

Tuesday, December 12, 2017

Farmers Union Ditch Meeting

Board Present:

Sam Rosti, Lloyd Akins, Paul Akins, Tom Foster

Craig Waddell, Ditch Rider

Rosalie Cope, Secretary/Bookkeeper

Jerry Kiser, Attorney for FUD

Guests: Rob Gronowski with Keller Associates

Sam Rosti called the meeting to order at 5:06 p.m.

Rob Gronowski, project manager for the Star Sewer and Water project reported he and his team met with Hank Day and staff from Star Sewer and Water following the November Board meeting to get clarification to some of the Board's questions regarding the project. The group is proposing to cross the canal with a 24" water main line along with a 3" gas line and two 2" conduit's for fiber optic for the energy dissipater. They will hook the drain line into the 10" drain from the existing tank which will go to the bypass structure and run to the drain structure in Roselands subdivision. They plan to encase everything in concrete with 6" separation between the walls of the pipe. They will lay the pipe and cover with concrete for the width of the trench and a minimum depth of 6'. The top of the casing will be 5 1/2' below the top of the canal and 2' out on each side. Sam said the depth will be ok if the bank erosion issue is resolved. Sam asked that the concrete be reinforced with fiber mesh or box wire. Sam asked Mr. Gronowski about the timeline. Mr. Gronowski stated they have started on the environmental testing necessary for BLM approval of an easement. Next they will drill a test well. At this time there is no set timeline for construction.

The Board asked what the plan is for the overflow water. Mr. Gronowski reported that his colleague, Justin was going to look into how much water is being discharged from the existing tank. Justin is out of town, so Mr. Gronowski will ask him to follow up. It was decided that Star Sewer and Water would pour a concrete slab with walls on both the north and south sides of the canal that runs along the bank to mitigate overflow/discharge water from both tanks. They will follow the slope of the canal bank, similar to what was done at the New York canal. The concrete wall will run from the bridge to just past where the discharge system is. Jerry and Paul asked for a set of plans that can be attached to the crossing agreement.

Jerry asked if both tanks will work as one with the new system. Mr. Gronowski reiterated that the tanks will be connected to the drain structure in Roselands subdivision in the winter and in the summer months the water will flow from the old tank into the new tank for distribution. The flush/overflow water will still be going into the canal at that time. Sam asked Mr. Gronowski to follow up with the Board on discharge water flows and times.

Sam asked if Idaho Power has been in touch with Jerry regarding the crossing agreement at Roselands. Jerry reported he had not heard from them.

Crag Waddell reported Mr. Tensen and the project engineer have been looking at the bridges. Jerry said he has spoken with Mr. Tensen and is surprised he is not at the meeting to present revised plans.

Craig reported headgates 134 and 134A have been removed.

Sam asked Craig for a report on the ACHD drainage. Craig reported he put in a dam where the Edwards Greenhouse water discharges into the canal and it seems to be working. Craig said he and Kendall Rivers ran a go-cam through the pipes and water is only coming from Edwards but water is still backing up along State Street as far as Ace Hardware. He stated the water runs all the time. Craig believes there is more water than there used to be because of the work that was done on the corner by the school. He thinks they hooked up all the drains carrying geothermal water that may not have been connected previously. There used to be a couple of ponds that he thinks they may have drained into but all of the water is now draining into the Farmer's Union ditch. Lloyd stated there is a manhole cover in the bottom of the canal at Collister and is within 10-12' of the bridge on the north side of State Street. He said when Farmer's Union put the cover in the drain the ditch was eliminated or is unusable at this time. He said it used to have a metal lid over a metal collar to possibly a concrete pipe but the ditch rider thought Farmer's Union was losing water through it so they welded a manhole cover over it. Lloyd believes it may have run to the old Swift plan and was used to clean the kill floor. Sam asked why it can't be opened up and covered with a weed rack. There is no way to put a headgate on it. Sam asked if we know for sure the drain is unusable. Lloyd said we don't, but ACHD could not find it. Craig and Lloyd are going to look for the pipe.

Craig reported the tree trimmers are at Belmar and he has some rip rap to fill in when the tree trimming is done. He plans to put additional fill in the area Belmar plans to use as a common area.

Craig said the Dodge is in the shop again. The heater and smell is still bad. He also thinks the transmission may need to be replaced which will be approximately \$4,000.00. Sam asked Craig to take the pickup to a transmission shop and have them assess it. Craig also reported he has a small trailer that was donated and has been working to rebuilt it so it can be used as a fire trailer to pull behind the 4-wheeler when burning weeds.

Minutes were read by Rosalie Cope.
Minutes approved with corrections.

Paul asked where the use of railroad track is proposed. Sam stated the main headgate. Paul thought Boise City was supposed to come back with a plan to fix the main headgate. Sam stated the railroad track was his suggestion but Boise City would have to do the work and ultimately approve since they are cleaning it.

Sam asked Jerry if he had heard anything more from Mr. Ostrogorsky. Jerry said he has not.

Rosalie provided the board with an A/R Aging Summary showing the shareholders who are delinquent on their assessments. The \$165.72 assessment is still outstanding. Jerry proposed the Board ask the shareholder if he would be willing to sell his $\frac{1}{4}$ share of water to one of the other shareholders on the lateral since he is not going to make the effort to get the water and does not seem to be interested in paying the assessment. Before filing a lien Jerry is going to reach out to the shareholder with options to either sell the $\frac{1}{4}$ share, pay the assessment or have a lien filed.

Rosalie reported she had reached out to several banks regarding interest bearing checking accounts and the interest rates are very low. The Board stated that was enough information and to not follow up any further.

Rosalie stated she had started to set up credit card processing through QuickBooks and they require the social security number and birth date of one of the Board members. Sam suggested reaching out to Pioneer Irrigation District to see how they are processing payments. Rosalie will look into it and is going to try with QuickBooks again.

Rosalie reported she had looked into the health insurance premiums and they are correct. The current monthly premium is \$598.30 which is \$128.20 for Kendall Rivers and \$470.10 for Craig Waddell. The renewal rate will be \$613.60 monthly, \$131.50 for Kendall Rivers and \$482.10 for Craig Waddell. Rosalie's premium would go from \$338.30 to \$336.90. Discussion was had and the Board agreed to renew.

Rosalie presented a budget worksheet with proposed 2018 budget for the Board's review. Lloyd Akins made a motion to approve the budget with changes, Tom Foster seconded the motion. Motion passed.

Jerry presented correspondence between Farmer's Union and Capital View outlining the agreed upon assessment. Jerry reiterated Capital View is using their own Anderson Ranch storage water they pay BOR for O&M just like Farmer's Union does. The agreements over the years exclude Farmer's Union BOR costs from Capital View's assessment therefore Capital View has been charged ditch maintenance costs and not any costs associated with Farmer's Union storage water. Jerry said

the Board could make a legal claim to recoup legal fees, but that is separate from the annual billing. The Board reviewed the worksheet used to calculate Capital View's annual assessment. Legal fees were removed as there were none associated with the District 63 storage issue in 2017 and a line was added to charge for the 22.22" of storage water delivered in 2017.

Jerry asked if the Board had received the email from BOR. Jerry is planning to attend the meeting.

Jerry also reported he noticed a neighboring property to Vine Estates has 1 $\frac{3}{4}$ acres of property and just under $\frac{1}{2}$ share of Farmer's Union water. Since Vine Estates is short of water Jerry wondered if the Board should suggest he sell some water to Vine. The Board discussed and agreed to stay out of it.

The Board discussed the inconsistency with current Boise Valley shareholder delivery assessments and it was decided to leave them as is.

Jerry reported he spoke with Eagle Sewer and Water regarding replacement of the sewer line east of Hwy. 55. Jerry stated they do not have any easements or agreements on file. They said in the past the property owner would install their own system which was then turned over to the District. The District does not have plans on all of the systems or agreements. Jerry said he has been able to identify three crossings by Eagle Sewer and Water on the canal. He has only discussed on crossing with them but said they are willing to work with Farmer's Union. Jerry would like them to provide more information on their system as to where everything is located. He would also like to see where they plan to install the new pipeline. They intend to replace some of the old septic tanks, where the old trailer park is on Hwy. 55. The old septic tanks will be broken down and filled in then they will run a new sewer line to connect to City services. The new line will not be crossing the canal but work is going to be done near the canal as the back side of the property borders the canal. They will also be installing some new manholes. The closest will be 15' to the edge of the canal.

Lloyd reported he received a phone call from a shareholder who has applied to the City of Star to rezone and develop his 5 acres off Beacon Light Rd. The property is across from Vines Estates and east of Ballantyne. Lloyd would like to see an HOA established, Farmer's Union will not assess each lot and reiterated Farmer's Union will not change the point of delivery. Jerry will issue a standard "development" letter.

Jerry asked if Lloyd would talk to Mr. Pickens. Jerry has sent him a letter addressing water draining from a heat pump which is eroding the canal bank and has received no response.

Jerry reported the Treasure Valley Water Users Association "voluntary" assessment is going up \$.01 per acre so Farmer's Union dues will increase by approximately \$80.

Lloyd presented information on the value of the Clover property. The property is zoned R2 and could potentially be developed into two duplexes with 16 units each. The realtor suggested Farmer's Union list the 1 ¼ acres including the house and shop on the north side of the canal and keep the property on the south side for maintenance. The realtor does not think keeping the ½ acre on the south side will affect the price either way. The estimated value of the property on the north side is \$395,000. The Board discussed and it was agreed Farmer's Union would need to change the right of way to come off Veterans Parkway rather than Clover so the ditch riders can access for maintenance. We will also need a 30' right of way on the south side of the canal and 15' on the north. Jerry wants to make sure Farmer's Union has legal access somewhere before the property is sold. The Board authorized Lloyd and Paul Akins to move forward with listing the property for \$425,000 and not take anything less than \$400,000 to ensure there is enough money to find a suitable shop area.

Paul Akins moved to adjourn the meeting; motion was seconded by Lloyd Akins. Meeting adjourned at 9:30 p.m.