

The Meadows of Melody Ranch ISD

Board of Director's Meeting
Wednesday, April 28, 2021
3:00pm MST- Zoom Meeting

MINUTES

Attendance: Bob Hammond Tina Korpi, GTPM
Jim Hammerel Deb Lutz, GTPM
Rich Bloom Matt Ostdiek, Rendezvous

Engineering
Matt Hare
Kent Van Riper

Call to order: 3:02pm

Approval of the agenda: Moved and 2nd- Unanimously approved.

Approval of the minutes: 2/24/21: Rich to approve Jim 2nd- Unanimously approved.

3/24/21: Matt H to approve Jim 2nd- Unanimously approved.

Operating update: Matt Ostdiek, Rendezvous Engineering

1. Water System Update
 - a. Nighttime flow rate: 100 gpm
 - a. Becoming a concern 100 gals per min. Josh Robinson
 - b. Josh Robinson Mustang Dr – Water Service Repair 4/21/2021
Nighttime flow rate dropped to 60 gpm.
Nighttime flows dropped after completing this repair. Discussion whether to conduct leak testing- Last test was 2016 as part of the WWDC level 1 Feasibility Study.
 - c. EPA Water System Contact form submitted.
 - d. EPA Consumer Confidence Report (CCR) – Submitted.
 - e. EPA Drinking Water Monitoring – Nitrate/Nitrite 1.11 mg/L < 10 mg/L MCL
 - f. Chlorine Room Glass replacement – Completed.
 - a. Found white marbles-maybe from wrist rocket. Markus Landino's son's pickup also vandalized with broken glass.
 - g. Chlorine Gas Supply – Delivered.
 - h. Emergency Contact List – Provided to GTPM.
 - i. Building Paint / Replacement Doors Budget - \$15,000 - \$20,000.
 - a. Work to be done after the pump and pining upgrades are completed.

2. Sewer System Update
 - a. High Pump Amperage Alarms – 5 each since last ISD meeting.
 - b. Sewage Flows: Averaging 12,000gpd (During Spring Break: 8,000 GPD)
 - c. Sewer Main Jetting and Inspection Budget –
 - a. \$40,000 from Val Kotter and Sons. They last cleaned the sewer mains in 2016.
3. Water System Improvements Project
 - a. Update Project Cost Estimates for increased scope of work.
 - b. Project Funding Options
 - c. Wyoming Water Development Commission – staff changes.
4. Exploratory Well Project
 - a. Total Budget remaining: \$59,490.11 of \$245,500 Budget. (75% Grant/ 25% ISD)
 - b. Rough draft of MOU for test well #3 access and land use submitted to Paul VonGontard's attorney – Dave Larson.
 - a. Paul VonGontard has provided review comments of Dave Larson. Waiting for Dave Larson's response. The cost of the easement needs to be addressed. Members of ISD Board thought the easement should be provided at no cost, but it would be reasonable for the ISD to reimburse Paul VonGontard for his attorney fees.
 - c. Deep well drilling logs and information for Melody Ranch Deep Headquarters Well and Rafter J deep well provided to ISD.
5. Water System Valve Repairs
 - a. Nothing to report regarding loan date extension.
 - b. Nothing to report regarding bid document preparation.

Roadway system

1. Deb is working with Hunt Construction and will have their evaluation back by Monday May 3, 2021.

Misc. Items

1. Fee Review
 - a. Deb is still working with Demerie to get the board requested top 10% users.
 - i. Debbie is not finding any historical information of ISD billing in the GTPM system beyond January 2021.
 - ii. Debbie will begin sending Kent VanRiper copies of the Excel spreadsheet so he can build historical use for future use.
2. Letter from Jake Vosika
 - a. See attachment.
 - i. Debbie to check in with our Attorney, Nicole Krieger, to have her review information sent from Jake Vosika to determine if Melody

ISD is indeed responsible to pay a portion of the requested new fencing project.

Financials

1. Review of 2020-21 budget update
 - a. Financials Unanimously approved- Matt H moved Kent 2nd
2. Review of delinquencies
 - a. Debbie sent out emails to past due members. Many of them responded and were happy to get their accounts caught up. Debbie will continue to report to the Melody Ranch ISD board at the BOD meetings.
3. Report on comparisons of fees from Town and Rafter J.
 - a. Town Water will be increasing July 1st to
 - i. \$2.12 for each 1000 gallons this will be their base rate.
 - ii. A monthly fee for ¾" water meters will be \$7.22 and for 1" meters \$9.93.
 - b. Rafter J water comparisons
 - i. \$1.50 for each 1000 gallons
 - ii. \$9.00 will be billed quarterly for ¾" meters and \$12.75 for 1" meters.
 - iii. Rafter J does not currently have a tiered billing system, but they are working on implementing one in the future.
4. Increase in Melody Ranch ISD Water Fees
 - a. It was approved to increase Melody Ranch ISD water fees approximately 13% to begin July 1, 2021. This increase will go from \$1.50 each 1000 gallons to \$1.70 each 1000 gallons.
 - b. Debbie will send out a letter to the homeowners to notify them of this increase after a date is set for the 2021-2022 budget hearing.
5. 2021-22 Budget discussion
 - a. See attachment.
 - b. The proposed budget will need to be submitted to the State Auditor no later than June 1, 2021 and must be submitted to Teton County Clerk no later than the 4th Monday in July which is July 26, 2021.
 - i. Set special ISD Budget Meeting date and time.
 - ii. Will set date at May meeting.

Set Next meeting date: May 26, 2021 at 3pm via Zoom.

Adjourn: 4:26 pm