

RAPID VALLEY SANITARY DISTRICT
BOARD OF TRUSTEES MEETING
August 13, 2018

Chairman Dwight Peterson called the meeting to order at 7:00 p.m. Present at roll call were Clyde Elwood, Andy Fitzgerald, Shirley Haines, Rick Hensley, Diana Nelson, Connie Olson, Dwight Peterson, Robert Phillips and Jack Tomac. Also in attendance were Rusty Schmidt, Manager; Brian Hagg, Whiting Hagg & Hagg; Dustin Dale, AE2S; and Marty Garwood. Ron Davis, Davis Engineering, was also present.

APPROVAL OF AGENDA: A motion was made by Clyde Elwood to move Agenda Item #5 Murphy Ranch up on the agenda. The motion was seconded by Andy Fitzgerald. A motion was made by Clyde Elwood to approve the agenda as adjusted. Rick Hensley seconded the motion. Motion carried.

APPROVAL OF MINUTES: A motion was made by Connie Olson to approve the minutes from the July meeting. The motion was seconded by Diana Nelson. Motion carried.

APPROVAL OF FINANCE REPORT: The financial reports were distributed to the Trustees for their review prior to the meeting. A motion was made by Connie Olson to approve the Finance Report. Clyde Elwood seconded the motion. Motion carried.

ITEMS FROM THE PUBLIC: None.

Agenda Item #5 Murphy Ranch Phase 6: The Manager introduced Mr. Ron Davis as the developer for Murphy Ranch Sub. Mr. Davis is requesting approval to do Phase 6. Specifically, he is requested that after final platting is approved by RVSD and the City, he be allowed to do the loop that was required and agreed upon with Phase 5 but which was not installed at that time. Phase 6 consists of 22 residential lots on the east side of Murphy Ranch. Mr. Davis stated that his financing has been approved and that prospective buyers are scheduled to close on the 22 lots 10 days after the plat is approved. Mr. Davis asked for BOT approval to install the infrastructure for the 22 lots so that he can file the plat on those lots before the loop is installed. He stated that he is willing to try to obtain an infrastructure surety bond. The Manager explained to the board the procedure of how a surety bond works. Mr. Davis anticipates that his contractor will start in February. Final platting would be in May or June. Once the water and sewer infrastructure is in place, the contractor would start on the water main loop even before the final platting is done. The Attorney recommended requiring the surety bond in the amount of 125% of the anticipated construction cost of the water main loop. A motion was made by Clyde Elwood to amend the Phase 5 agreement to allow the water main loop to be installed in the spring of 2019 with the understanding that final platting on Phase 6 would not be accepted until the infrastructure surety bond is in place. The motion was seconded by Rick Hensley. Mr. Davis will provide an engineering estimate on the cost of the loop for the Manager's review.

PRESIDENT'S REPORT:

1. Tour of the Water Treatment Plant: The Board will tour the WTP after the meeting.

MANAGER'S REPORT:

2. **Water Loss:** July was a good month as water loss was 3.5 mg less than 2017. Repairing the leaks at Reservoir and Gemini made a big impact on reducing water loss. The service department is still looking on Homestead. They will also be moving to Johnston, Heather, and Gypsey.
3. **Verizon Lease:** The Manager stated that there is no further information on the Verizon lease as he has not heard anything back yet.
4. **Legacy and Longview Projects:** The contractor has started bringing in stored materials. Work was scheduled to start on August 6th. The deadline for the project is September 28th with final completion by October 8th.
5. **Murphy Ranch:** See Above
6. **Phase 6 Orchard Meadows:** Installation of the sewer main is almost complete on Hazelnut. The sewer mains on Jim St. and Clementine still need to be televised. All fees have been paid.
7. **Green Valley Sanitary District:** Green Valley has been informed of the BOT decision to allow the additional taps. The BOT has requested that the Green Valley change their ordinances to reflect the agreed upon changes. The Manager has not heard back from their Board as of yet.
8. **Diamond Ridge Development:** The Manager stated that he will be meeting with Hani Shaffai on August 15th. Mr. Shaffai has agreed to donating a lot adjacent to the 1mg tank for the location of a booster station. He will also pay \$60,000 toward the cost of the booster station. The agreement is being written. Upon completion, it will be reviewed by the Manager and the Attorney. RVSD is also requiring the developer to install a water main loop to the west to connect with Homestead St. and N. Valley Dr.
9. **Johnson Ranch Phase 2:** Site Works has been awarded the contract for the 18 residential lots and the 5 commercial lots. They will only be doing Phase 2A (all residential) this year. The developer and the City still have some issues to resolve concerning the City's water main before Phase 2B (all commercial) can be done.

MISC. ITEMS:

- A list of the 5 & 10 year planned projects was included in the BOT packets. A meeting is scheduled for the Facilities Committee (Peterson, Tomac, Phillips, Fitzgerald) on September 17th to review the projects.
- The Leadership Training is schedule in November. Rick Hensley and Connie Olson will let the office know if they are able to attend. All others are planning on being there.
- Jack Tomac stated that he did not attend the last state board meeting.

There being no further business, the meeting was adjourned 7:40 p.m.

Respectfully Submitted,
Marty Garwood