

Mesa Cortina Water & Sanitation District
BOARD OF DIRECTORS MEETING
Tuesday, July 11, 2006
124 Salomon Lane

Attending Board members:

Chuck Gray	Billy Jack
Randy Rehn	Jon Whinston

Others attending:

Jeff Leigh	District Manager
Matt Willitts	Water Operator, Water Solutions
Bob Polich	District Administrator, Mountain Systems

Vice-President Randy Rehn called the meeting to order at 5:10 PM

Minutes. *The minutes from the June 6, 2006 meeting were approved as written. (Rehn/Gray,3-0).*

Contracts. Jeff Leigh provided a summary of the contracts with Water Solutions and Mountain Systems. A portion of the Mountain Systems contract had been modified per the review by the attorney for the District. There was a discussion regarding clarification of the Water Solutions billing regarding rates per employee and employees assigned. The current billing for June was reviewed by the Board. Matt clarified that all work was detailed by the employee, and the hourly rate was the same for all employees, including himself. All hours billed, even those outside of normal work hours was at the standard hourly rate with no overtime rate. Matt explained the review of reports prepared by employees and interoffice discussion of Mesa Cortina operations were included under the base rate and not billed as extra time. Due to Board interest, Matt would begin emailing the monthly billing to all Board members so the additional hours worked beyond the scope of the base contract could be reviewed. Jeff Leigh would continue his review of the bill and authorization of its payment. *The Water Solutions contract with an effective date of May 1, 2006, a one year term with a base rate of \$1,525 and annual one year renewals was approved by the Board. (Jack/Rehn,3-0). The Mountain Systems contract with an effective date of May 1, 2006, a one year term with annual one year renewals, and a base rate of \$2,000 per month was approved by the Board. (Gray/Jack,3-0).*

Operations. Matt reported the valves had been surveyed and tested. The valve report notebook was passed around for review. It included a list of valves in need of repair in order of repair priority. At this time only one valve was not operational and it was considered a non-priority valve. Valves recommended for future maintenance included problems regarding depth of bury, missing extension rods, and bent rods. Valves ranged from surface level to a bury of 17" to 18". The ideal bury is 4". The valve worked took

31.5 hours for a cost of \$1,732.50 (authorized to not exceed \$2,500). There was a discussion regarding how to prioritize valves for replacement and the cost of maintenance. It was determined to have maintenance done in a priority determined by Matt. Reducing depth of cover on some valves would reduce testing costs in future years. Testing of half of the valves each year was also discussed as an option. The most cost efficient maintenance on the valves would involve an excavator for a minimum of a half a day and the savings from the testing was not sufficient to cover that cost. Valve maintenance work would be deferred to a future date or to a time when an excavator was available on site due to other work.

Jon Whinston arrived at the meeting at 5:24 PM.

Fire hydrant maintenance had been completed at a cost of \$812. In addition to the one out of service hydrant near the Well #5 vault, a hydrant with a broken traffic flange was discovered near the Cortina Trail Head and taken out of service. There was a question regarding who was responsible for this hydrant as it is believed it was installed by the developer. The cost of the repair was approximately \$500. Buffalo Mountain Metro District had been contacted regarding who was responsible for the hydrant.

Clearwater was scheduled at 8 AM, July 13, 2006 for the lift station cleaning and inspection. The cleaning would allow observation of the components of the lift stations, including the pumps, and allow more information to be presented to the Board regarding the determination if components of the lift station should be repaired or the entire lift station should be refurbished. Due to the time constraints as it was better to have the lift station work done during the summer, the Board may make a determination regarding the lift station via email.

The meter for Well #6 had been replaced. The new meter had the same “bouncing” as occurred with the old meter. During the replacement there was sand and other evidence that during some period the well may have been over pumped. The BMMD meter was an old Rockwell meter that parts were not available for. There was a discussion regarding the possibility the meter may read low. Matt indicated he felt the next step on Well #4 was to increase volume from 6 gpm to 7 gpm as this was the pumping value indicated in the well reports. The continued accumulation of well data on all wells was important in the determination of correct pumping rates. The water from BMMD had been increased to 17 gpm due to demands. Based on the repair cost, water volume, and status of BMMD water rate negotiations the Board did not feel repair to the Well #5 water line was warranted and it would remain out of service.

Buffalo Mountain Metro District. Jeff reported meeting with Gary Drescher of BMMD who indicated the BMMD Board was ending the water cost experiment and returning to the original contract including a minimum of 416,000 gallons per month. July BMMD water volume was projected to be 478,000 gallons. The District would continue negotiations with BMMD to reduce the minimum or convert it to an annualized factor. The options of a flat rate purchase of the BMMD sewer line or the installation of a new sewer line were discussed as a means to end the monthly rental of the line. Jeff indicated

BMMD had indicated they believe the water and sewer portions of the contract could be separated. Jeff had requested a letter confirming this.

Easements. The closing of the open space contract was continuing with Summit County. The District intended to purchase easements for \$5,000 in the open space to allow future installation of a well, sewer line and water line.

Water Tank. The CW Diver 2005 inspection report was distributed to the Board. Their recommendation of reapplication of interior coatings within 5 years was discussed. Jeff indicated there were three options. The first option was a quick fix lasting about 10 years that was the application of one coat of sealer. The second option was bid at \$32,900 and included sand blasting, weld fixes, a zinc application and two coats of the epoxy sealer. The weld fixes, if necessary, were not included in the cost. The tank would be out of service a minimum of three weeks. A final option was not yet bid, but was another type of coating with a higher cost, but greater life. Jeff indicated this coat may best solve the current tank corrosion problems. How to accomplish water service and fire protection during the period the tank was down was discussed. Repair or an upgrade to the BMMD connection to the District may be necessary to provide adequate protection if the tank was out of service. The Board felt the interior maintenance of the tank was a project that should be considered in more detail in future meetings with the intent to complete the work next year. Jeff discussed the exterior options including repair to the existing foam. Jeff felt he could accomplish repairs including corrosion removal, recoating and foam repairs at a much lower cost than an outside bid. He was not sure if his schedule would allow any repairs to be done yet this year. There was a discussion regarding if complete exterior repairs should be done after the interior repairs were completed.

Financial Report. Bob Polich reported the transfer of the Accounts Payable data allowing timely vendor payment and the Accounts Receivable history for the second quarter billing had been completed. He expected the financial history input to be completed within ten days allowing financial reports to be provided to the Board prior to the next meeting.

Next meeting. Vacations schedules and a meeting location were complications to the August meeting. Board members would be contacted regarding scheduling a meeting later in August, tentatively Tuesday August 15, 2006.

The meeting was adjourned at 7:16 PM.