

Rim Trail Domestic Water Improvement District Special Board meeting minutes
Emergency Session
October 23rd, 2016
Held by teleconference

DRAFT UNTIL APPROVED AT THE NEXT BOARD MEETING

The meeting was called to order at 1:00 PM

In attendance

Board: Dave McKibben, Ray Tanner, Bruce Johnson

District Manager: Don Ascoli

Public by phone: None

A roll was called-Chairman David McKibben, Treasurer Ray Tanner, and Secretary Bruce Johnson was present and a quorum was established.

Discussion of the repairs to the Forty-thousand gallon water storage tank was initiated.

The tank was installed in 1976. It is not known whether it was new or used at that time.

Repairs would add an estimated ten to fifteen years to its life.

Tanner suggested that comparison of the cost of a new tank versus repairs to the old one was prudent. The use of fiberglass or poly versus steel was questioned.

It was understood that repairs would cost approximately \$37,000. A new tank would possibly cost a minimum of \$60,000.

Tanner observed that the labor to repair the tank should not be taxed. Replacement of gate valves on the 35k and 40k gallon tanks was discussed, and the impact on operations of a replacement postponement was questioned. Discussion of the proper accounting method for the repairs and replacement valves was included. It was determined that the cost of the valves will be moved out of the tank repairs line item.

Johnson moved that the meeting should end with a recess to enable additional research and cost quotes for new water tanks. The motion was seconded by McKibben. A vote was taken and the motion was approved.

The meeting was recessed at 1:45 p.m.

Bruce Johnson, Secretary

Rim Trail Domestic Water Improvement District Special Board meeting minutes
Emergency Session
October 29th, 2016
Held by teleconference

DRAFT UNTIL APPROVED AT THE NEXT BOARD MEETING

The meeting was called to order at 9:10 AM

In attendance

Board: Dave McKibben, Ray Tanner, Bruce Johnson

District Manager: Don Ascoli

Public by phone: Michael and Roxanna Holzapfel

A roll was called-Chairman David McKibben, Treasurer Ray Tanner, and Secretary Bruce Johnson was present and a quorum was established.

The Chairman moved to leave recess of the last meeting and continue the session. The motion was seconded by Johnson.

A review of the discussion of repairs to the Forty-thousand gallon water storage tank was initiated. Ascoli reported the new information he had received about tank repairs versus the cost of new tanks, the cost of taxes, and the impact of repair delays. It was learned that plastics tanks are not available at the 40k gallon size. A new tank would cost \$135,000 including a new concrete pad. The original deadline of Thanksgiving could still be met with repairs and new valves.

Tanner discussed the report of inspection on the tanks, including the photos and text. He mentioned that the 35k gallon tank may need repairs and coating to the exterior.

Michael Holzapfel asked about the location of the tanks. He was answered by Ascoli who explained the tank system.

Tanner began a discussion of the repairs contract and its clauses. The proposal was in three parts including the exterior, interior, and fill , sample and certification. The replacement of the gate valves was separate from the tank.

A review and clarification of the specifications, exclusions and wording was entered into.

Roxanne Holzapfel asked about the warranty and life expectancy of the repairs. Johnson asked about lead content in the tar that will be removed. McKibben asked about the 1 year warranty of the floor vs the 2 year warranty of the walls. Questions about payment following the work completion, and inspection of the tank after repairs were included in the discussion.

It was determined that a statement should be added to the contract which clarified that payment would be made within 15 days following completion of the work and after an inspection had been performed.

Tanner asked about the wording in the contract which excluded "pre-existing conditions". It was determined that the wording should be changed to define "pre-existing conditions" as those things found outside of the scope of work of this contract.

A motion was called for to approve the basic contract. Tanner moved that the Board accept the bid and contract from RIC to coat the interior and exterior of the 40k gallon tank, and repair the floor, for \$33,475; tank prep and fill for \$3000; Tax up to \$1275; contingency fund \$1500; for a total of \$39,250; that the Board accept the contract as modified, including the exclusions and standard terms. Johnson seconded the motion. A vote was held and was unanimous. The motion was approved to authorize the Chairman to issue the contract.

A discussion followed concerning the budget categories for 2016. It was moved by McKibben that the White Tail Knob tank project be postponed until 2017, and was seconded by Tanner. The turbidity line item will be reduced by \$4250 to balance the budget.

The meeting was ended at 10:56 a.m.

Bruce Johnson, Secretary