00 a.m. at 1424 S Pierce, Spokane Washington on September 26, 2023.

Present: Director Bain, Director Goff, President Heaton.

Also present: Superintendent Rick Neal

Guests Present: Aaron Dunham attorney with Wolff, Hislop & Crockett

Jennifer Reiner, with D.R. Horton

Jesse Cowger engineer, Varela & Associates

Angie Sanchez with Financial Consulting Services

Visitors Present: No visitors.

President Heaton calls meeting to order. Director Bain motions to approve minutes of August 22, 2023, meeting and special meeting minutes of September 7, 2023. Director Goff seconds the motion, and the minutes of both meetings were approved.

Aaron Dunham discusses with the board the proposal with D.R. Horton and the completion date of the well they are donating to Model Irrigation. He states that there are a few revisions that D.R. Horton has proposed. Aaron talks about condition #8 in the proposal. It is a force majeure clause stating that if something of that magnitude happens, D.R. Horton may not be able to finish projects on agreed upon timelines and would need to renegotiate with Model on a new timeline or outcomes. Model needs to decide if they would like to have this clause dropped or leave it as is.

Jennifer Reiner states that D.R. Horton wants to continue moving forward. She informs the board that the new pump has been ordered, and that they already have the generator. D.R. Horton is aiming for a completion date of July 2024, before the end of November 2024 date, when credits towards SDCs will be reduced each month. She explains that the #8 force majeure clause was added for unforeseen catastrophes, such as Covid 19 epidemic. Jennifer informs the board that D.R. Horton wants this project completed in a timely manner for both Model and D.R. Horton. She also informs the board that they will have a check to Model by October end, for what is owed on their portion of SDCs to date.

Aaron says that he sees no ill intent from D.R. Horton in proposing condition #8, but it's up to Model's board of directors to decide.

At 9:14 President Heaton calls an executive meeting in accordance with RCW 42.30.110(i)(iii), to discuss with legal counsel the legal risks of adopting the proposed conditions since public discussion such legal risks may result in an adverse legal or financial consequence

**Approved Minutes  
MODEL IRRIGATION DISTRICT #18**

**MINUTES OF THE BOARD OF DIRECTORS REGULAR MEETING**

**1. CALL TO ORDER AND ROLL CALL:**

The board of directors of Model Irrigation District #18 met in a regular session at 9:00 a.m. at 1424 S Pierce, Spokane Washington on July 25, 2023.

Present: Director Bain, President Heaton Also present: Superintendent Rick Neal and Karen Parker (who took minutes) Director Goff not present.

Guests Present: Aaron Dunham attorney with Wolff, Hislop & Crockett

Visitors Present: No visitors.

President Heaton calls meeting to order. Director Bain motions to approve minutes of June 27th, 2023, meeting. President Heaton seconds the motion and the minutes of were approved.

Aaron Dunham updates the board about the new well test that has come back with no detection of pfas. D.R. Horton would like to proceed with the current site that the well has been drilled on, and not look for other options for drilling a replacement well. They would also like to renegotiate the credits they were given towards system development charges in exchange for the donation of a new well. All the past agreements between Model Irrigation and D.R. Horton may be null and void and all contracts would need to be renegotiated.

Superintendent Neal discusses new and old business, safety reports, overtime, and classes he attended in the month of June. Superintendent Neal also informs the board of new truck bids for the district. Discussion is had, and it is agreed that current trucks will be maintained and continued to be used. The board also talks about Model's "no read" meter fee. A motion is made to increase this fee to \$300 by Director Bain. President Heaton seconds motion. Motion passes, making the "no read" fee \$300 from \$100.

Director Bain motions to pay the expenditures of July 2023. President Heaton seconds the motion. Motion passes.

President Heaton motions to adjourn meeting, and Director Bain seconds. Meeting adjourns. Next meeting is August 22nd, 2023, at 9:00 a.m.

---

President Heaton

---

Superintendent

**Approved Minutes**  
**MODEL IRRIGATION DISTRICT #18**

**MINUTES OF THE BOARD OF DIRECTORS REGULAR MEETING**

**1. CALL TO ORDER AND ROLL CALL:**

The board of directors of Model Irrigation District #18 met in a regular session at 9:00 a.m. at 1424 S Pierce, Spokane Washington on June 27, 2023.

Present: Director Bain, Director Goff. Also present: Superintendent Rick Neal and Karen Parker (who took minutes) Director Heaton not present.

Guests Present: Jesse Cowger engineer with Varela & Associates  
Aaron Dunham attorney with Wolff, Hislop & Crockett

Visitors Present: No visitors.

Director Bain calls meeting to order. Director Goff motions to approve minutes of May 23rd, 2023, meeting. Director Bain seconds the motion and the minutes of were approved.

Aaron Dunham updates the board about the meeting with D.R. Horton to discuss the new well and the detection of pfas. D.R. Horton is concerned that they will not be able to donate the well if these numbers are too high. They also do not want to donate it and then have the possibility of Model having to pay premium to bring the well up to specs later. The re-testing of the well is the main priority as of now. If tests still detect high or unacceptable numbers, the discussion was made of possibly drilling a completely new well at Model's pump house on 30<sup>th</sup>. If this is the path that is taken, it will be Model's responsibility to update its infrastructure. Also, if a new well is drilled and operated on 30<sup>th</sup> it may not fill Model's reservoir as efficiently and quickly. D.R. Horton is also questioning timing. Can they push out the agreement with Model to 2024? Also, can they re-negotiate the cost of SDCs for this development?

Superintendent Neal discusses new and old business, safety reports, overtime, and classes he attended in the month of May.

Director Goff motions to pay the expenditures of June 2023. Director Bain seconds the motion. Motion passes.

Director Bain motions to adjourn meeting, and Director Goff seconds. Meeting adjourns. Next meeting is July 27th, 2023, at 9:00 a.m.

---

President Heaton

---

Superintendent



**Approved Minutes  
MODEL IRRIGATION DISTRICT #18**

**MINUTES OF THE BOARD OF DIRECTORS REGULAR MEETING**

**1. CALL TO ORDER AND ROLL CALL:**

The board of directors of Model Irrigation District #18 met in a regular session at 9:00 a.m. at 1424 S Pierce, Spokane Washington on May 23, 2023.

Present: Director Bain, President Heaton, Director Goff. Also present: Superintendent Rick Neal and Karen Parker (who took minutes)

Guests Present: Jesse Cowger engineer with Varela & Associates  
Aaron Dunham attorney with Wolff, Hislop & Crockett

Visitors Present: No visitors.

President Heaton calls meeting to order. Director Bain motions to approve minutes of April 25th, 2023, meeting. President Heaton seconds the motion and the minutes of were approved.

Aaron Dunham updates the board about the new well and the detection of pfas. It is still within the Department of Health's passing standards, for now, but there is concern DOH will lower the numbers of acceptability. Even if the well was to go online today, it would not be "grandfathered" in as passable if the acceptable numbers are lowered.

Jesse talked about the tour he and superintendent Rick Neal had at the charcoal water filtering plant in Airway Heights. The pfas count out by the air force base are very elevated. The acceptable amounts allowed are set by federal standards. States can lower acceptability numbers under federal standards, but they can not exceed the set number. Jesse also explains the process of "blending" of waters. This is a process that takes water with passing numbers and blends it with water that have numbers too high to be acceptable are blended until all of it is passable.

Superintendent Neal discusses new and old business, safety reports, overtime, and classes he attended in the month of May.

Director Bain motions to pay the expenditures of May 2023. President Heaton seconds the motion. Motion passes.

President Heaton motions to adjourn meeting, and Director Bain seconds. Meeting adjourns. Next meeting is June 27th, 2023, at 9:00 a.m.

President Heaton motions to adjourn meeting, and Director Bain seconds. Meeting adjourns. Next meeting is May 23rd, 2023, at 9:00 a.m.

---

President Heaton

---

Superintendent

**Approved Minutes  
MODEL IRRIGATION DISTRICT #18**

**MINUTES OF THE BOARD OF DIRECTORS REGULAR MEETING**

**1. CALL TO ORDER AND ROLL CALL:**

The board of directors of Model Irrigation District #18 met in a regular session at 9:00 a.m. at 1424 S Pierce, Spokane Washington on April 25, 2023.

Present: Director Bain, President Heaton, (Director Goff not present) Also present: Superintendent Rick Neal and Karen Parker (who took minutes)

Guests Present: Jesse Cowger engineer with Varela & Associates  
Aaron Dunham attorney with Wolff, Hislop & Crockett

Visitors Present: No visitors.

President Heaton calls meeting to order. Director Bain motions to approve minutes of March 28th, 2023, meeting. President Heaton seconds the motion and the minutes of were approved.

Aaron Dunham speaks about the public records request that was sent to Model Irrigation. Karen Parker e-mailed all Model employees and board members to inform them that their salaries, hire dates, and other information will be given out, since this must be public knowledge if requested.

Aaron also talked about the boundary lot line issues with DR Horton (off by 1 foot, in homeowners favor) and the Elk Meadows development. Aaron states that the lot lines are in adverse possession, meaning the homeowners own that 1 foot of property after 10 years of home ownership. Aaron questions the legal risks involved and recommends we leave it "as is" for now. President Heaton then calls for an executive session at 9:03 to discuss this matter in more depth. Regular meeting resumes at 9:09.

Jesse Cowger discusses with the board about the resizing and redirecting overflow path of tank #2. Talks are underway about this proposal with a new developer, Dave Black who is planning on building new housing on Belle Terre. Jesse states that the top of the reservoir to the drainage overflow pipe needs to be up sized. It is currently at 8 inches and Jesse feels it needs to be 16 inches. If for some reason the current overflow fails, the consequences could be colossal. Once this drainage/overflow is upsized it will give Model more usage of this tank, such as being able to fill water levels to the top of the tank. Jesse will come up with some sort of scope for the board to approve. The modification will be put up for bid to get this process done.

Superintendent Neal discusses new and old business, safety reports, overtime, and classes he attended in the month of March.

Director Bain motions to pay the expenditures of April 2023. President Heaton seconds the motion.

Motion passes.

**Approved Minutes  
MODEL IRRIGATION DISTRICT #18**

**MINUTES OF THE BOARD OF DIRECTORS REGULAR MEETING**

**1. CALL TO ORDER AND ROLL CALL:**

The board of directors of Model Irrigation District #18 met in a regular session at 9:00 a.m. at 1424 S Pierce, Spokane Washington on March 28, 2023.

Present: Director Bain, President Heaton & Director Goff Also present: Superintendent Rick Neal and Karen Parker (who took minutes)

Guests Present: Jesse Cowger engineer with Varela & Associates  
Aaron Dunham attorney with Wolff, Hislop & Crockett

Visitors Present: No visitors.

President Heaton calls meeting to order. Director Bain motions to approve minutes of February 28th, 2023, meeting. Director Goff seconds the motion and the minutes of were approved.

Jesse Cowger discusses with the board about the pump test on the new well and the drawdown that was performed. He informed the board that it went as expected, and things ran up to par. The pump station renderings were viewed and discussed. Some adjustments might still need to be made. Jesse will keep the board and Rick informed as needed. Drainage for tank 2 was also discussed. The question was raised whether the board should consider a pre-design plan? Including, but not limited to drainage way, pipe used and other specs.

Superintendent Neal discusses new and old business, safety reports, overtime, and classes he attended in the month of March.

Director Bain motions to pay the expenditures of March 2023. Director Goff seconds the motion. Motion passes.

President Heaton motions to adjourn meeting, and Director Bain seconds. Meeting adjourns. Next meeting is April 25th, 2023, at 9:00 a.m.

---

President Heaton

---

Superintendent

**Approved Minutes  
MODEL IRRIGATION DISTRICT #18**

**MINUTES OF THE BOARD OF DIRECTORS REGULAR MEETING**

**1. CALL TO ORDER AND ROLL CALL:**

The board of directors of Model Irrigation District #18 met in a regular session at 9:00 a.m. at 1424 S Pierce, Spokane Washington on January 24, 2023.

Present: Director Bain, President Goff & Director Heaton on telephone. Also present: Superintendent Rick Neal and Karen Parker (who took minutes)

Guests Present: None

Visitors Present: No visitors.

President Goff calls meeting to order. Director Bain motions to approve minutes of December 15<sup>th</sup>, 2022. Director Heaton seconds the motion and the minutes of were approved.

Superintendent Neal discusses new and old business, safety reports, overtime, and classes he attended in the month of January. He also informs the board that the 2023 tax rolls have been submitted.

A motion is made by President Goff to elect Director Heaton to replace his ending term of President of the board of Directors of Model Irrigation. Director Bain seconds the motion and Director Heaton will be the upcoming president for the 2023 year. A second motion was made by Director Bain to hire Rick Neal to be superintendent and for Karen Parker to be secretary for 2023. President Goff seconds motion, and the motion passes.

Director Bain motions to pay the expenditures of January 2023. President Goff seconds the motion. Motion passes.

President Goff motions to adjourn meeting, and Director Bain seconds. Meeting adjourns. Next meeting is February 28th, 2023, at 9:00 a.m.

---

President Goff

---

Superintendent

**Approved Minutes  
MODEL IRRIGATION DISTRICT #18**

**MINUTES OF THE BOARD OF DIRECTORS REGULAR MEETING**

**1. CALL TO ORDER AND ROLL CALL:**

The board of directors of Model Irrigation District #18 met in a regular session at 9:00 a.m. at 1424 S Pierce, Spokane Washington on December 15, 2022.

Present: President Robert Goff, & Director Bain, also present: Superintendent Rick Neal and Karen Parker (who took minutes)

Guests Present: None

Visitors Present: No visitors.

President Goff calls meeting to order. Director Heaton motions to approve minutes of November 15<sup>th</sup>, 2022. Director Bain seconds motion and the minutes of were approved.

Superintendent Neal discusses new and old business, safety reports, overtime, and classes he attended in the month of December. Superintendent Neal also goes over the exit interview for the 2022 audit. All went well.

Director Heaton motions to approve the budget for 2023 and Director Bain second's motion. Budget is approved.

Director Heaton motions to pay the expenditures of December 2022. Director Bain seconds the motion. Motion passes.

President Goff motions to adjourn meeting, and Director Bain seconds. Meeting adjourns. Next meeting is January 24<sup>th</sup>, 2023, at 9:00 a.m.

---

President Goff

---

Superintendent