

Pineview Improvement and Service District
Regular Meeting
MINUTES
Monday, July 27, 2020, 5:00 p.m.
Office of Cathey Consulting, 400 South Gillette Avenue, Suite 106, Gillette

BOARD MEMBERS PRESENT: Nancy Bock, David Collins, Michael Hardman
OTHERS PRESENT: Helenanne Cathey, Darlene Feters, Lance McCollum, Mark Hines (DOWL)

David Collins called the meeting to order at 5:00 p.m.

- I. Water Storage Tank / Water Meters / Water System Upgrades Project** – Mark Hines provided an update on the project. JR Civil has the water storage tank up. The service lines are all connected. They don't have the meters in the pits yet. They are working on finishing up all of the yard piping and pouring the foundation for the control building. A couple of the steel pipes that were under the building had to be re-set. S & S should be out to frame up the control building fairly soon after the foundation is done.

There were two water valves on Island Drive that were nonfunctioning, and the contractor installed two isolation valves for an amount of \$2,981.86. Change Order #1 will allow for this additional cost and an additional four days. With this change order, they will have about three weeks to complete the project. DOWL will have an amendment to be reviewed next month for additional costs for DOWL. These valves are not eligible for Water Development funding, but they are eligible for SRF funding.

The fence around the site was designed and permitted for a 6' chain link security fence. The landowner is adamantly opposed to the 6' chain link fence. Mark Hines discussed a 6' woven wire fence. This will be resolved with the engineer, the landowner, and the contractor.

The unplanned water outages should be about done. There will be some additional water outages ahead (maybe two or three), but hopefully they will be planned outages and notice can be provided via e-mail and telephone calls. There was discussion on if the water has to be off to homeowners when the tank is filled. We aren't sure, but the tank will have to be filled, chlorinated, drained, and then filled again.

There was discussion on the pressure tanks that are being recommended. A letter was sent to landowners with this recommendation earlier this month. Water Guy has recommended the pressure tanks. One homeowner called Long's, and Long's installed theirs for about \$200.

There was discussion on the pressure that people will have at their properties. There will be regulators in the pits that can be adjusted. The pressure will go a little higher with the new system. There may be instances where they need to pull the regulator. One landowner explained that he has almost no pressure right now. Mark Hines will talk to the contractor about this particular property.

David Collins moved to approve change Order #1 for \$2,981.86 and the additional days and submit the grant and loan pay requests as presented and pay the bill when the money is received. Nancy Bock seconded. Motion carried unanimously. The pay request for JR Civil and the grant and loan requests are as follows:

OPEN INVOICES / BILLING FROM JUNE – *Still waiting for the SLIB Loan and County Grant to pay:*

DOWL – Invoice 5328.26702.02-22 – Engineering 5/24/20 – 6/27/20	\$10,629.13
JR Civil – Pay Application 1 – Water System project 6/15-6/23/20	\$131,315.96
TOTAL:	\$141,945.09

FUNDING:

Pay Request 19 – WWDC Grant	\$80,142.20
Pay Request 19 – SLIB Loan	\$54,691.44
Pay Request 7 – County Grant	\$7,111.45
Total:	\$141,945.09

BILLING THIS MONTH:

No invoice from DOWL

JR Civil – Pay Application 2 – Water System project 6/23-7/23/20	\$250,536.37
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FUNDING:

Pay Request 20 – WWDC Grant	\$157,169.82
Pay Request 20 – SLIB Loan	\$107,257.41
Pay Request 8 – County Grant	\$13,946.52
Total:	\$278,373.75

RETAINAGE TO BE HELD:

JR Civil - Pay Application 1 – Retainage 6/15-6/23/20 \$14,590.66 (Total Req. 1 = \$145,906.62)
 JR Civil – Pay Application 2 – Retainage 6/23-7/23/20 \$27,837.38 (Total Req. 2 = \$278,373.75)

- II. Minutes Approval** – David Collins moved to approve the minutes for the June 29, 2020, budget hearing and regular meeting, as presented. Nancy Bock seconded. Motion carried unanimously.
- III. Treasurers Report / Pay Bills / Sign Bank Statements** – David Collins moved to accept the Treasurer’s Report and pay bills as presented and listed below, and sign bank statements. Nancy Bock seconded. Motion carried unanimously.

Water Account Balance Forward From Last Meeting:			\$4,155.30
06/29-06/30/20	Deposits	\$160.00	
06/30/20	Interest	\$2.31	
07/01-07/26/20	Deposits	\$980.00	
07/15/20	Deposit – WWDC Grant Req. 19	\$88,380.08	
Balance Prior to Bill Payments:			\$93,677.69
Bills paid at this meeting:			
Check #	Payee	Purpose	Amount
AUTO	Powder River Energy	Electricity 5/31-7/1/20	\$511.01
1293	Cathey Consulting	Inv. 5536 – June Admin/Books \$593.20	\$637.20
		Inv. 5556 – Letter mailed \$44.00	
1294	Energy Laboratories	Inv. 326421 – Testing	\$1,232.00
1295	Water Guy	Inv. 2020-34 – June Water Oper.	\$486.50
Total:			\$2,866.71
BANK BALANCE END OF MEETING (WATER):			\$90,810.98

Bills Outstanding / Funding Outstanding:**DOWL – Inv. 5328.26702.02-22 \$10,629.13****JR Civil Pay Req. 1 \$131,315.96 + \$14,590.66 retainage = \$145,906.62****Total: \$156,535.75****Pending State Loan \$60,313.22 and County Grant \$7,842.45 (\$68,155.67 total)****JR Civil Pay Req. 2 \$250,536.37 + \$27,837.38 retainage = \$278,373.75****Pending State Grant \$157,169.82 + State Loan \$107,257.41 + County Grant \$13,946.52=(\$278,373.75)****Roads Account Balance Forward From Last Meeting: \$11,175.31**

06/30/20 Interest \$1.10

Roads Account Balance Prior to Meeting: \$11,176.41

Bills Paid

Check #	Payee	Purpose	Amount
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1033	Fuller Construction	Inv. 10934 – 2” minus scoria	\$352.00
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TOTAL BILLS PAID:			\$352.00
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BANK BALANCE END OF MEETING (ROADS) \$10,824.41**Water System Reserve Account Balance Forward From Last Meeting: \$46,526.64**

06/30/20 Interest \$3.93

BANK BALANCE END OF MEETING (WATER RESERVES) \$46,530.57

- IV. Roads** – There was discussion on roads. David Collins contacted Dave Shannon about adding rock to Ranchette Drive after the last meeting. Hopefully, this will be done soon. There is also an area on North Pineview that needs some work to improve drainage which he should also be addressing.
- V. Water System Update** – No update.
- VI. Unfinished Business**
- a.

VII. New Business

a.

VIII. Next Regular Meeting: Monday, Aug. 24, 2020, 5:00 p.m. (Regular Meeting)
2020 Meetings:

Monday, Aug. 24, 2020, 5:00 p.m. Monday, Sep. 21, 2020, 5:00 p.m.

Monday, Oct. 19, 2020, 5:00 p.m. Monday, Nov. 16, 2020, 5:00 p.m. Monday, Dec. 14, 2020, 5:00 p.m.

IX. Adjourn – David Collins adjourned the meeting at 5:35 p.m.

NOTES TO LANDOWNERS:

- **PLEASE DO NOT DRAG OR BLADE THE ROADS WITHOUT BOARD AUTHORIZATION. ANYONE INTERESTED IN HELPING MAINTAIN THE ROADS IS INVITED TO PLEASE ATTEND A DISTRICT MEETING!**
- **NO MUD BOGGING ON THE ROADS!**
- **SLOW DOWN ON THE ROADS AND STAY ON THE ROAD!**

Respectfully submitted,
Helenanne Cathey, Assistant to the Board

David Collins, President / Date

Michael Hardman, Vice President / Date

Nancy Bock, Secretary/Treasurer / Date