

Minutes

Corbett Water District Regular Monthly Water Board Meeting

November 9, 1999

The meeting was called to order at 7:30 p.m. by Chairman Jeff Grover. All Board members, Ed Kalberg, Jim Mastne, Sandra Redfern and Henry Schwartz, were present. Also present were Superintendent Randy Stark and District Clerk Carol Quinn. There were five visitors in attendance.

Mr. Kalberg moved the minutes of the last meeting be approved as read. Mr. Schwartz seconded. Passed unanimously.

Under Old Business Mr. Stark presented a System Improvement Priority Report. This report listed improvements that were included in the 1995 Water Master Plan compiled by Lee Engineering. This plan listed improvements that would cost about \$5 million in 1995, and it developed priorities. To accomplish them would take \$200,000 to \$250,000 per year for 20 to 25 years. Some of the projects suggested in the Lee Engineering Study have been completed. There are other projects that were not included in this Study but are considered priority by the District such as establishing pressure zones, an automatic meter reading system and construction of a new office and shop facility. While deciding priority of projects will be based somewhat on imminent need, it is advantageous to avoid crisis management as the primary decision making process. Funding sources need to be studied as well. Whatever the financial solution, the District needs to pursue capital improvements that insure future viability of our infrastructure. Mr. Stark summarized his priority list to include a 3.2 million gallon reservoir to be constructed by 2004. Pipeline replacement priorities included a 2,100 feet section on Chamberlain Road in the 2000-2001 budget, about 2 miles on Hurlburt Road during the years from 2001 to 2005, replacing a main supply line from Littlepage Road to #2 Reservoir on Cabbage Hill, a distance of about 4.5 miles to begin in 2001 until 2005 or until completed. Pressure zones should be established. The District has 19 pressure reducing stations, some that would be used to establish pressure zones. Maintenance, new vault structures, further study including engineering assistance is needed. Three vaults per year over 5 years at a cost of \$3,000 per installation are estimated to cost \$45,000. Office and shop space is inadequate. Cost estimates for a new facility are difficult but if possible to complete for \$500,000 by 2010 would be a goal. Automatic Meter Reading is also a priority. Touch-read will provide a way to read meters faster, safer, and more accurately. It will also require an upgrade to newer meters that will record usage more accurately which should increase revenues. Over the next 5 years if 1050 meters are changed, the approximate cost will be \$120,000.

Needless to say, these priorities will require a large amount of money. Revenue options will need to be studied. Funding sources – levies, increased tax base, bonding, rate increase need to be reviewed. How much money is available will determine what the District can actually accomplish

The Board discussed the report presented. They indicated that when it comes to a decision, they will need a staff recommendation since the staff works in the district everyday and is more aware of the needs. There was discussion of financing options. Loans just add to the cost of the project. Basically the main sources of additional income are increased taxes or increased rates.

If people won't fund it, it won't get done. There needs to be a combination of capital improvements involving replacing pipes and building the reservoir. Staff should present their recommendations to the Board and Budget Committee. The Board asked that various funding methods be presented at the next meeting.

Mr. Stark submitted amendments to the hiring policy which were basically clarification of a mix-up when some steps for hiring a superintendent were attached to the general hiring policy for district employees in error. Mr. Kalberg moved the amendments be approved as submitted with the exception that a job announcement would still be made for a job openings within the district as is listed in current policy. Mr. Mastne seconded. The motion passed with all members voting yes except for Sandra Redfern who abstained.

Mr. Stark presented a report on a SDAO Conference he attended regarding bills that passed legislation that apply to Water Districts.

Mr. Stark presented his work report for review.

Chairman Jeff Grover opened the meeting for audience comments limited to three minutes.

Mr. Kimbley wanted copies of the minutes and Board member packet information mailed to him. He wants to leave a self-addressed stamped envelope and pay .05 a page for the papers. It was explained that we don't know in advance how many pages will be mailed or how much the postage will cost.

Mr. Colclessor advised Mr. Kalberg the water treatment operator position was vacant for 6 months because it was being held open while Mr. Stark was on probation as Superintendent. Marc Caldwell and Torey Redfern were promoted and given 5% raises the same night Mr. Stark was appointed permanent Superintendent. Mr. Colclessor told Mr. Kalberg he should have a copy and have read the 20-year plan prepared by Lee Engineering and that he should have been given copies of the minutes for a whole year so he would know what has gone on. He said he had wanted the district to get a cost feasibility study completed related to the 20 year plan. The Plan called for \$120,000 each year for lines not counting maintenance. He thinks the district has drug its feet about raising rates. There are other things to consider about the property, new office and what are the priorities. He thinks the district should consider downsizing and contract out. He is opposed to the new vehicles. The distsrict should trade the little red truck in because the district should buy a non 4-wheel drive cheap rig. The Board should look into other options.

Mrs. Colclessor asked how much the vacuum system cost.

Mrs. Gideon wanted to know how much the district had lost or gained since 1994 when the district first started planning for the new reservoir. She wanted to know how much it would have cost then and how much it will cost. Mr. Stark explained he believes we are ahead by saving money because of the low inflation rate. She thought it might be better to borrow through a low-cost loan because the school district is making money by borrowing. At this time the district does not have a hard figure on the cost of a reservoir. In order to get such a figure, the project would have to be engineered and put out for bid. At this time we have rough estimates.

Mr. Mastne explained that Mr. Stark needs to obtain cost estimates based on the type and size of tank the Board wants. He stated the Board already voted to have a 1,000,000 steel-reinforced concrete tank. Mr. Stark again explained that this size and type of tank is not being built. Mr. Stark said basically there are two types of tanks that will give the best service, pre-stressed concrete or welded steel. The District has to decide which works best. Welded steel has periodic high maintenance costs.

The Chairman thanked the audience for their comments and questions and called for an Executive Session at 10:05 p.m. for the purpose of conducting a job appraisal of the Superintendent and reviewing the employee performance evaluations prepared by the superintendent.

The regular meeting was reconvened at 11:00 p.m. Mr. Kalberg moved the Board approve the job appraisal and performance evaluations review as recommended in Executive Session. Mr. Schwartz seconded. Passed unanimously.

Mr. Mastne moved the bills be paid. Mr. Schwartz seconded. Passed unanimously.

The meeting was adjourned at 11:05 p.m.