

The Meadows of Melody Ranch

ISD

Board of Director's Meeting
Wednesday, October 18, 2017 at 12:00 pm
Lower Valley Energy Conference Room

Minutes

CALL TO ORDER: 12:00

Present:

Bob Hammond

Carrie Gralund, GTPM

Lee Harris

Tina Korpi, GTPM

Rich Bloom

Demerie Northrop, GTPM (by phone)

Jim Miller

Matt Ostdiek, Rendezvous Engineering

Absent:

Suzanne Lagerman, Nelson Engineering

Larry Pardee

This public meeting was called for the purpose of discussing the Melody Ranch ISD water supply and system improvements project. It was noticed in the Jackson Hole News and Guide as well as in the Melody Ranch HOA newsletter. Rich expressed his concerns that no public comments were received because the details regarding a potential increase in costs to the homeowner were not described in the HOA newsletter and no one reads the legal notices in the newspaper where it was mentioned. The board would like to have an issue letter sent out to all homeowners describing the project in detail.

After an introduction of the board, Grand Teton Property Management, Matt Ostdiek (the water systems operator from Rendezvous Engineering for Melody Ranch) and Suzanne Lagerman from Nelson Engineering led this meeting on behalf of the Wyoming Drinking Water State Revolving Fund.

There are several improvements within the existing system that are recommended. These improvements include: repairs to the distribution system to fix leaks and complete meter installation; drilling a third well to provide an additional redundant supply; construct a transmission line from the new well to the storage tank; upgrade the existing wells with larger pumps and motors; install new booster pumps, motors and VFDs in the booster pump station; and replace isolation valves at risk of failure from corrosion. It is the hope of Nelson that these improvements will provide a more reliable water supply, give additional capacity to meet demand, provide more efficient system operation with reduced power costs, reduce the amount of water lost due to leakage and reduce the potential for damaging water main breaks. Nelson Engineering has been told verbally that the Wyoming Water Development Commission will consider replacement booster pumps as an eligible component.

The total cost of this project will be approximately \$1.7 million. The Wyoming State Loan and Investment Board has a Drinking Water State Revolving Fund which will provide a loan of \$886,914 at an interest rate of 2.5% over a 20-year period. Worst case scenario, this will average in an increase to homeowners at a rate of about \$13.74 per month, or \$164.88 annually which would be assessed on their property taxes and/or collected through increased user fees. The Wyoming Water development commission will give a grant at 67% with a loan on the additional 33% on all eligible components. The expected start date for the design work will be July 1, 2018.

The ISD would like to have some time to discuss this with the HOA board at their upcoming meeting as the location of the 3rd well will be on HOA land. Lee Harris volunteered to go to Casper in November to attend the meeting and represent the ISD at that time.

Adjournment: 12:50