

The Meadows of Melody Ranch

ISD

Board of Director's Meeting

Wednesday, November 18, 2020 3:00 pm

ZOOM

MINUTES

1. CALL TO ORDER – 3:01

Bob Hammond

Jim Hammerel

Rich Bloom

Matt Hare

Kent Van Riper

Demerie Edington, GTPM

Matt Ostdiek, Rendezvous Engineering

2. Approval of Minutes, October 7, 2020

Rich moved to approve the meeting minutes. Kent seconded the motion, all voted in favor. Jim abstained from the vote.

3. Old Business:

a) Update from Matt Ostdiek, Rendezvous Engineering

1) **Existing Water Operations**

- Water Quality Testing: Monthly Bacteria Sample collected Monday, 11/16/2020. Tested positive for Coliform Bacteria, Negative for E. Coli. Contacted EPA. Collected additional samples Tuesday afternoon. Will have laboratory test results on Thursday and will report back the board
- Maintenance Operations:
 - Exercising stops: Preparing a list of curbstops that could not be exercised due caps seized up, inaccessible, or debris in valve box.

2) **Existing Sewer Operations**

- Intermittent High Pump Amperage Alarms in the sewer lift station which could be a result of people flushing rags in the sewer system - there have been 8 calls since 9/1/2020
- Sewage flows:
 - Before irrigation season: Less than 15,000 gallon per day.
 - Peaking June-July: 42,000 gallons per day
 - Currently: Down to about 12,000 gallons per day
- Sewer Main Jetting TV Inspection - Melody Creek Lane to Town Interceptor Main where the line is known to have a sag. There is sand that collects in the saggy area. The jetting pushed the sand through the line, but this remains an area that needs to be fixed.
 - Val Koter & Sons – Pipe length \$911 LF - \$1,325.80 / Completed 11/4/2020

3) **Generator Maintenance Proposals** – Cummins Sales and Service – West Valley Utah

These annual service appointments are to maintain the booster pump and sewer lift stations. Matt O. noted that the lift station generator is not used much and the ISD could skip service and have this done every other year. The booster pump station is exercised weekly and should therefore be serviced. The ISD agreed to have the Booter Pump Station serviced for \$1,292.66 but will skip this years' service on the Sewer Lift Station (estimated to cost \$1.077.22)

4) **WWDC Project / Ground Water Exploration.**

Exploratory Well Groundwater Well Project

- Spent thru May \$180,991.89 / Budget \$245,500
- Work remaining: Final Report and analysis, close out contracts/permits, (estimated cost to complete: \$10,000)
- Projected budget remaining: **\$54,508.11**
- Test Hole #3 amended additional funding request to WWDC – Withdrew additional funding request on 8/10/2020.

5) **WWDC Water System Improvement Project.**

- 10% Design submittal completed 9/15/2020.
- WWDC review letter dated 10/13/2020 asked six main questions:

(1) Well interference concerns, question DEQ acceptance of pump tests?

(2) Storage tank capacity does not conform to DEQ requirements based on average daily demand plus fire protection volume?

(3) WWDC again questioning merits of third well. DEQ requirement of being able to supply twice the maximum day with the larges well out of service, including 300,000 storage capacity. Rendezvous argues that fire protection storage (120,000gallons) should be held in reserve, in addition to this DEQ standard. When deducting fire storage, the system cannot meet this condition

(4) Project over budget. Components not included in Level 1 Feasibility Study will not be funded (including engineering design). Response- Request clarification to specifically identify which components are not eligible for funding. Have sent SLIB questions concerning component eligibility for funding and process to increase loan amount. There has been no response to emails or phone calls.

(5) The remaining groundwater exploration funding can be used to for test drilling Well #3. Consider drilling deeper test hole with District funds?

(6) WWDC question whether booster pump can meet peak demands with larges pup out of service. This should have been addressed in Level 1 Study. Cannot meet peak day and fire flow with one well out of service. Consider adding a large pump or increasing indivial pump capacity. DEQ opinion...additional booster pump capacity not necessary? There is not budget for this item.

- **DEQ Questions:**

1. Is the pump testing/analysis performed to date, suitable for permitting the one new well for this project? *(DEQ Response-James Brough) Is my understanding correct that the current design plan is to equip the existing two wells at 600 gpm each?*
2. Does adding a third well (increasing production capacity) address the current storage capacity concern? *Yes, it could. Perhaps you can present a maximum day plus fire flow scenario for two hours to demonstrate that the combination of sources and storage volume is adequate.*
3. Will a third booster pump or enlargement of the two existing booster pumps be required to provide the maximum pumping rate with one large pump out of service? *At this time, I don't think that it should be necessary to increase the capacity of the booster pumps.*

- **SLIB Questions:**

1. Can \$23,150 for Distribution System Improvements be shifted to fund a water treatment chlorination system and other water system elements that do not qualify for WWDC funding?
2. Additional improvement items have been identified that were not addressed in the WWDC Level I study. Can the current loan funds be allocated to fund such items that WWDC will not fund because they simply were not specific components of the original project approved? For example, replacing a \$73,500 water transmission line discharging from the system booster pump station.
3. There is concern that additional project items, construction market conditions, and Covid-related issues will result in higher than expected construction bid prices. What is the process to request additional loan funding if construction bid prices are high?

- **Items not included in the Level 1 Study Budget:**

- Pipe upgrades inside the booster pump building
- Pump upgrades major piping modifications / check valve replacements
- Phased pump replacement to maintain water supply during construction
- Replacing the pump electrical control system (PLC)
- Enlarged electrical lines to each well
- New electrical conduit to each well
- Landino easement / 12" water distribution line
- Landino easement landscape reclamation
- Melody Ranch Drive landscape reclamation

6) **Valve Repairs** (No progress to report)

- Drinking Water-State Revolving Fund is requiring bid document revisions to award a time and materials-based contract.

- Work Pending – Working out formula for contract award based on qualifications and price.
- Proceed with bid process when authorized by State. Construction delayed until fall 2020.

b) Discuss an agreement (MOU) between ISD/HOA

Storage area, pathway, entrance irrigation and vegetation maintenance, Irrigation culvert maintenance, bike racks, plowing of sales office drive and mailboxes. The HOA is still refining and defining the language on this non-binding agreement. They want to be sure they have an accurate concept of the services the HOA and ISD provide by visiting with vendors like Wyoming Landscape and Evergreen Tree Care. They are close on presenting a draft of these revisions to the ISD.

c) 2020 Election Results

Reminder to get the oath of office turned in to the county for all newly elected officers (Bob Hammond and Matt Hare). Demerie will see if Jim Hammerel will also need to present an oath of office since he was recently appointed to the board.

4. New Business:

a) Discussion about planting in the road lots by homeowners

This issue came up because an owner would like to remove the trees that are in “her yard” but are in the road lot and replace them with a different species of tree. The HOA approved the work but wanted the ISD blessing on this as well since it is technically in the road lot. Nicole Krieger has been brought into the issue as Rich had concerns about adverse possession if they allowed the planting to happen without mention of the ownership of the lot. Historically, owners maintain the yards all the way to the street including the road lot which is there in case the ISD needs to widen the roadway or add sidewalks. The ISD has never weighed in on landscaping in these areas. The board would like Nicole to draft a policy or rider to add to approval letters that allows people to landscape the road lot but with the knowledge that in so doing it is a road lot and there could be a time when the ISD would need to reclaim that area for its own purposes. Demerie will reach out to Nicole and have her draft this.

b) Snow Stakes

Demerie contacted Wyoming Landscape as there were a few calls about the stakes being too close to the road and vehicles including the school bus would/could hit them. Wyoming Landscape said they positioned the stakes closer to the road this year to minimize the amount of landscape damages that are caused each winter by the plow. Bob assured the board that as long as WLC was maintaining a 20’ wide clearance on the roadway after plowing the position of the stakes is fine.

5. Financial and Delinquent Review

The board reviewed the financials and noticed that Rendezvous Engineering has not submitted an invoice for four months. GTPM will check the contract and see when it expires but the board has concerns about timely billing and accounting. Kent will visit with Matt O. about this problem and request monthly invoices. There are no accounts in jeopardy of having their water shut off at this time.

6. Adjournment 4:23