

**MINUTES
MOAPA VALLEY WATER DISTRICT
BOARD OF DIRECTORS MEETING
HELD
THURSDAY, MARCH 12, 2020**

PRESENT:	Kenneth Staton Jon Blackwell Ryan Wheeler	Lindsey Dalley Randy Tobler
	Joe Davis Lon Dalley Susan Rose	Jeannie Poynor Kiley Bradshaw
	Vernon Robison – Progress	Sava Trendafilov

ORDER OF BUSINESS: At 4:01 p.m., Chairman Ken Staton called to order the regular meeting of the Moapa Valley Water District Board of Directors. The agenda items were addressed in the following order:

1) Public Comment (May be limited to five minutes)

None

2) Approval of the Minutes of the previous meeting held February 6, 2020 (For Possible Action)

On motion of Jon Blackwell and seconded by Randy Tobler, the Board voted 3-0 in favor to approve the minutes of the February 6, 2020 meeting.

Ryan came in at 4:06 pm and Lindsey came into the meeting at 4:11 pm.

3) Discussion and Possible Approval on the Crampa Limited Development Water Dedication Ordinance Fee (For Possible Action)

Sava Trendafilov was at the meeting to talk about the development he is doing down on Swapp/Lyman.

He wanted to update us on what's happening with his project. He has a property down on Swapp & Lyman that he's trying to subdivide. Half of it is being rezoned to M1 and the other part will be 14 residential lots. The commercial part will be 13 acres and that's where he will be building his rock climbing equipment. Because this project has been going on for quite a while, he has had time to do all the marketing and it seems there's not much interest in commercial property. He decided that he will move forward with a different design on the building and incorporate a climbing gym. He has one overseas and he thinks it will be a good addition to this community. His question is about the 14 residential lots and the WRDO fee. When he 1st started the project the fee was \$2,500 per lot. It is now \$6,500 per lot. The reason why he didn't pay the fee when it was \$2,500 was because at the time the power company was unable to get power to the 14 lots. He had to work with them to build a powerline to cross the railroad tracks and Swapp St. They gave him an estimate and he paid it five days later. The project was completed the last week of February this year. It took a long time and he stayed in touch with Brett at the power district. He didn't pay the WRDO fee because there wasn't any power. When they were finally done with the project, he came over here and found out that the fee had gone up to \$6,500. He's here to ask if it's possible for the board to make an exception so that he can pay the fee of \$3,150 per lot instead of \$6,500 per lot.

Joe reminded the directors that we partnered with Sava on the line he put in because we've known about the 14 lots that he was going to put in. The issue we didn't know about was that OPD was having issues with getting the railroad crossing r-o-w. Sava was also out of the country for a short period of time because of his visa stuff. When he approached us, Joe explained that we discussed talking about maps that are out there that are going to be coming in that are all going to have to come to the board to be signed. Joe had brought up this project at that time, because it was the one that he would be signing off on the 14 lots because we started this project so long ago. We felt it had a different history to it so he wanted to find out what the directors wanted to do.

Randy asked Sava what his plans are because he's excited about the growth. We need growth in this community, and the district needs growth but there's a subdivision when he 1st moved here 18 years ago that the board gave a special exception to and they sat on it for 18 years and didn't pay any of the fees so every rate payer in the valley had to subsidize them and he doesn't want to be doing the same thing. He asked Sava if he has plans and what's going in on those 14 lots.

Sava explained that he is working with an engineer who has been here twice when Sava's been here to talk to Joe and Lon. The way he's going to advertise those 14 properties is he has four floor plans and they will also advertise empty lots or lots with a house. Those lots will all be residential. The rest of the property which is 13 acres will be commercial M1 and will have his facility on it and the climbing gym. The rest of it depends on how the market is going to be. He is trying to get a meeting with the commissioner because what he knows for sure is that property that can have a home and a shop is very desirable. Right now, he's working on the plans for the climbing gym. He's going to submit the plans when the stadium is done in August. Everyone in the building department is working on the stadium so no one else gets anything approved until that's done.

Lon explained that they first started talking to Sava about this in 2015.

Randy said that the importance of this project is that it helped us get closer to having another line for redundancy.

Joe explained that we have done the 1st phase of it and he's glad Randy brought that up. The 2nd phase is that it actually extends the line even further to get closer to the highway. It's has to go thru Sava's subdivision and it moves us closer to where it's at. We'll be doing the 2nd phase and it will move it even closer. This was started a long time ago and we all know the frustrations that is involved in it.

Chairman Staton doesn't have a problem making an exception for him.

Lindsey can also see making an exception on this.

Randy is also in favor of this. He just wants it noted in the minutes that Sava has been working on this for years and got caught up with the county. Also, there is a value to the community as a whole because we will have redundancy and fire protection in the system. Besides the benefit of that, it's not like it's going to a contractor. To him it's a big deal because we've be focusing on our infrastructure and we've picked some key redundancies which he believes is one of those areas we wanted to get done. He's already shared in that cost which shows a lot so he would be in support of it.

Lindsey said that Sava has also laid out cash based on the development and that development hasn't changed. It was out of his control.

On motion of Ryan Wheeler and seconded by Randy Tobler, the Board voted 5-0 that Crampa Limited Development be afforded the right to pay the Water Dedication fee of \$3,150 based on the progress he has made prior to last month's board meeting.

4) Approval to Hire One Full Time Position (For Possible Action)

Lon reminded the directors that at last month's meeting he talked about the need for another employee in the meter division to help with all of the maintenance we have. This position would be a meter reader and would work under Vic. Lon explained that Vic has a lot of responsibility and he explained everything that Vic does. He's spread pretty thin, so a lot of maintenance has been getting deferred. When Vic is on a call and another call comes in, we have to either send Mason or pull someone from Kiley to fill that void. During meter reads we have to pull two people from the field to fill that void. During meter reads we have to use Mason and someone else from the field to help out. We just need another person to help in meter services.

There was quite a bit of discussion on this item.

On motion of Chairman Staton and seconded by Jon Blackwell, the Board voted 4-1 to hire one full time position. Ryan voted against it.

5) Approve the Bureau of Reclamation's Official Resolution of the Moapa Valley Water District – Resolution No. 2020-01 (For Possible Action)

Joe explained that on the backside of the resolution is the letter we sent to the Bureau of Reclamation. To make this official it has to be approved by the board.

On motion of Ryan Wheeler and seconded by Lindsey Dalley, the Board voted 5-0 to approve the Bureau of Reclamation's Official Resolution of the Moapa Valley Water District Resolution No. 2020-01.

6) Budget Review (For Possible Action)

Kiley had a list of the Capital Improvement Projects for FY21. This list was put together by Joe, Lon, Kiley, Nick and Brian.

This is the list of the projects that need to be done:

Small Main Replacement

- 12" West end of Isola off of Henrie (length 500' cost approx. 50k)
- 3" on Henrie from Mcknight to Ranch Rd. (length 1350' cost approx. 75k)
- 3" on Ranch Rd from Henrie to Whipple (length 1350' cost approx. 75k)
- Bore crossing @ Bowman & MV Blvd. (length 60' cost approx. 38k)
- Bore crossing @ Whitmore & MV Blvd. (length 60' cost approx. 38k)

PRV Upgrades

- Mining 12" PRV

SCADA Upgrades

- Moapa Tanks
- Yamashita

Kiley, Joe and Lon explained what they would be doing and why they need to be done.

Ryan said that he can see if there might be something he can do to help us out with NDOT on the two bore crossings on the Blvd.

Lindsey said that the guys know in their heads but he thinks it's important to get it in the minutes as well as in the paper. Something that's straight and simple that a non-water person would understand. He trusts management to do a good job with the news article.

The tentative budget will be on next month's agenda for approval and we'll have to get it sent out to the state before the due day.

7) Manager's Reports

Office Manager

Assistant General Manager

General Manager

Office Manager –Jeannie Poynor had the financial dashboard, the budget report and the revenues put in their board packets. Cash flows were down in January because that's when we have to make the big payment on the bond. We make a payment twice a year. Revenues include revenues from February. Revenues are starting to go up. All of the other reports go thru January 31st so it's not a final number.

Assistant General Manager- 1) Production - Lon Dalley explained that water production is up. We pumped 50,146,792 and all of it came out of Baldwin. **2) Arrow Canyon Well #1 Well Level** – There's no change in the well levels. **3) Meter Installs** – No meter installs so far this year. We should have one soon. Lon gets requests for estimates all the time. **4) Yamashita Project** – The majority of the 12" main line has been installed, once everything is psi tested and CL2 and bac-t's are confirmed, we will start moving meters over to the new line. Also, once the main line is in and passes psi test and CL2, then we can begin asphalt remediation for intersections. This project has actually gone pretty smooth.

Lindsey reminded the other directors that this will give us the ability to back feed when we have an issue.

General Manager – 1) Arsenic Media – The media is here and the guys are going to be changing the media out of one of the vessels. On Tuesday, Joe got an email from Lane Christiansen about their arsenic media. The said that they have a media that rivals the one we're using. Joe told them to come out and talk to us about theirs. We can build a test vessel so we can try it out next to ours. They're claiming that you don't have to backwash it which is interesting because we don't have to backwash what we're using right now. They are

the only ones that got back to us, but it took a while. **2) Permit** – The majority of Joe's time has been spent working with Joe Phillips on the projects that we have, trying to decide what we need. We have some other stuff that's going on. He tried to reach out to the State Revolving Loan Fund. He was looking thru the priority list this year, he noticed that SNWA got \$500,000 in free money and TMWA got \$250,000 free money. He has always been told that we don't qualify for free money but we can always get a low interest loan. He wants to know how the bigger cities get free money? SNWA got a loan for \$5M and got \$500,000 free money. Joe spoke with Joe Phillips about it. Part of the issue was that they've been trying to loan money and they haven't been able to because people weren't getting projects going. There were three projects on the list for Las Vegas. One was for Laughlin so he could understand that one because of the medium household income. To actually be able to do work in the center of Las Vegas for \$50M, how do they qualify for free money? With everything that's going on around the country, it's been difficult to get ahold of people.

8) Public Comment (May be limited to five minutes)

None

9) Director's Preference

Lindsey thinks we need to run an ad reminding everyone that our water sources come from deep, protected aquifer and it never hits the light of day and the chance of some viral infection getting into our water is like almost zero.

Joe said there is no proof that it can be transmitted in water. National Rural Water has put out a statement that there's no proof that it can be transmitted in water. Joe said that we will put something on the website.

- Review Monthly Expenditures

Randy Tobler disclosed that he has an interest in a small business that is on the monthly expenditures list.

- Discussion Regarding Future Election of Officers

Chairman Staton said that the directors need to decide who is going to be the Chairman because he will be done in December.

After a little discussion about this, it was dropped.

- Litigation (Closed – Session)

- Other Related Water Rights Issues

10) Personnel

11) Approval of the April 9, 2020 Board Meeting

The General Consensus was to have the next board meeting on **April 7, 2020**.

12) Public Comment (Maybe limited to five minutes)

None

13) Adjournment

The meeting adjourned at 5:21 pm.