

*The Meadows of Melody Ranch*

**ISD**

Board of Director's Meeting

Wednesday, December 16, 2020 3:00 pm

ZOOM

**MINUTES**

1. CALL TO ORDER – 3:03

Bob Hammond

Jim Hammerel

Rich Bloom

Matt Hare

Kent Van Riper

Demerie Edington, GTPM

Matt Ostdiek, Rendezvous Engineering

2. Approval of Minutes, November 18, 2020

Rich moved to approve the meeting minutes with edit. Kent seconded the motion, all voted in favor.

3. Old Business:

a) Update from Matt Ostdiek, Rendezvous Engineering

1) Melody Creek Drive Sewer Main Repair

Westwood Curtis made these repairs, replacing about 30' of pipe. The sag in the line was caused by trees and the root systems above the line.

2) Booster Pump #1 Options

- Repair existing pump \$2,500 - \$3,500 (Recommended)
- Maintenance on existing pumps \$1,500 - \$2,000
- Replace with new pump and variable frequency drive (VDF): \$12,000 - \$15,000

The Board agreed with Matt O's recommendation and approved the repairs on the existing pump.

3) WWDC Water System Project

The WWDC said they would not pay for anything that had not been specified in the Level 1 study. However, there were several items that had been missing from that report and need to be included. We are currently waiting on the state as the ISD has answered all the questions that had been asked by the DEQ. The board suggested memorializing the process in a letter showing compliance and explain that Melody Ranch is vulnerable to a failing pump and would like to move forward with a decision and a date to do so.

- Current Project Budget \$1,410,000
- Potential Addition Project Cost Items
- Discharge line from booster pump building through Landino Property - \$73,500
- Lot 1-084 property reclamation - \$40,000

- Harmonic filter – electrical power supply - \$30,000
- Additional booster pump - \$35,000
- Additional Project Contingency \$120,000 (10%) Current Project includes 15% contingency (\$181,370)
- Deep Well Option
  - Deep Test Well \$54,000 – 37,000 (Shallow Well) = \$17,000 Additional Cost
  - Construct Deep Well, Add \$100,00 - \$150,000

4) Wyoming DEQ Communications

- Well Pump Testing – acceptable? Still not reviewed
- Storage Tank Capacity – Have not acknowledge calculations, requiring 3<sup>rd</sup> well
- Additional Booster Pump: peak flow + fire with largest pump out of service (700 gpm Maximum day + 1,000 gpm fire = 1,700 gpm)

Existing pumps: 2ea @ 200 gpm + 2 ea. @ 900 gpm = 2,200 gpm (1,300 gpm with largest pump down)

5) Office of State Lands and Investments – SRF-Drinking Water Loan

- Entire loan amount must have assessment funding secured
- Current Loan – Project completion date 1/30/2021
- Current Loan amount, \$829,300
  - Breakdown: WWDC Project Match, \$688,875 (\$118.80 annual per lot, 20-year loan – owners have been assessed \$100/year through property taxes for the last 2 years to fund this)
  - Valve Repair Project, \$140,425

4. Other Business

~ Rich is working with Nicole on the road lot communication and language.

~ Jim suggested that the ISD meetings be recorded and made available to anyone who would like to view them in addition to the minutes that are already posted on the website.

5. Adjournment 3:56

Next Meeting will be Wednesday, January 27, 2021 at 3:00