



# VILLA GRANDE

## Domestic Water Improvement District

*Note: All meeting minutes are posted for informational purposes only. The board of directors does not ratify meeting minutes until the next scheduled board meeting.*

### Minutes

November 8, 2017  
Regular Meeting

**Call to Order:** Bernie Vargas called the meeting to order at 7:10 pm.

**Directors Roll Call:** Present were Bernie Vargas, Cauly Washburn, Allen Grant, Terry Eickstaedt and Ray Roerdink.

**Discussion/Action Minutes: Minutes from October 4, 2017 Regular Meeting.** A motion was made by Terry Eickstaedt to approve and ratify the minutes for the 10/4/17 Regular Meeting as written and seconded by Ray Roerdink. Vote unanimous 5-0. Motion carried.

**Call to the audience:** None present.

**Discussion/Action: Lot A0163 – Meter Box Replacement.** Joni Roerdink stated that the customer had mentioned to Bernie Vargas that he might want to attend the next meeting when Bernie spoke with the customer about the decision made by the board regarding his meter in the October meeting. Joni sent a letter to the customer asking he contact her if he would like to be placed on the agenda to address the board. The customer never contacted Joni about addressing the board. Both Bernie and Joni encouraged the customer to attend the meeting to give the board his feedback. Joni again stated the decision is made by the board as a collective body and not just by one member. Bernie explained the rights of a utility company and the easement granted to a utility company to protect and maintain equipment. Bernie explained that all utility companies are granted a utility easement whether it is power, gas, water, telephone, etc. to maintain and protect their equipment. The customer thought VGDWID was trying to single him out. Bernie stated to him that VGDWID has the legal right to protect our equipment since the meter had been driven over three times in less than one year. Bernie did run into him a few days prior to the November board meeting and the customer stated he was too busy with work to attend the November meeting. He mentioned to Bernie at that time that he did not want the poles installed. Bernie did remind the customer it was just not his decision...it was a board decision and it would be discussed again at the November meeting. Bernie told the customer he would relay the information about the conversation and the customer's request to the board at the meeting. Ray Roerdink asked for clarification regarding whether the board had decided at the last meeting to put up the poles to protect our property and to prevent the damage to the main and other items discussed. He couldn't remember. The board had voted and made a decision to install the poles in October. It was also mentioned that Bernie would talk to him prior to Joni contacting him by letter to let him know of the decision voted on by the board to install the safety poles. Ray has driven by the property and noticed a barricade that the customer put over the box to protect it. Ray wanted to defer to Jack Cook and Cauly Washburn for their professional opinions regarding the impact it would have on other customers if the customer drives over it again and breaks the main. The customer will be responsible for all related costs. The results of a broken main would result in a huge inconvenience to all other water customers and could be catastrophic. Cauly stated we could install a concrete box but we need to get pricing first. It was recommended a letter be sent from the board stating the board will allow this one more time but the board is going above and beyond our responsibility and installing the concrete box but he will continue to need to keep the barricade up

and if it happens again the safety poles will be installed. A motion was made by Terry Eickstaedt to modify the original motion to install a concrete box, send a letter to the customer stating we have gone beyond our responsibility, a barricade needs to remain over the meter box and if the meter is run over again, the safety poles will be installed. Cauly Washburn seconded the motion. Vote unanimous 5-0. Motion carried.

Allen Grant stated he has also noticed that there are two other meter boxes that have been run over and broken boxes. These have been run over by ATV's. Allen recommended that we put the poles up on those other two boxes to safeguard the VGDWID water equipment. Start with the safety pole on the alley. We will wait on installing the poles at the other two locations until we get the cost of the concrete boxes before installing.

**Discussion/Action: Well #1:** Cauly Washburn capped Well #1 and stated it needed a lock on it. Joni stated she would get a lock and have it installed. Cauly asked that it be the same size as the others we have.

**Discussion/Action: Well #2.** Jack Cook installed the chemical feed pump and it is running. We should see a cost savings due to it being automatic. We do need to get some kind of cover for the chemical feed pump to protect it from the sun. Cauly Washburn has a fiberglass cover at his home that he got for it but he was unable to lift it himself. He asked Jack if he could get someone to help him load it. Jack would just have to put a hole in it for the cord. The door swings down but it can be modified to swing out. Jack will pick it up on November 9, 2017.

**Discussion/Action: Well Site Security Update.** Progress on fence – Nothing completed last month.

**Discussion/Action: Generator Maintenance Update.** Terry Eickstaedt went over to the well site to check the generator. Terry didn't find any bees over at the site again. There were 288.2 hours on the generator. There was about 5/8 tank of fuel. It was running well.

**Discussion/Action: ADEQ.** Joni received information from Jim Norine at M3 Engineering. He received three bids back and they have all concluded we will need a larger system than first discussed. The smaller systems we reviewed in August will probably not be approved by ADEQ because with blending the treated water the ppm will be too close to the maximum allowed which were based on nitrates at 13 ppm. Last month the nitrates came in at 13 ppm but the resample came back at 14 ppm which would put us over 10 ppm with blending. The bids received came in considerably higher than first discussed because of larger system needs. The information was provided to the directors to review for the next meeting since the information was received just shortly before the meeting. Jim is still working on one more bid. We may also have to install a small evaporation pond. He will contact me as soon as he gets the additional information needed.

Joni also received a phone call from Holli LaBrie, which is our compliance officer with ADEQ. She had been reviewing our history and informed Joni that since VGDWID is no longer under a consent order, we don't have to test monthly anymore for nitrates. We will resume quarterly testing immediately. If the quarterly sample comes back higher than 10 ppm, we will have to take one resample as we have been doing. This will save us approximately \$720 per year even with the resamples.

Joni also received a call from Linda Taunt with ADEQ. Joni has spoken to her several times as mentioned to the board at previous meetings. She is trying to help us find some funding. She was just checking to see if we had received any other information regarding nitrate treatment systems and the corresponding costs. Joni told her we were still waiting because the initial quotes for systems were not adequate for the volume of water we need to treat. Within about 15 minutes of speaking to Linda, Joni received a phone call from Sara Konrad from WIFA. She mentioned she had just gotten off the phone with Linda Taunt. She asked about our Rural Development loan and what our remaining balance was. This was the original loan for well #2. Joni told her we are now having high nitrate issues and our ATC is conditional upon getting a nitrate treatment system. Sara stated that WIFA could

possibly refinance our original loan at 2.28%. Joni told her that USDA also told us they could possibly refinance at about ½ the rate but wasn't specific with the interest rate. The interest rate was over 4% in 2007. Sara said we could possibly refinance the remaining balance with WIFA at about 2.28% over 20 years. We still have 30 years on the original loan. Sara stated that she could probably beat what USDA can do because it was federal funding and they have a minimum amount to fund. WIFA doesn't have a minimum. She also stated that WIFA may be able to help us sooner because they meet every other month and therefore the time frame may be much shorter. She also mentioned that in addition to refinancing the original loan WIFA may be able to roll in the amount for the nitrate treatment system. She asked about the cost and at the time Joni gave her the initial estimates the board received but that we may have to install an evaporative pond. Sara stated that generally, the costs could double with the installation of the pond and fencing. Sara also told Joni that WIFA could review the information including some additional information, which would include water rates, water usage and median income for our customers. We would have to submit a pre-application where there is no commitment for either party. It may be possible that in order to provide safe drinking water to our customers, WIFA may be able to forgive some or all of our original debt with USDA based upon their review of all our information. If they determine based on all the facts that the water is just too expensive and our customers just can't afford it, they can forgive some or the entire loan balance. The federal can't do that. Joni asked that Sara email all the specifics to the links. Joni told Sara she would have to present the information to the directors for their decision before she could proceed. WIFA will need all of this information to make a determination. WIFA meets every other month. The directors directed Joni to start the pre-application as quickly as possible. The approval doesn't take nearly as long for WIFA to approve as it does for USDA.

**Discussion/Action: Website Update.** The Agenda and Minutes were updated on the website. Joni Roerdink is also updating the Nitrate results as they come in including the Nitrate resample test as required by ADEQ. The board asked to remove the Website Update item from the agenda unless something specific comes up and needs to be discussed.

**Discussion/Action: Managers Report.** One customer asked about the water tokens mentioned in the last customer letter. There were no other requests. Joni did ask the customer if they had a R/O system or water softener and they said no.

There were 42 delinquent water notices this past month. Final notices were sent out on 11/1/17. Disconnects are scheduled for 11/10/17. There was one disconnect for last month.

Allen Grant asked about the water bill statements. He would like to see if Joni could change the verbiage to show the first 2000 gallons are included in the flat fee. Joni said it is already formatted but she will try and see if it can be modified.

**Discussion/Action: Equipment & Site Report/Lab Tests.** The nitrates came in at 13.0 ppm. The resample test also came in at 14.0 ppm. ADEQ will average the two test results. Joni also received a call on 11/7/17 from Turner Labs regarding out Coliform sample. It came back as present for Coliform but negative for E coli. Joni called Jack and he did a retest the next day. If it comes back absent, no further action will be required. Jack also mentioned that booster pump #2 is making some noise and he will dig into that on 11/9/17. He asked about getting a backup. Joni stated that we should have a backup. Jack will check.

**Discussion/Action: Meters/Installations/Reinstallations/Leaks/Repairs.** Jack made a repair over on Mustang due to a leak he found while reading meters. The leak was on VGDWID's side. Jack also had to calibrate the chemical feed pump for ADEQ standards.

**Discussion/Action: New Water Line Installation.** Cauly Washburn still hasn't heard back from Brian Betcher regarding the approval for the line across the canal. Cauly will contact Brian again. Cauly also mentioned we need

to get the drawings completed so it can be sent out to bid once we have the approval from Brian. There was also a 42,020-gallon water loss in October.

**Discussion/Action: Approve and Ratify Expenditures & Purchases.** The Board reviewed the Expenditures and Purchases for the month. Ray Roerdink made a motion to approve and ratify the expenditures and purchases as written for October. Terry Eickstaedt seconded the motion. Vote unanimous 5-0. Motion carried.

**Adjournment:** The Agenda being completed, Bernie Vargas adjourned the meeting at 8:11 pm.

Date \_\_\_\_\_

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Bernie Vargas

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Allen Grant

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Ray Roerdink

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Cauy Washburn

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Terry Eickstaedt