

The Meadows of Melody Ranch

ISD

Board of Director's Meeting

Wednesday, August 9, 2017 at 12:00 pm – GTPM

MINUTES

CALL TO ORDER: 12:06

Present:

Bob Hammond

Larry Pardee

Rich Bloom

Lee Harris

Tina Korpi, GTPM

Demerie Northrop, GTPM

Matt Ostdiek, Rendezvous Engineering

Mark Stacy, Hydrologist (by phone)

Absent:

Jim Miller

Erik Wachob, Nelson Engineering

Kevin Boyce, WWDC

1) Approval of Minutes June 13, 2017

Rich moved to approve the minutes with a small edit. Lee seconded the motion. All voted in favor.

2) Financial review

a) Review Financials

With only one month of year-to-date financials, there was no discussion on these figures. Rich moved to accept the financial report. Lee seconded the motion. All voted in favor.

b) Delinquent Report

There were three owners who received notices that their water would be shut off if payment was not received within 10 days. Two of the three have contacted GTPM assuring payment was coming. The board advised GTPM to follow the process and keep them updated on payment/shut off.

3) Old Business:

a) Update from Rendezvous Engineering

1. Water service repairs:

~Josh Robinson – 4154 Mustang Dr.

~Eric Davis – 4245 Polo Pony Drive

GTPM has sent both owners notification in the form of letters advising of it being “final notice” that their leaks must be repaired by November 1,

2017. If it is not completed by then the ISD will do the work at their expense, turn off water service and charge the owner for water loss dating back to initial notification 11/23/16 at the rate of \$150/month (\$1,800)

~ Dave Perino – 725 Palomino Dr is having repairs done next week

~ Westwood Curtis Collection Issues for Zender (4190 Mustang) and Corban (4295 Polo Pony). GTPM reached out and asked these two owners to make payment to WWC for their leak repairs. The board concurred that these owners will need to work with WWC directly and that while the ISD encouraged them to pay their outstanding debt that this was a private account that the ISD could not manage on their behalf.

2. EPA 2017 Water Sample Testing

~ Disinfection Byproducts, Nitrates – Samples sent to lab

~ Lead and Copper from 10 homes – Samples sent to lab

3. Need List of New Construction Addresses/Contact Information

GTPM will provide Rendezvous with a list of current new construction info.

4. Sage Meadows is reporting water pressure issues

5. Water System Maintenance

~Flushing the fire hydrants and exercising water main valves is on hold for the valve repairs.

6. Wyoming State Lands and Investment Board (SLIB) – Water Valve Repair Mineral Royalty Grant

~ Considering an original construction completion date in November/December

~ On June 9, 2017 there was only one bidder (MD Landscaping in Driggs, ID)

The recommendation was to reject this bid and keep the pricing confidential and have the project rebid in December or January with valve repair to be March-May 2018. If bids during the second series are too high the ISD will consider a T&M bid.

7. Wyoming Water Development Commission (WWDC) Study

~Matt will prepare written comments based on the draft report given by Nelson.

8. Sewer System Maintenance

~ The manhole inspection was completed during the “high flow” and saw no infiltration or significant leaks

9. Sewer Lift Station needs to have some of the trees and bushes trimmed. Demerie will put Matt and Evergreen Tree Care in touch with each other to get this work completed.

10. Melody Creek Sewer Main Sag Repair

~There will be significant landscaping work required to access these repairs at the approach to South Park Loop Road. This will be discussed in more detail for a fall or spring date.

4) New Business:

a) Report from Nelson Engineering re. Wyoming Water Development Study

The group from Nelson Engineering presented their draft findings with regard to the WWDC study that has been ongoing for nearly a year. There has been a significant water leak which with the leak repairs that have been done in the past year has been reduced. However, during the winter of 2015-2016 there was about 40 gallons leaking per minute (this is about 50% of all winter water use). This amount nearly doubles in the summer due to unaccounted water use from several unmetered irrigation areas.

Well 1 was tested and it is the recommendation that the pump be changed for one that has a variable speed.

Well 2 was also tested (though not as involved as the entire pump equipment was not pulled out as was done for pump 1. It is their position that we could increase the pumping capacity of both wells if they were not being run simultaneously.

The overriding issue is that Melody Ranch does not have as much water as they would like especially in high usage times. They would recommend a third well even though there is some capacity in the other two existing wells. The additional source of a 3rd well (which would be larger than the other two) will meet average and high demands as well as a full build out of the neighborhood. If one well went out of service the third well would have significant capacity to handle the demand. They would like to consider placement of this well on the open space corner of Balsam and Melody Creek Lane (near lot 1) There are lower sulfates on the west side of Flat Creek and the water quality would be better at that location. Another option for the 3rd well location would be near the storage yard, but it is pretty tight to do that there. The ideal time to do the work would be in the fall considering soils, the creek and the need to create a pipeline. Nelson would recommend upsizing the transmission line to reduce friction loss before adding another well.

They are currently fine-tuning the draft report and revising cost estimates. At this point, a rough estimate to do all the work will cost about \$1 million. While some components are not eligible for the grant, they could be submitted to SLIB for additional fund consideration. To start the process for 2018 funding, the ISD will need to have a meeting in early September to review the final report and present an application and board resolution to the WWDC on October 1, 2017. A public hearing will need to be noticed for 3 weeks following the application submission.

b) Response for Water leak outstanding invoices

See above 3. A) 1. For details.

5) Executive Session not called

6) Adjournment 1:33

Next meeting to be Wednesday, September 6th at Noon