

# MINUTES OF THE SPECIAL MEETING OF THE BOARD OF COMMISSIONERS OF MANCHESTER WATER DISTRICT

August 25, 2015

## SPECIAL MEETING (Facilities Tour)

1.0 Board Chair Steve Pedersen called the special meeting of the Manchester Water District Board of Commissioners (Board) to order at 4:04 p.m. Commissioners Paul Drotz and James Strode were also present. District staff members in attendance were Dennis O'Connell, General Manager; Scott Wolf, Operations Foreman; and Erin Civilla, Accounting Specialist. Attorney Ken Bagwell was excused. No members of the public were present.

### 2.0 **2082 Spring Street E.**

2.1 **Spring Street Workshop Concept Layout** – Prior to the meeting, staff staked out a 60-foot by 60-foot square on the ground at 2082 Spring St., site of the proposed new Spring Street Workshop. Discussion followed regarding the placement of the structure on the lot itself, type of construction proposed, and the sequencing of the project for the remainder of the year. Stated goals for the next 90 days include:

- Completion of the Site Development Activity Permit (SDAP)
- Stub all utilities up in the lot (water, electricity, sewer, natural gas, telephone)
- Install gate demarcating District property across vacated Spring Street
- Begin stormwater system installation

Staff agreed to provide project updates at future Board meetings.

*No Board action was requested or taken.*

### 3.0 **7265 Last Refuge Way**

3.1 **Iron & Manganese Treatment Project** – Upon arrival at the Well 10 and 11 pumping station, staff discussed the challenges of developing the site for additional structures to remove iron and manganese from Well 10 sourced water. The wells are located on the side of a steep canyon with limited level surface area for expansion. Access to each of the two wells must be maintained for large well-drilling rigs and service trucks. Staff explained that any discussion of additional buildings must include the cost of site development. Also discussed was the concept of redeveloping Well 10 to identify and isolate the source of the manganese.

*No formal Board action was requested or taken.*

4.0 **1698 California Ave.**

- 4.1 **AT & T Communications Lease & Monofir Installation** – Next, the Board visited the California Tank site to review recently proposed space lease for communications equipment to AT & T. The proposal includes installation of a 150-foot tall monofir tower. A monofir tower is a steel structure designed to house multiple antennae while disguised as a fir tree. The tower base and equipment building would all be structured within a 32-foot by 34-foot fenced in area adjacent to the standpipe reservoirs. Staff explained that by locating the structures away from all underground piping and District equipment, no impact to District operations is expected. Revenue from the lease would be added to the District's General Fund to offset operating expense.

*No formal Board action was requested or taken.*

5.0 **4210 Banner Road SE**

- 5.1 **New Reservoir Tour & Demonstration** – The final stop on the facilities tour was the new Banner Road Tank. Board members walked the facility and examined the new tank and extensive site improvements including a new access gate and landscaping. T Bailey, Inc. completed the tank on time and just under their bid price of \$630,270. The expected service life of the new tank is 40-50 years, and planned future improvements include replacing the supply water main on Banner Road.


*No formal Board action was requested or taken.*

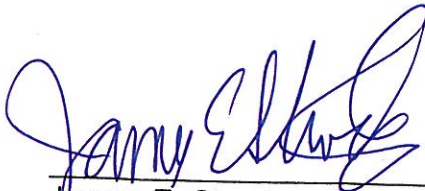
6.0 **Future Meeting Dates**


- 6.1 September 8, 2015, 5:30 p.m. – Regular Meeting, Manchester Library  
6.2 October 13, 2015, 5:30 p.m. – Regular Meeting, Manchester Library  
6.3 October 29, 2015, 5:30 p.m. – Special Meeting, Manchester Library (Tentative)

7.0\* **Adjournment**

There being no further business to come before the Board, the Commissioners moved to adjourn the meeting at 6:36 p.m.

  
\_\_\_\_\_  
Steve Pedersen,  
Chairman

  
\_\_\_\_\_  
James E. Strode,  
Secretary

  
\_\_\_\_\_  
Paul Drotz  
Commissioner