

TYRONE WATER & WASTEWATER ASSOCIATION BOARD MEETING
AUGUST 16, 2023 – 6:30 P.M. – TYRONE COMMUNITY CENTER
Draft Minutes
Website: tyronenmwater.org

1. Call to order and declare a quorum – Alan Berg-President

i. Meeting was called to order. Mandy Lilla, Doug Gorthy, and Angie Roach were present in-person; Alan Berg attended via Zoom. Alan Berg declared a quorum.

b. Legal requirements for public notice have been met-A. Berg

c. Grant Count Beat, tyronenmwater.org website, bulletin boards

i. Alan Berg noted that the legal requirements for public notice have been met with advertisements placed in the locations shown in Item 1c.

2. Approval/disapproval of Agenda-Deletions-A. Berg

a. No changes to the agenda; all members approved the agenda as presented.

3. Approval/disapproval of minutes of the July 19, 2023 TWWA Board Meeting

a. One minor correction to July's Meeting Minutes was noted; we submitted a grant application to Freeport-McMoRan for \$112,000 not \$122,00 as previously stated. All members approved the agenda as amended.

4. Approval/disapproval of the July 2023 financial reports

a. Alan Berg discussed the July financial reports. They are posted on the TWWA website for review.

b. Our revenues for the month were \$19,938.06. If everyone paid, it would be about \$20,000 as budgeted, but some people pay ahead.

c. Our net income was negative \$11,007.12. A portion of this was the ~\$13,000 transferred to the Tyrone Community Association (TCA); it was last year's funds but the books this year. Additionally, there were extraordinary expenses related to the lift station and pump failures (see July meeting minutes).

d. The financial reports were approved unanimously.

5. Old Business

a. Update by Tyler Hopkins and Carson Casey with Bohannon Huston Inc. (BHI) on the status of the design work for the new water system

i. Tyler Hopkins presented on the status of the design for the water system. BHI will turn in the 60% design on Friday (August 18). The design gives water line alignments and profiles. The 60% design is mostly complete; it just lacks the fine details.

ii. Tyler Hopkins stated that the biggest impact will be at the tank site (see Attachment). A new vault will be constructed, and the valve system will allow us to bypass the tank if needed for maintenance.

iii. We will also replace the altitude valve which tells the pump when to stop filling the tank. BHI is working with a company called Pipestone (area representative for Clayval) to get a valve "tuned" for our tank and pressures. This should allow us to maximize the tank; we are currently unable to fill it completely.

iv. Questions and Discussion with the Board and Community:

1. Why do we even need a water tower or tank? Water reserves for a fire. Also, the wells in Silver City do not pump continuously, so we need storage for when the wells are off. It was also noted that the pipes from the Silver City wells to our tank are the same age as the tank – built in 1967.

2. What is the condition of our water tower? The outside looks ok, but the condition of the inside is unknown. It's a steel tank with coating, and it could be corroded.

(Note: This is why we're asking for a grant from Freeport-McMoRan to assess the condition of the water tower, see item 6b). What do we do if the tank is corroded? If the corrosion has not reached a point to be a structural concern, then it can be sandblasted and re-coated. That kind of repair would take a few months.

3. The new vault was discussed. It would contain 2 pressure-reducing valves (PRVs) and an altitude valve. The PRVs reduce the pressure from the tank (~200 psi) so that it can feed Tyrone directly without damaging people's pipes. The valve set-up also allows us to supply water while the tank is down for maintenance activities.
4. The discussion then turned to the altitude valve. A hydraulic, as opposed to electronic, valve will be used. An electronic valve would require a power back-up and generally more maintenance. A new altitude valve should last 20-30 years.
5. Will BHI's design provide a maintenance schedule? No, they are just specifications for construction, but they can help get the maintenance information from the manufacturer of the valves. Do the representatives of Clayval provide maintenance? There are several options for maintenance. The water operator or Clayval or both could be involved in maintenance.
6. Is there a filter for particulate matter from the Silver City wells? Yes, there will be a strainer. Also, these pipes have been in place for many years, so particulate matter should be minimal. New construction is usually the cause of a lot of particulates.
7. Are there any conflicts with the sewer line? None that BHI noted, so if we can't replace the water and sewer at the same time, we can still phase the work. BHI is only providing the designs at this time. Phasing the construction comes into play once we establish the funding sources and timelines.
8. How will construction affect our roads/access to our homes? Contractors will only rip up the area where they are working; then, they will cover it back up and move along. They will not leave open trenches; they will fill them with dirt every night. At night, there will be no restriction of access. During the day, there may be a time when your driveway will be blocked. The contractor will coordinate this with the community members (e.g. door hangers).
9. How long will construction take? This is not entirely clear but likely about a year. The area disturbed is small compared to sewer lines. If we end up doing both water and sewer at the same time, it'll rip up a lot of pavement. But you can't do both at the same time on a single street.
10. What type of pipes will we have? BHI is proposing PVC. Eddie Mendoza discussed the fact that the Silver City used to require ductile iron, but that we can now meet Silver City code with C-900 PVC pipe. Silver City required the ductile iron because the old PVC was too brittle and would break due to ground movement. A lot of the issues that we have with our current transite pipes are due to their brittle nature. The new PVC pipe is not brittle and should be fine - even with the movement caused by our clay soils. BHI noted that it is also important to ensure that suitable backfill (without clays) is used in the trenches; a construction observer will be present to ensure this happens. (The old transite lines were also backfilled with the same material that was dug up, so there's clay and rocks around our old lines.)
11. What happens to the old lines? We will abandon them in place. We will dig new trenches for the new water lines.

- b. Status of new lift station project. Summary of the pre-construction meeting at Stantec's office on August 2, 2023.**
- i. Alan Berg reported on the August 2nd meeting with Stantec. In the meeting, Stantec discussed the scheduled and legal documents with the contractor.
 - ii. The new lift station will not be complete until February or March of 2024! We have to limp our current system along for another 6 months.
 - iii. Alan Berg expressed concern that we are particularly susceptible to lightning, and that we should look at technologies to mitigate the risk. It's not in the budget from Stantec, but we still want to look at it.
 - iv. Alan Berg, Mandy Lilla and Doug Gorthy provided a recap of other items of note from the Stantec meeting:
 1. There is no provision for someone to show us how to use/operate the new lift station. We may need to find money for someone to write an operations manual; we need it to demonstrate to the State that we have a plan for management. Stantec estimated that it would cost \$20,000-\$30,000 for a manual, so we need to do it ourselves or find someone who can do it more cheaply.
 2. Regarding inspections of the build site, Stantec will have an inspector on-site 100% of the time except for when they leave to write reports. Since the project is being built with Emergency Funds, there is no requirement for a State Inspector (other than for electric)! The Board engaged in discussion on this topic. In particular, we need to have someone watching the things that we can see (e.g. bedding/backfill for pipes; that pump isn't dropped when emplaced), but we will be unable to verify things like pump valves and seals. It was noted that the contractor has a 1-year warranty on their work, and parts have a manufacturer's warranty. Additionally, there will be 3rd party QA/QC testing on concrete and fill materials.
- c. Update on the Agreed Upon Procedures (AUP) process for fiscal year ending June 30, 2022, conducted by Carney Foy CPA.**
- i. Alan Berg stated that we submitted the financial documents to Carney Foy for the AUP (i.e. State Audit).
 - ii. Questions from the Board:
 1. Do we have to do this every year? Yes. It's required by the State and our incorporation papers. It is a requirement for obtaining State funds.
 2. Will it be the same person/firm conducting the audit every year? We can write a contract for 3 or 5 years, and then we have to go out for bid again. This time, we solicited 20 bidders, but we received only one response.
 3. Is there any delay in getting the State to approve the audit? Yes, but it just has to be submitted (not approved) for us to get State funds.
- d. Update on Board member training per Title 20 Chapter 2, Part 2**
- i. Alan Berg stated that he has taken a couple of courses. Mandy Lilla stated that she took a course on the Lead and Copper Rule. Doug Gorthy and Angie Roach acknowledged that they had received an email regarding courses.
 - ii. Questions from the Doug Gorthy to Alan Berg and Mandy Lilla:
 1. Did you find the courses interesting and helpful? Yes, the courses brought up additional financial options. Additionally, we learned that we need to have an inventory for the whole townsite for lead pipes even though we know that we don't have lead pipes (we have transite with copper pipes within homes). It was

noted that we need to put this topic (i.e. an inventory) on the agenda for next month.

2. How often do they offer these classes? Don't know exactly, but some classes, like the one on the Lead and Copper Rule, are more frequent than others.

6. New Business

a. **Approval/disapproval of Resolution 2024-04 Acceptance of the annual inventory of capital items.**

- i. Alan Berg read Resolution 2024-04 aloud. He stated that the attached list of Capital Assets goes to Carney Foy as part of the AUP.
- ii. Alan Berg noted that the list of Real Estate and Improvements has an error. Two separate parcels show the Community Center. This cannot be appealed until May of next year.
- iii. Alan further noted that TWWA owns all of these parcels currently, but we are working on a co-ownership agreement with the Tyrone Community Association.
- iv. Doug Gorthy made a motion to approve Resolution 2024-04. Angie Roach seconded the motion.
- v. Questions from the Board:
 1. Who came up with the values shown? The property values are from the Assessor's office and can't be changed without an appeal. The other values are based on initial purchase price combined with depreciation and/or current condition.
 2. Why do we have a backhoe? To clean sediment out of the arroyos in the townsite. It was purchased by the previous TPOA, and they overpaid for it based on its condition. At this time, it is not worth repairing, and we really need to acquire a new one.
- vi. A roll-call vote was taken. Doug Gorthy, Angie Roach, Mandy Lilla and Alan Berg all voted yes. Resolution 2024-04 passed unanimously.

b. **Application submitted on July 12, 2023, for a first-year grant of \$112,000 to the Freeport-McMoRan Community Investment Fund for the initial year of the proposed water tower assessment and repair project.**

- i. Alan Berg reported that Freeport-McMoRan accepted our initial application. The next step is to provide them with a detailed presentation in August 28th. If funded, we would have Bohannan Huston conduct the work.

7. Report and Approval of Officers and Committees

a. **President's Report-Alan Berg-post cards to owners on wastewater issues**

- i. Alan Berg stated that we mailed out ~250 postcards and have had a little response. It cost \$214 to conduct this mailing; Alan paid for it as a gift to the town.
- ii. Alan noted that we need to update our delinquency list. The TWWA and TCA need to get together and discuss how to divide the delinquencies. We are still owed over \$45,000 by delinquent property owners.

b. **Vice President's Report-** No Vice President at this time.

c. **Secretary's Report-Angie Roach** - Nothing to report.

d. **Treasurer's Report-** No Treasurer at this time.

e. **Doug Gorthy-member** - Nothing to report.

f. **Mandy Lilla-member** - Nothing to report.

g. **Dr. Jesse Lewis-member** – Not present.

h. **Water Operator - Eddie Mendoza**

- i. Eddie Mendoza stated that we are in compliance for our water quality.

- ii. Eddie noted that the lift station is just limping by. We used Rain-for-Rent a couple of times since the last meeting. He did not notice a decrease in the use of wipes (in response to the postcard plea), and now we are also getting increased grease. There's always an increase in grease during summer months, but so far, the Greasezilla has been working.

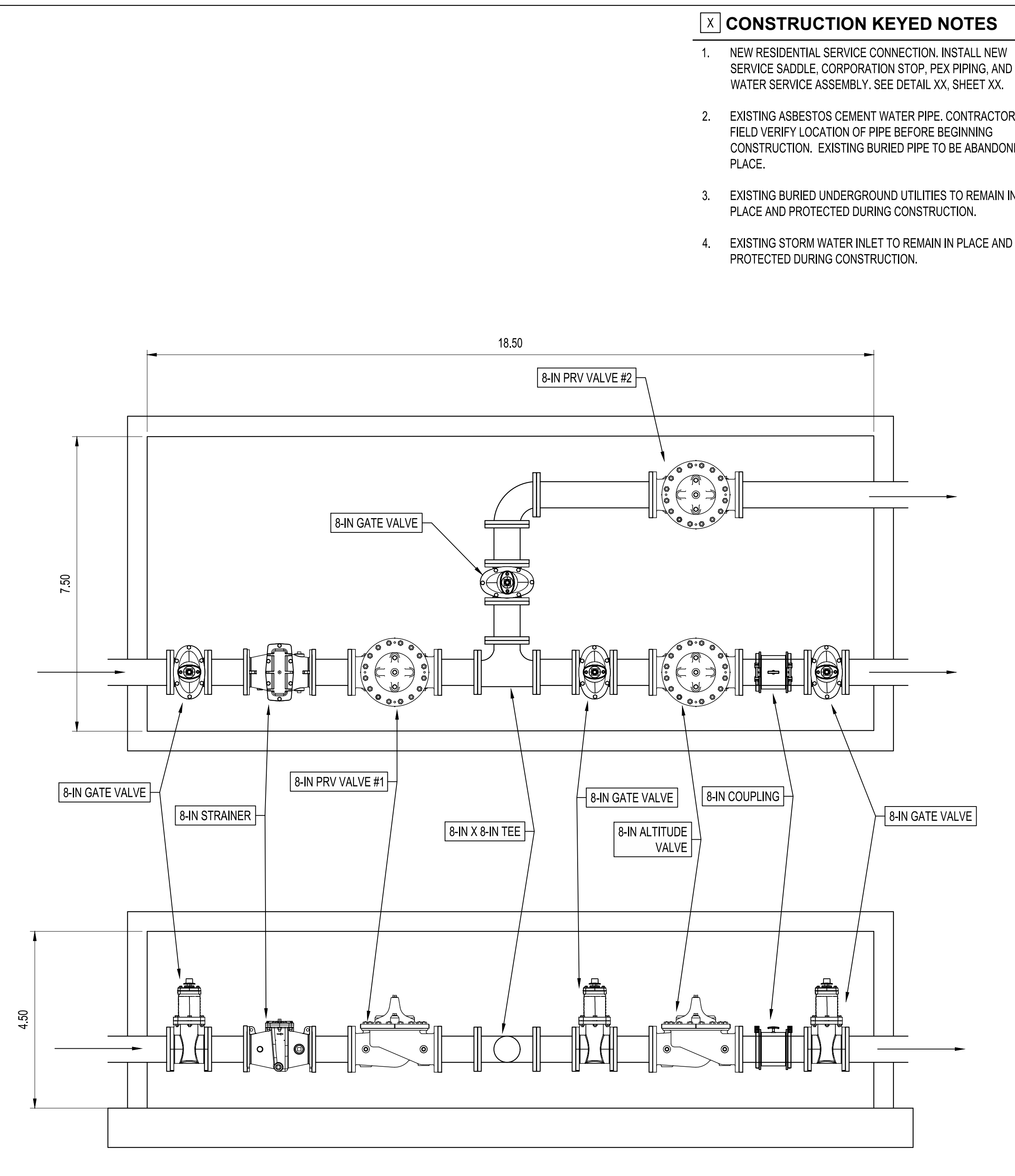
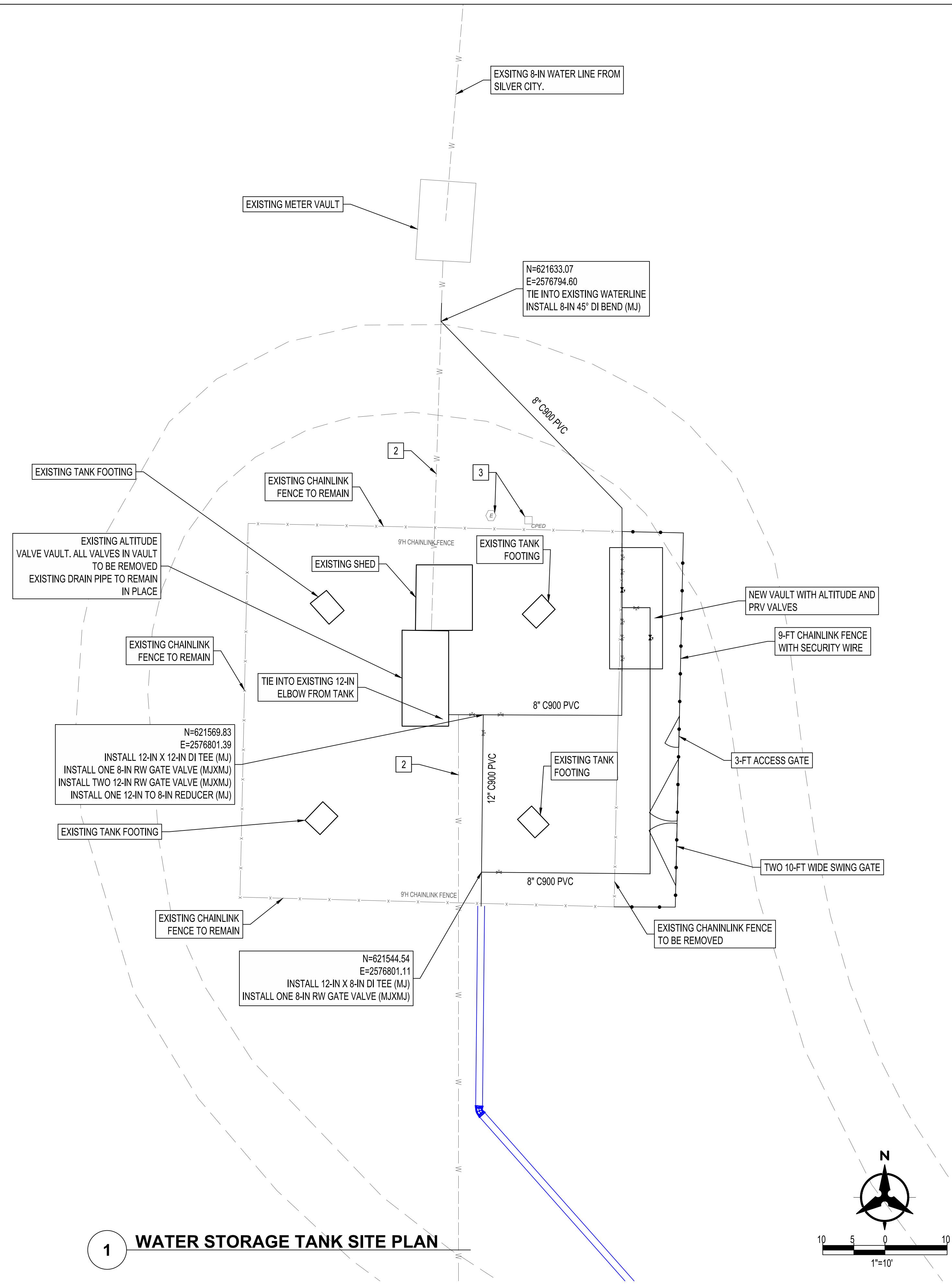
8. Public Input (limited to 3 minutes/person)

- a. Gena Roberts, TCA Treasurer, thanked the Board for bringing up the co-ownership agreement which is in progress. She hopes that we can vote on it next month. Alan Berg responded that we are just waiting for a final review from the lawyer; we need a clause to cover what happens in the case one of the two entities were to become defunct.

9. Adjournment-A. Berg

- a. Doug Gorthy made a motion to adjourn the Board Meeting. Angie Roach seconded the motion. The motion carried unanimously.

Attachment



X CONSTRUCTION KEYED NOTES

1. NEW RESIDENTIAL SERVICE CONNECTION. INSTALL NEW SERVICE SADDLE, CORPORATION STOP, PEX PIPING, AND WATER SERVICE ASSEMBLY. SEE DETAIL XX, SHEET XX.
2. EXISTING ASBESTOS CEMENT WATER PIPE. CONTRACTOR TO FIELD VERIFY LOCATION OF PIPE BEFORE BEGINNING CONSTRUCTION. EXISTING BURIED PIPE TO BE ABANDONED IN PLACE.
3. EXISTING BURIED UNDERGROUND UTILITIES TO REMAIN IN PLACE AND PROTECTED DURING CONSTRUCTION.
4. EXISTING STORM WATER INLET TO REMAIN IN PLACE AND PROTECTED DURING CONSTRUCTION.



AS-BUILT INFORMATION

CONTRACTOR	DATE	DATE	DATE	DATE	DATE

ENGINEER'S SEAL

**PRELIMINARY
60%
NOT FOR
CONSTRUCTION**

REVISIONS

NO.	DATE				

DESIGN

DESIGNED BY	CWC
CHECKED BY	TRH
DRAWN BY	CWC



**TYRONE WATER AND WASTEWATER ASSOCIATION
WATER SYSTEM IMPROVEMENTS
WATER STORAGE TANK SITE PLAN**

BHI PROJECT NO.	20240024	DWG NO.	C-101	SHEET	06	OF	48
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