

MOAB Irrigation District #20
Regular Board Meeting Minutes
Date: July 16, 2026 – 6:00 pm
Location: 25805 E Trent Ave, Newman Lake WA 99205

Meeting was called to Order at 6:00 pm by Chairperson Bill Jackman

In Attendance:

Board: Chairperson Bill Jackman, Vice Chairperson Doug Hughes, Directors: Robert Snow, Rosalee Allan.

Staff: Seth McIntosh – CO and Robert Randall – Secretary/Office Assistant

Guests: Engineer Kevin McMulkin, Attorney Aaron Dunham

Visitors: Sandi Squicciarino, Scott Carver

Note: There were other community members in attendance, but they did not sign in on visitor sheet.

Visitor Speakers

Engineer McMulkin – Received email regarding the Pioneer Water Company project. McMulkin – Water Wheeling – from MOAB to Consolidated and from Consolidated to Pioneer, sharing piping. McMulkin has seen this done before and has plans that may be able to be implemented. Flow meters would be needed on both ends.

Director Snow, his understanding is that the “Water Wheeling” would be selling water to Pioneer; that was the engineer or developer’s desire. Pioneer is more interested in being Annexed into MOAB; becoming part.

Attorney Dunham shared that, as discussed in previous meetings, Consolidated Water supplied water to Pioneer through an intertie, and Consolidated has cut them off. An engineer hired by Pioneer was interested in Water Wheeling, which would basically involve MOAB pumping water to Consolidated, who would then pump the water to Pioneer. Consolidated would not be using or losing any of its water.

Systems that have done that in Spokane Co – East Spokane – they are a recipient of this kind of service and are classified as a Bulk Water Purchaser. If Water Wheeling is what we do, then they would become an out-of-district customer of bulk water.

Two water rights constitute 2,932 acre-feet per year. In recent years, we have used about half of our water right.

Pioneer needs about 300 acre-feet of water from our rights. There is a developer who wants to develop a significant area. The development plans are done, but they need a water source to proceed.

Director Allan asked if we proceeded with the Water Wheeling we would not be giving up any of our water rights, we would just be selling water.

Director Snow responded that we would not give up any of our water rights. However, that usage would be charged against our water rights. Even if we annex, the water rights are ours.

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Seth – feasibility study – we would be the sponsor.

More discussion ensued. Thoughts to note: Wholesaling water locks MOAB into a long-term contract – can't stop supplying them water – but could stop additional future use.

Part of the reason Consolidated stopped supplying water, as we understand it, is because of the amount of water Pioneer was using. Consolidated also has its own growth plans, which means it would need water for its customers.

Chair Jackman noted the possible pipe-size issue from MOAB to Pioneer or from Consolidated to Pioneer. He asked whether the water main is large enough and whether there is enough pump power.

Contract Operator McIntosh shared that ultimately we would expect Pioneer to get a feasibility study scheduled and MOAB would act as the sponsor. But if Consolidated is added into the mix that may change. Then part of the feasibility study needs to be the connection from MOAB to Consolidated to Pioneer. Structure, capacity etc.

Allan asked if we agreed to go through with the feasibility study. It was noted that Pioneer has to initiate that and then we would sponsor it.

There was discussion regarding funding for the feasibility study.

VC Hughes remarked that we would not be able to fully supply them with all the water they need. Snow responded that we absolutely could with our water rights. Our rights are roughly 2,932 acre-feet; for ease of discussion, around 3,000. We use about half of that, or 1,500, leaving 1,500. At full buildout, they would need approximately another 300 acre-feet. They currently own water rights of 99 acre-feet, which means they are tight with their current connections.

Pioneer water and land around it is a private entity; not owned by the people.

Hughes asked if we would have to pay Consolidated in the Wheeling scenario; it was noted that Consolidated would bill Pioneer for that service.

Snow noted that he would prefer annexation, bringing them into MOAB and creating MOAB West, which would enlarge our customer base and help with administrative costs. Another out-of-district customer does not really help us overall.

Hughes stated that it depends on what they want to pay. A big account (sells) could make a difference financially. He also stated that he thought both options sound like good possibilities.

Snow stated that he has not done a full analysis, but his initial evaluation he doesn't feel that that usage would impede growth in our area, should it become possible.

Allan asked whether, once we enter into a contract for bulk water sales, it would be reversible. Dunham stated that most agreements are designed so the seller cannot simply stop providing water to existing customers, but future use can be halted.

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Action: there is no funding for the feasibility with us as a sponsor, so it is just nowhere right now. We currently do not need to do anything.

Snow stated that he had not seen anything showing advisory with the people and Pioneer. Allan stated that there are a lot of negative commentary on a Facebook page they have started.

McMulkin noted one more thing to consider: whether our pumping capacity is able to manage the usage. McIntosh felt that was a good thing to keep in mind: what can our system handle?

There is a booster station from the old, Consolidated intertie. More discussion about pipes and getting water to Consolidated if we did the Water Wheeling. Dunham made one last comment to be sure whatever we sign for the Dept of Commerce - we are signing to sponsor the feasibility study, but we are not agreeing to or making any commitment to doing the project.

Attorney Dunham – Nothing to Report

Vouchers

Voucher	Type	Amount
01358	Ops – 06.18 to 06.30 2026	\$26,653.58
01359	PR – 06.18 to 06.30 2026	\$2,500.00
	Total	\$29,153.58

Director Snow moved to approve Vouchers 01358 & 1359 listed above - totaling **\$29,153.58**, **Director Hughes** seconded - motion carried unanimously.

Director Snow noted that Secretary Randall sent the minutes to him for comment ahead of time.

Director Allan moved to approve the minutes with edits, **Director Hughes** seconded, motion carried unanimously

Hearing/Listening Session

Dunham shared that there is no requirement to do this; MOAB already offers the option for the public to speak at each meeting. Allan noted that the board had had a law quoted to them, so they wanted to be sure of what they had to do or not do.

The Board can choose to hold a Special Meeting where they provide time for dialogue with the public.

McIntosh noted because of what was said at the last meeting we asked those present to provide a list of topics they wanted to discuss so that the Board was able to prepare ahead of the meeting. That is part of the RCW that we don't go on for hours without the board being able to research and respond.

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Dunham suggested that because it would be a special meeting the Board should come up with a list of topics that can be discussed. The public can submit topics, and the board can decide what will be on the agenda; and those topics will be the only topics available for the discussion.

Allan noted that she thought that at a special meeting the public is not allowed to speak. It was clarified that you do not have to let them speak but you can if that is the purpose of the meeting.

If a person asks to speak at a normal meeting and brings handouts, the Board has the right to ask the person to sign up to speak at the next regular meeting, so the Board has time to review the handout(s) and be prepared to discuss the subject matter.

It was noted that we will start the budget in August. Allan stated that there is a specific meeting after the budget process for the public to give feedback. It was noted that that is not a requirement, it was something the Board did last year because of all the complaints from the community. She stated that she wanted to be sure the two meetings would not happen at the same time.

Snow – noted that the public requested the meeting as soon as possible and he feels it shouldn't be put off. He proposes that there be two separate meetings. August for the listening session and later for the budget meeting.

Jackman suggested that we do the listening session in August and the budget meeting would be in September.

- 1) Allan requests that if we have the meeting, we request a list of topics ahead of time so the board can be prepared for discussion.
- 2) Allan also requested that if we have the meeting, we need to have Dunham present because of the constant quoting of laws from the public; otherwise, we would have to confirm those quotes with Attorney Dunham.

Hughes stated that if they are asking for a listening/hearing then we would not need to respond to anything, we would listen to take notes and then we could follow up with Dunham if we needed to.

Dunham noted that, if you have ever gone to a County Commissioners' meeting and seen how they handle public comments, the number of times they actually engage with the person making the comment is near zero. They simply say, "thank you for your comment," and move on to the next person. Dunham said he is not suggesting the MOAB Board go to that extreme, but it does not have to address every comment.

There was discussion about ways to move forward.

Jackman suggested we tack the session on to the end of the August meeting. Snow stated that he felt based off the request that we make it a separate meeting.

Snow asked whether, if we attached it to the end of the August meeting, we would have it at the Grange. Jackman responded that we could, but he would be very surprised if there were a large turnout. He noted that the Grange requires set up and take down. Hughes said it would be much easier for his schedule if it could be held at the regular meeting.

Director Snow moved to have a special meeting for the sole purpose of holding the hearing and listening session to address that request. There was no second, so the motion died.

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Dunham – suggested that if there are just 1 to 3 people MOAB reach out to them and tell them we will put them on the agenda for that meeting. But we should request that if they have information they want to hand out – it must be in so many days before the meeting; or it will be accepted and the discussion will be postponed.

Secretary Randall suggested that, since we did receive a request, we should respond to that person by letting them know that we listen, we understand, and we feel we offer this time at each meeting. Randall felt there is a publicity issue if we do not respond. McIntosh said the Board can extend the three minutes if needed.

Snow will contact Melvina and share that information.

Vacant Board Position – Did we give a cutoff date? We only had one other person pick up an application, but that person did not return one. Jackman noted that he had spoken to both applicants. Ian Dumont seemed to be the most interested. Dumont turned in a request to the county to be appointed.

Allan asked if we have sent the applications to the county. Snow and Jackman both said no, because we had not taken any action.

Snow noted that he communicated with Shelly at the Commissioner's office because she had received Dumont's request. She wanted to know if we had a recommendation. She is waiting to see if we have a recommendation.

There was discussion about the previous year when there were five applications, all of them were forwarded to the county commissioners. That took five months to get those vacancies filled. When Hughes was appointed the board recommended him and that still took 3 months to get him appointed.

Dunham noted that the Board can: 1. sit on the opening; 2. make a recommendation; or 3. forward all applications to the commissioners, as they did in the previous year.

Most districts turn in a recommendation for a specific appointment. In some districts there is not a lot of interest so that simplifies things.

The open position ends 2028. Allan likes to know that things are transparent. She would prefer that it is as transparent as possible. Randall stated that he posted on Nextdoor. She also asked if we were going to interview them. Snow stated that we should interview and have some criteria.

Set a date to receive applications, put it out on social media, and add it to the August 20 agenda with a noon deadline.

The county would prefer to get a recommendation from the district.

Allan wants some criteria set for deciding. Scott Carver was asked if he could post it to the social media he has access to. He will use the same ad as the one Randall posted on our website, with the addition of an end date of noon on August 20th. We will add an agenda item in August to discuss criteria.

Hughes shared that, in his proposed changes to the bylaws, he suggested that if there are fewer than three residential units on a property, there would be one charge; otherwise, if there are three units, there would be an additional charge. Issues were raised regarding Suttan Bay, which has many trailers with a single 5-inch meter and ERUs at 16x1. There were also concerns about the mobile home park. Hughes stated that this is part of a

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larger stream of thought that he has not yet put into formalized writing regarding what to do with the budget. His expectation is that the Board will have to make decisions on in-district and out-of-district parcels and how they will be assessed.

There was more discussion. Allan suggests we drop the ADU terminology. Hughes says the language he will use is residential structure.

There were other issues that will need to be discussed and figured out – this is a starting place.

Hughes is working to try to put language in that guides a consistent budget process.

Water usage is all billed, what is being discussed is how to spread the base.

There was much more discussion, and additional discussion was needed to identify all the issues. If an ERU is allocated for each unit, that needs to be kept in mind when looking at the various options.

Future issues related to providing water and assigning ERUs need to be kept in mind.

Operations Report

Randall reported that, instead of preparing only a cell phone policy, he prepared a communication policy. Allan proposed that the topic be postponed to the next meeting. Allan asked whether Scott had gotten his own cell phone. Randall reported that he spoke with Scott, and Scott was already in the process of getting his own personal phone.

Allan asked if my conversation was in writing. Randall said he didn't follow up with an email, but that he could.

Randall then talked about the training on public records and the fact that, if Board members are using their own email accounts as they currently do, there needs to be a mechanism for sending emails to the office so MOAB records can be kept. He noted that he was sitting next to Rosalee at the training, and she asked about getting business emails. Randall said he was going to make this recommendation for the future. There was some discussion. Randall shared that MOAB has business Microsoft 365. An email account can be assigned to a Board member, using a license for the term of that person's position. When the term is up and the person is no longer serving, the district can remove the license from that person and assign it to the next person, while the email account remains available to the district for records purposes. The Board members would also have access to the web versions of Word, Excel, and other applications. The cost is \$420.00.

Jackman asked about Social Media. Dunham – highly suggests MOAB stay away from it. It becomes a public record nightmare. Snow remarked that there is an overhead associated with it. Allan said social media becomes emotional and we should stay away from it.

Director Snow moved to approve Randall's proposal to set up email accounts for the board – Director Hughes seconded, motion carried unanimously

Randall also reported that he reached out to the SAO regarding a one-year audit for this fiscal year. They sent back a proposal, and the fee is now \$8,500, which is an estimate based on projected pricing. MOAB is on the

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calendar for that audit. They also noted that, should we decide not to go forward with it for any reason, we can simply contact them and change it to the normal three-year audit.

Financial Report

Randall shared financial information that will be included with these minutes.

Currently, there is \$1,652,942.36 in all “cash” accounts, which includes the County account and both Banner Bank accounts.

After removing funds that are restricted, appropriated, or committed, there is \$486,424.59 unallocated.

Assessment Overview: The assessment is broken down into 2 Funds (these are approximate)

438 – Expense Fund – there is still	\$411,974.60 current uncollected
And	\$ 21,278.82 delinquent uncollected

439 Loan Fund - there is still	\$56,178.35 current uncollected
And	\$ 5,699.15 delinquent uncollected

Total	\$468,152.95 current uncollected
And	\$ 26,977.97 delinquent uncollected

The Board explained to Randall, that they had determined and a reserve equal to six months of operating expenses was sufficient to meet the District's financial obligations and therefore asked Randall to reduce the proposed reserve hold from nine months to six months.

Contract Operator’s Report

Seth McIntosh reported:

Booster Stations – they are keeping up with summer & irrigation demands.

He purchased a replacement chlorine feed pump, spare parts and 2 pump rebuild kits.

He installed folding shelves in Morris Booster and Wells #1 & 3.

He reported that the Main Reservoir – has two small trees leaning over the reservoir power line. He contacted Inland Power; they will send a crew to inspect and advise if they will take care of it or if the District is responsible for taking care of it.

He shared that he had a quote from Bigfoot Technical Services on the telemetry replacement, \$48,331.47. He also reported that he has a meeting scheduled on 07.20 at 8am for a site visit by Control Freek, so they can prepare a quote.

He reported that he ordered hydrant repair parts for two different hydrants. Completed repair of hydrant at Fire Station #13. And he started a Hydrant tracking log list – make/model/year.

There was discussion throughout his report. He stated that chlorine levels are a difficult part of the process. Because the amount of water varies constantly, maintaining chlorine levels is a challenge.

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McIntosh worked on the GIS project. He shared various maps to illustrate what would be able to be seen in the GIS application. He spoke with Varela Engineering, and they gave him a suggested list of categories and attributes to be considered. He has two bids currently. One is from Scott Economu associated with Simpson Engineering and one from Varela.

Varela would require a great deal of documents and information sharing and would probably take months to put into place. Economu's option could be implemented very quickly and is significantly less expensive, but the trade-off is that some changes may need to be managed internally. McIntosh said, "I am on a short-term contract, so we will need to see what Scott Inch's level of comfort is."

His main comment is that the district needs some kind of GIS for new people or part-time people to have the information to find objects in the field.

Director Allan asked if there was money, after the telemetry project, left in the Capital Improvement line item for this project. The answer was yes. It is around \$7,000 and it will be done quickly. McIntosh said he likes the fact that this one would be available soon.

Dunham noted that since Simpson is our engineer and we are getting this tool through them, MOAB does not have to issue an RFP for new technology. With the Simpson plan, MOAB can move forward. Normally, an RFP would be needed for technology.

Director Allan noted a concern about whether Scott Inch would feel comfortable with making changes/updates.

It can be used as is and be functional into perpetuity. Scott Economu, developer, will write up SOPs and come out and do training and will be available to do training as needed.

Director Allan stated, "I know Scott Inch not to be technical." She asked whether Simpson, through Scott Economu, would be our support, and the answer was yes. McIntosh feels that the "as-is product" will give MOAB more.

Allan noted she would like to get this done sooner than later, so we should decide at the next meeting. McIntosh shared that his contract ends before the next meeting.

There was discussion about extending McIntosh's contract for 30 days.

McIntosh stated that if they wanted his recommendation he would ***go with the Simpson plan and we can get it started in the next week.***

Director Snow said, "so moved." Director Allan seconded. Motion carried unanimously.

The board would still like a bid for support for the GIS from Simpson/Scott Economu.

McIntosh reported that the estimate for the Whit Bendewald property has been difficult. This is a new customer wanting service approval as an out-of-district customer.

Snow shared information regarding the last annexation – it added about three dozen properties, but some properties were not included. There are several people in that area that later wanted water and became out-of-district customers. McIntosh stated that he is leaving the annexation part of the issue to Director Snow.

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There is language in the bylaws that says, “Normally the applicant is required to construct the main line to the far corner of the applicant’s property.” In this case, McIntosh is glad it says “normally,” as this is not a normal situation.

McIntosh said that Inch thinks they should have to come all the way to Suttin Bay and tie-in because it would be good for the District. McIntosh isn’t sure we have the pull to require that based on property issues.

McIntosh suggested that MOAB put a stick of pipe on the current line to get it to his property, and then he would take it from there for his property. This would give the district another customer.

Allan asked whether MOAB would leave him as an out-of-district customer. McIntosh said no; he is working on annexing into the district. The question the Board needs to answer is whether MOAB will give him service knowing he is working on annexation and, if for some reason that does not work out, whether MOAB would make him an out-of-district customer.

McIntosh requested that the Board make a decision allowing him to give W. Bendewald a bid to get water to him. If the annexation were to fail, MOAB would contract with him as an out-of-district customer.

There was some discussion regarding out-of-district service. Allan pointed out that some jurisdictions are telling people they need to annex in or they won’t get service. McIntosh said that is happening mostly with districts that have expansion plans and they don’t want to use their water rights for out-of-district customers. We do not have that issue.

Allan asked, “If we have an out-of-district customer we should have a contract with them, right?” Snow responded yes and so did Dunham. It was noted that W. Bendewald did send an email stating the intent to annex into the District. Snow also remarked that most of those agreements are out-of-date (they reached their expiration date).

Allan asked if “it is true that it is cheaper for a group of people to Annex in at the same time?” Dunham shared that there may be some cost savings, but it may not be a lot. He stated that he told Snow that if we found that we had a group of people, Dunham could reach out to a title company and get a quote on handling a group.

The benefits of being in the district are: (1) having the right to vote for board members, and (2) being able to run for the board, assuming the person meets the age requirement. Also, if MOAB had an issue with service, it could shut off out-of-district customers first.

Hughes asked if we could charge different rates for out-of-district customers? Dunham said it is very difficult to do that. There has been litigation against the city; basically, you must have a very good reason as to why you are billing them more.

Snow stated that he wanted to take all our out-of-district customers and lump them together to get them to annex in, because the out-of-district contract established that it was the intent of both parties to annex into the district. But he found out that all those agreements expired a long time ago. There was an effort in the late 90s to cover all the out-of-district customers with contracts. They were filed with the county and have document numbers on them. But they have not been maintained.

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Hughes asked if our annexation costs could be billed to the customer? The answer was yes. The customers would incur the costs for the process.

Hughes also asked if there would be a cost difference if we provided W. Bendewald with two estimates for the two options? McIntosh said “no” just his time to create both.

Hughes, thinking about the motion, said MOAB could give him an estimate for the “extend through his property” option or the normal process. If the Board approves the “small stick” option, the customer will need to pay all expenses to be annexed into the district. MOAB also wants an easement for any extensions and would be included among the utility providers.

Dunham recapped that McIntosh is asking the Board to approve the “small stick” option so MOAB can get water to this customer. McIntosh noted that he does not see an advantage to the district; in fact, he feels it will be a detriment because MOAB would have 120 feet of pipe that is charged but sits stagnant. Dead ends are potentially an issue.

Allan asked, “will he have pressure problems?” McIntosh said “No.” McIntosh also asked Whit to talk to his neighbor and get in writing that he will agree to pay the cost of adding the extension if he ever decides he needs water; as it will have to go through Whit’s property.

Director Hughes moved to approve the estimate for only the “small stick” option, varying from the normal option. Director Snow seconded. Motion carried unanimously.

McIntosh brought back the topic of extending his contract. Jackman suggests extending the contract as is for 30 days. Hughes asked what the extension would be. If we go forward with the 30, it will include the next two board meetings and then the board can review what should happen going forward. Dunham noted that the board reserves the right to swap the duties back to Inch, before the end of McIntosh’s contract, but understands there is a transition period.

Director Hughes moved to extend Seth McIntosh’s contract for a month with the understanding that there would be a cross-over of duties and licensing during that time, Director Snow second, motion carried unanimously.

Snow asked if McIntosh had any further items to discuss before the vote. McIntosh reminded them that he is tied to two other districts. He has made some commitments during that period with those other districts, but he has been able to make it all work so far.

Director Allan – referred to a topic from the last meeting concerning the possibility of a Leak Survey. McIntosh asked if the Board wanted him to get bids. Snow noted that this could identify problems that could be very costly to the district. McIntosh, countered and said on the flip side it could identify issues that would later have a much higher cost.

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Allan was hoping that McIntosh would come with a bid, but he didn't realize that that was decided at the last meeting. He said he would work on that for the next meeting.

Allan asked to see if we could move forward on getting a review of our energy consumption.

Chairperson and/or Directors' Reports

Jackman contacted the state RCAC about the Rate Study. They said to reach back out at the end of July, and they should have an answer then.

New Business

New Business – drafting a proposal for a change to public record section in our bylaws.

Executive Session

At 9:08 pm The Board Chair announced that the Board would convene in executive session, for 30 minutes, until at 9:38 pm

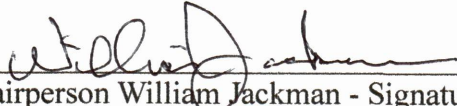
The purpose of the executive session was announced as: to discuss potential litigation with counsel present under RCW 42.30.110(1)(i). By statute potential litigation includes legal risks of a proposed action or current practice that Moab has identified where public discussion of the litigation or legal risks is likely to result in an adverse legal or financial consequence.

The Board Chair called the open portion of the meeting back to order at 9:38 pm.

There was no further business. *Director Hughes moved to adjourn. Director Allan seconded. Motion carried unanimously.*

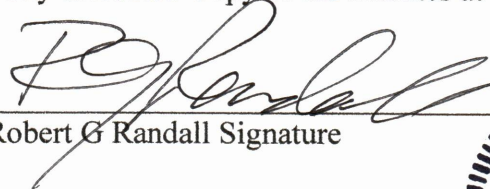
Meeting adjourned at 9:45 pm.

Note: Secretary Randall has attached a copy of handouts with stored minutes.


Chairperson William Jackman - Signature

8-21-26
Date

Minutes prepared by: Secretary Robert G Randall – Presented **August 20** at regular board meeting.
Fully Executed Copy of the Minutes at the District Office


Robert G Randall Signature

8/21/26
Date

