

Broken Wheel Ranch ISD Special Meeting Agenda
June 29, 2017, 5:30pm
212 Hawthorn, Alpine, WY 83128

1. Call to order
2. ISD Members Present
3. Approval of May 15, 2017, Minutes
4. Discussion re: amendment of Resolution 2017-3 per requirements of the State Revolving Fund office:
 - a. Resolution 2017-3-Amended.
5. Discussion of transferring authority and control of well taps in Broken Wheel Ranch from the BWR POA to the BWR ISD:
 - a. Resolution 2017-7.
5. Discussion of well tap cost, water meter requirement, and ownership thereof by BWR ISD:
 - a. Resolution 2017-8.
6. Approval of Adjournment

MINTUES OF BROKEN WHEEL RANCH ISD MEETING

June 29, 2017

5:30pm, 212 Hawthorn, Alpine, WY

Members Present: Nick Cummings, Robert Austin, and Dorrene BrownButterfield

Call to Order: Meeting was called to order by Nick Cummings at 5:33 pm.

Minutes: The minutes of the May 15, 2017, public meeting were reviewed, approved unanimously, and signed.

Resolutions:

Resolution No. 2017-3 (approved February 23, 2017) had to be amended to meet the requirements the State Revolving Fund loan previously applied for was discussed. Public input was given by Jess Cummings and Ada Austin.

Resolution No. 2017-3-Amended (with a 10,000 gallon/month amount) was approved unanimously.

Resolution No. 7 taking over the control and authority of the BWR water/well system in full, with prior approval of the BWR POA, was discussed.

Resolution No. 7 was approved unanimously.


Resolution No. 8 setting a well tap fee for all new construction at \$2500 and placing ownership of all water meters with the District was discussed.

Resolution No. 8 was approved unanimously.

Approval of Adjournment: All parties approved adjournment at 5:55pm.

Respectfully Submitted by Dorrene BrownButterfield, Secretary

Approval of Minutes:



Nick Cummings, President

7/13/17
Date



Robert Austin, Treasurer

07/13/2017
Date

Broken Wheel Ranch ISD Public Meeting
June 29, 2017, 5:30pm
212 Hawthorn, Alpine, WY 83128

SIGN-IN SHEET

Name

Address

Kevin Martin

Afton, WY

Ade Austin

348 Hawthorn

Jessica Cummings

212 Hawthorn

Nick Cummings

212 Hawthorn

BOB AUSTIN

348 HAWTHORN

Donna Brown Butterfield

188 Chokecherry



Broken Wheel Ranch ISD <bwr.isd@gmail.com>

Broken Wheel Ranch Improvement & Service District June 29 Public Meeting

Jess Turtur <jessturtur@yahoo.com>

Wed, Jun 21, 2017 at 11:52 AM

To: Broken Wheel Ranch ISD <bwr.isd@gmail.com>

According to some on-line sources I have just looked up... an average family of 3 uses 7.2 Thousand gal of water a month. We will have the most expensive water in the valley. That doesn't seem quite right to have a 8,000 gal cutoff. I would personally like to see 10,000 gal of allowed useage, even if we have to contribute a down payment to the system. I think that number was under previous discussion. That is standard for most valley subdivisions. I would like it re-considered.

Thanks
Jessica Cummings

Sent from Yahoo Mail for iPhone
[Quoted text hidden]

RESOLUTION NO. 2017-3-Amended

**A RESOLUTION ESTABLISHING THE WATER USE RATE SCHEDULE
FOR WATER USERS IN THE BROKEN WHEEL RANCH
IMPROVEMENT AND SPECIAL DISTRICT**

WHEREAS, the Board of Directors of the Broken Wheel Ranch Improvement Service District, hereinafter the "Board of Directors", duly assembled on the 29th day of June, 2017, said meeting called for the purpose of establishing the water user rates for the water users in the District, and;

WHEREAS, the Board of Directors have reviewed the studies performed by Sunrise Engineering, Inc., hereinafter "Engineer" and the conclusions and recommendations of the Engineer, and;

WHEREAS, one of the purposes for which the improvement service district was formed is to provide an adequate supply of potable water to the properties within the special improvement service district, and;

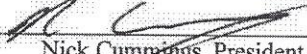
WHEREAS, the Board of Directors, after review of the recommendations of Sunrise Engineering, Inc., input from the Wyoming State Revolving Fund, and commentary from the members of the improvement service district, hereby finds that:

1. There is a need to set the water usage rates for all water users in the District;

WHEREFORE BE IT RESOLVED BY THE BOARD OF DIRECTORS OF THE BROKEN WHEEL RANCH IMPROVEMENT SERVICE DISTRICT that the "Water User Rate Schedule" shall be set as follows: :

- a. \$12 per month base O&M rate per functional well tap;
- b. \$20 per month for 0 to 10,000 gallons usage;
- c. \$0.005 per gallon for all usage above 10,000 gallons per month.
- d. Each water user will be billed monthly;
- e. Payment will be due within 25 days of receipt of each bill;
- f. All overdue accounts will be billed at a 1.5% interest rate;
- g. All accounts three months overdue may be subject to having their water service disconnected.
- h. The "Water User Rate Schedule" will be re-evaluated and adjusted as needed.

For all current water users, said water usage bills shall be collected by the District Treasurer. The implementation date for the billing of the water usage will be August 1, 2017, at the \$12 O&M rate plus \$20 per functional tap (for a total of \$32/month), with actual water usage being measured and billed (along with the \$12 O&M rate) once the water meters are installed and functional. For all future water users, the implementation date shall commence on the first day said new well tap is functional. Water usage monies are to be used for the maintenance and operating costs of the water system, with any extra monies collected via water rates being added to the Well Contingency Fund for future maintenance/repairs.

BY: 
Nick Cummings, President

ATTEST:

BY: 

RESOLUTION NO. 2017-7

A RESOLUTION ESTABLISHING THE AUTHORITY OF THE BROKEN WHEEL RANCH IMPROVEMENT AND SERVICE DISTRICT OVER ALL WELL TAPS IN BROKEN WHEEL RANCH SUBDIVISION

WHEREAS, the Board of Directors of the Broken Wheel Ranch Improvement Service District, hereinafter the "Board of Directors", duly assembled on the 29th day of June, 2017, said meeting called for the purpose transferring the authority over tap fees from the Broken Wheel Ranch Property Owners Association to the Broken Wheel Ranch Improvement and Service District.

WHEREAS, the Board of Directors have reviewed the studies performed by Sunrise Engineering, Inc., hereinafter "Engineer" and the conclusions and recommendations of the Engineer, and;

WHEREAS, one of the purposes for which the improvement service district was formed is to provide an adequate supply of potable water to the properties within the special improvement service district, and;

WHEREAS, the Board of Directors, after review of the recommendations of Sunrise Engineering, Inc. and commentary from the members of the improvement service district, hereby finds that:

1. There is a need for the District to have authority and control over the entire existing well/water system and all parts thereof, including the well taps on each lot.

WHEREFORE BE IT RESOLVED BY THE BOARD OF DIRECTORS OF THE BROKEN WHEEL RANCH IMPROVEMENT SERVICE DISTRICT that:

- a. As of this date, the entire existing well/water system and all parts thereof, including the taps on each lot, in Broken Wheel Ranch will come under the authority and control of the District, as approved by the Broken Wheel Ranch Property Owners Association board of directors at their June 29, 2017, 5pm meeting.

BY: _____


Nick Cummings, President

ATTEST:

BY: _____


Robert Austin, Treasurer

RESOLUTION NO. 2017-8

**A RESOLUTION ESTABLISHING THE REQUIREMENT FOR WATER METERS, TAP
COST THEREOF FOR NEW CONSTRUCTION IN BROKEN WHEEL RANCH, AND
OWNERSHIP THEREOF BY BROKEN WHEEL RANCH
IMPROVEMENT AND SPECIAL DISTRICT**

WHEREAS, the Board of Directors of the Broken Wheel Ranch Improvement Service District, hereinafter the "Board of Directors", duly assembled on the 29th day of June, 2017, said meeting called for the purpose of establishing the requirement for water meters, the tap cost thereof for all new construction in Broken Wheel Ranch, and the ownership thereof by Broken Wheel Ranch Improvement and Service District;

WHEREAS, the Board of Directors have reviewed the studies performed by Sunrise Engineering, Inc., hereinafter "Engineer" and the conclusions and recommendations of the Engineer, and;

WHEREAS, one of the purposes for which the improvement service district was formed is to provide an adequate supply of potable water to the properties within the special improvement service district, and;

WHEREAS, the Board of Directors, after review of the recommendations of Sunrise Engineering, Inc. and commentary from the members of the improvement service district, hereby finds that:


1. There is a need to install water meters on all existing properties;
2. There is a need to require the installment of water meters on all new construction;
3. There is a need for the District to retain ownership of said meters.

**WHEREFORE BE IT RESOLVED BY THE BOARD OF DIRECTORS OF THE
BROKEN WHEEL RANCH IMPROVEMENT SERVICE DISTRICT** that "Rules for Water
Meters" shall be set as follows: :

- a. All existing homes in Broken Wheel Ranch will have a water meter installed as part of the well upgrade project at no cost to individual owners;
- b. As of this date, all new construction will be charged \$2,500.00 per well tap and will have a water meter installed at the expense of the Broken Wheel Ranch Improvement and Service District;
- c. Installation of water meter on new construction will only occur after receipt of well tap fee;
- d. The District will retain ownership of water meters.


Specifications for water meters will be provided to building parties.

BY: _____


Nick Cummings, President

ATTEST:

BY: _____


Robert Austin, Treasurer