

WELLS COUNTY REGIONAL SEWER DISTRICT BOARD MEETING MINUTES
March 16, 2023

Board members present:

Bruce Stinson
Leon Berning
Jon Oman
Andy Stoller (absent)
Dr Richard Jackson

Lewis Brown, RSD Superintendent
Nate Rumschlag, County Engineer
Ryan Lefeld, Choice One Engineering
Mark Burry, Attorney

Call to Order

Bruce called the meeting to order with the pledge and prayer by Lewis.

Approval of Minutes

Motion to approve the minutes from February 13th 2023 by Leon and 2nd by Dr. Jackson. Motion carried 4-0.

Public Questions

Roger Cash – My understanding is when you put in for a loan that the cost for easements and power have to be included in the application.

Nate – The costs you are referring to are related to your demand to have the district pay you a lease for your grinder easement and to pay you for the power for your station as well. Those are not costs in the project.

Roger Cash – Well I spoke with the state Auditor and all of those are to be in the project. I don't believe the costs should be legal. The application was false and should be revoked.

Bruce – Well we will defer the legal matters to Mark later in the meeting.

Review of Claims and Account Reconciliation

Review of claims prepared by Trent and reviewed by Leon for the board. Leon brought in claims totaling \$18,132.81.

Ryan described the mainline easement agreements and reason for the costs.

Account balance is \$97,567.26.

Dr. Jackson asked about the invoice to Minear-Worthman for notary services. Lewis explained that the district needed their help to notarize some of the documents.

Motion to approve the claims by Jon and 2nd by Dr. Jackson. Motion carried 4-0.

Superintendent Report

Lewis passed out his written notes for the board and reviewed the last month of project progress.

Lewis asked the board how to handle homes up for teardown. He has pulled the pump from one of the vacant properties on 350N.

Bruce asked if we are still having trouble getting pumps?

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Lewis – Not to my knowledge. Topp is saying no.

We are paying for I&I now. I will ask for evidence of sump pumps in the future and will continue to monitor it.

Roger spoke up and asked how can you prove it is sump pumps and not the underground river through Craigville?

Dr. Jackson – Could you write up a FAQ for what you do when power is out for the customers?

Lewis reviewed options for the FAQ sheet for the homeowners. Lewis then asked about a need to purchase a tablet for accessing the grinder station control module rather than just use the phone and email.

Leon asked if they needed to vote to authorize the purchase.

Mark responded that he thought this was covered under a purchasing ordinance but would have to check.

Nate recommended that Lewis gets the tax exempt paperwork in place to cut some of the costs from the purchase.

Leon motioned to spend \$1,500. Nate recommended that they up this for a Not to Exceed amount of \$1,800. Which Leon agreed to amend his motion. Motion was seconded by Dr. Jackson. Motion approved 4-0.

Nate mentioned the Ampstun software for possible agreement with Adams County and the district's need to have its own license to work in joint billing.

Mark then updated the board that the license will cost \$9,600 and the current billing with Adams County was paying its vendors \$3.25/customer under old agreement.

Leon asked how many homes have not connected in project 1?

Lewis – I believe 20 but 10 are not responding.

Mark – I need a meeting with Ryan, Ted and Nate to coordinate the effort and how we send letters out.

Engineering Reports

Phase 1

Ryan agreed with Lewis and said that to best monitor and identify I&I locations Lewis should get the tablet and aggressively monitor and track the flow from the grinders and main lift stations. Moving forward the district could consider a door-to-door survey, but literature on why this is critical may also be necessary.

Craigville – Phase 2

Pay application #6 for \$335,506.49 was presented to the board.

VTF fixed a storm sewer that was hit and recommended approval of the pay application.

Motion to approve pay application #6 by Leon. 2nd by Jon. Motion carried 4-0.

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Kingsland

Allen and Wessler Engineering will not be available for inspection on this 3rd phase. CTL Engineering in FW has submitted a proposal for \$221,490 to perform the inspection for the third phase. This will be time and materials from April 2023 – May 2024. Testing work is to be done by the contractor.

Ryan presented this and asked to table the offer for now and this can be decided at the next meeting.

Motion to approve pay application #6 by Leon. 2nd by Jon. Motion carried 4-0.

Tocsin

Regarding a possible meeting with SRF, they asked to delay until May. We qualify for the bonus scoring and will discuss with them then what our availability is.

Attorney Comments

SRF Disbursement request for phase 1 was then presented by Mark.

#73 – Miller Burry & Brown E-recording fees	\$270.00
#74 – Bluffton Buy-In Fees	Murry & LC \$106,940.00
	\$141,400.00
#78 – Minear – Notary Services	\$20.00

Motion to approve disbursement request by Dr. Jackson and 2nd by Jon. Motion carried 4-0.

SRF Disbursements for phase 2 disbursements from SRF.

#27 – Choice One Engineering	\$9,494.00
#28 – Wessler Engineering	\$16,087.00
#29 – Miller Burry & Brown E-recording fees	\$510.00

Motion to approve all presented disbursement requests by Jon and 2nd by Leon. Motion carried 4-0.

SRF Disbursement request for phase 2 from the ARPA fund were then presented by Mark.

#L5 VTF Pay application	\$335,506.00
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Motion to approve pay applications by Jon and 2nd by Dr. Jackson. Motion carried 4-0.

SRF Disbursement request for phase 3 were then presented by Mark.

#75 – Beechwood Title	\$117.00
#76 – Adams Land Title	\$104
#77 – Rail Pros Permits (with N&S RR)	\$1,900 (reimbursement)

Motion to approve pay applications by Leon and 2nd by Jon. Motion carried 5-0.

There was discussion regarding the need for the chairman to sign any railroad permitting paperwork. Motion was made to authorize Bruce to sign all required paperwork for the railroad permitting, fees and insurance to acquire the phase 3 railroad permits.

Motion was made by Dr. Jackson and seconded by Leon. Motion carried 4-0

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Mark asked for Doug Fiechter's phone number to contact him regarding an easement.

Nate then reviewed the Roger Cash comments made at the beginning of the meeting for Mark and asked him if he would like to respond.

Mark – No, the district went above and beyond to avoid putting costs on the customers by paying for electrical service to and in the homes, and to say the district is cheating the residents is just false. To demand that the RSD provide payment to customer for easements leases and the electric bills would only be done with further increased customers rates and would just mean the home owners and customers would pay more each month and waste time and money for each of the customers. The accusation by Roger in the question is just not true and we welcome a conversation with the state board of accounts.

Public Comments

No further public comments.

Board Comments

Leon – Did you talk to Aaron Miesse about the Skip Edwards connection?

Mark – no not yet.

Dr. Jackson – regarding abandoned homes, could these not be considered taps and offer the same agreement we have to others for vacant lots to the owners of these properties to keep the taps open for future renovation or reconstruction? We have several connections held open for future development elsewhere. Why not offer the the tap agreement to homes that are abandoned or possible teardowns so the lots could be resold and redeveloped without significant future expense or new tap fees?

The board agreed and Lewis was open to offering the property owners to sign one of the tap agreements rather than file to abandon the property. This leaves open the door for future development and can be used to market the properties for other owners.

Nate asked the board if they were willing to move the August RSD meeting to accommodate the County Council Budget meetings. Board agreed and Nate was approved to move the meeting to Tuesday to work around the Council schedule.

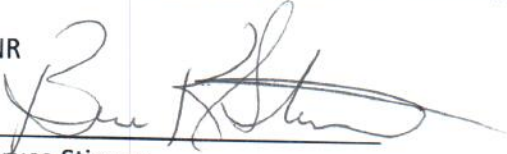
Nate mentioned that the County Council has asked if the RSD would be willing to move the August meeting to Tuesday so the Council could have their evening budget meetings. The board agreed to move the meeting and Nate would make the adjustment to the schedule when the meeting comes up.

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Motion to adjourn – Dr. Jackson, motion 2nd by Jon. Meeting adjourned. 4-0

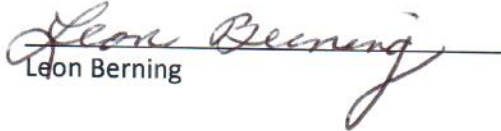
Next meeting will be April 11, 2023 at 6:30pm.

NR


Bruce Stinson


Jon Oman


Andy Stoller


Leon Berning


Dr. Richard Jackson