

Board Meeting Minutes

Notes created on March 12, 2026 at 11:00 AM by Minutes AI

Approval of Board Minute Meetings

- Approval of board minutes for February 26, 2026.
- Motion to approve was made by Jim Eaton and seconded by Ron Kestner.
- All in favor, motion carries.

Discussion of District Happenings

- Zero water taps installed since last meeting, two for the year.
- No sewer taps installed this year.
- Completed work orders:
 - Spotted and repaired lines.
 - Fixed meters.
 - Four service line leaks.
 - Two main line leaks.
 - Completed turn off/turn ons.
 - Ran a sewer camera, located sewer lines.
 - Middle anchor repairs on Larkmead tank.
 - Serviced motors for summertime.

Approval Payments and Bills and Transfers

- Motion to approve was made by Jim Eaton and seconded by Ron Kestner.
- All in favor, motion carries.

Fairlawn Project

- No changes, payment is still on hold.

Pine Run Project

- Received a letter for binding commitment.
- Kevin provided more details:
 - Binding commitment of \$1.55 million from funding agency.
 - Waiting for permission to bid from DEP.
 - All necessary documents have been submitted.
 - Kevin will follow up with a "friendly email" tomorrow.
 - Permission to bid might come next week.
 - Project will be advertised to contractors upon receiving permission to bid.

Lubeck Elementary School

- Kevin Watkins from Thrasher provided an update.
- Engineer recommends awarding the contract to Dunlap Contracting.
- Dunlap Contracting's total base bid was \$618,185 to run water and sewer to the new elementary school.
- Second place was Mason Dixon Energy Services with a total base bid of \$837,298.
- Third place was A to Z Plumbing with a total base bid of \$946,151.
- The job is funded by the Board of Education and grant funds from the state.

- A project call with funding agencies is scheduled for Tuesday.
- Amendment number one to the engineering service agreement for the elementary school project is needed to add construction stakeout.
 - The speaker says, "rather than having contractor use his survey data or subcontract it out, we're Going to do the stakeout for the sewer to make sure that their depths are going to align up with everything."
- Construction may take longer than expected due to coordination with a landowner.
- Revised plans from another engineer show that DOH is requiring a gabion basket retaining wall where a 12-inch water line was proposed.
 - Kevin stated they would have to do a change order number one to reroute."
- An engineering amendment is needed due to increased coordination required because of the revised plans.
- There is an underrun on both the grant dollars and the school board budget.
- The engineering amendment is presented for review.
- A motion was made by Jim Eaton and seconded by Ron Kestner to accept the change.
- Motion carries.

Public Comment

- Paul Dueley and his wife Denise live at 1766 Pleasant Hill.
- Paul is representing seven residences, six meters, and five different meter wells.
- Exhibit A shows the six residences with meters, with names indicating the residents.
- The green circle on Exhibit A indicates the area covered by these meters, located on the corner of Paul's property.
- Decisions about meter placement were made approximately 40 years ago (late 80s/early 90s).
- Originally, the Florences and the Dulin's were fully tapped into the water line, running lines about a third of a mile.
- Since then, more connections have been made, including new residences and increased usage by existing ones.
- Exhibit B shows the location of the six meters within the wells and their close proximity.
- A change made in 2003 complicated the meter setup.
- Meters labeled 2, 3, 4, and 5 have experienced problems since 2003, including issues requiring Lubeck's involvement.
- Exhibit C shows the three white pipes that were the original servicing pipes before the 2003 relocation.
- In 2003, when Lubeck built, the meters were moved to the left of their original location to accommodate Paul's driveway.
- The meters were moved, and lines were looped around to reconnect to the original three lines, creating a large loop under Paul's driveway.
- Rocky describes a complex water system setup with six meters and five wells, all interconnected by independently installed lines.
- Problems arise when leaks occur, making it difficult to identify the source due to the multiple connections and shared wells.
 - Some wells even have two meters from different households.
- The current system design, while potentially adequate initially, has become difficult for homeowners to maintain due to subsequent modifications and additions.

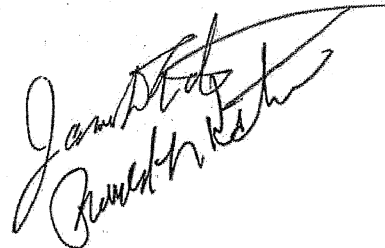
- The maintenance department will discuss the issue and present alternatives to the board.
- Rocky mentioned that contracting out the work is recommended to avoid liability for Lubeck.
 - The contractor would be responsible for the homeowner's side, while Lubeck would only be responsible for a limited time.
- Lubeck would need more right-of-way to run the line across the front of the property.
 - Paul Deuley is willing to provide an easement.
- Rocky wants to get a price from the guy already working there to lay two more pieces of pipe, go 40ft, and move the taps.
- He also wants to get pricing and see if the worker is willing to do the job. If not, they will have to find someone else.
- The first thing is to get cost estimates. If the figure is too high, they may not be able to afford it right now.
- Paul understands budget constraints and is open to interim solutions and long-term plans.
- He wants a good solution so people aren't dealing with the same issues every six months to a year.
- The board will discuss the situation, finances, and right-of-way issues.
- It will take time to resolve the problem.
- Paul is asking for an estimate to extend the line by two joints (40 feet), put a blow-off valve on the end for flushing and testing, and reconnect all the lines.
- Additional taps will not be allowed until the current issues are resolved.

Next Meeting: March 28th, 2026

- Next meeting: March 28, 2026, at 11am.

Adjournment

- Meeting adjourned @ 11:27am



Board Meeting Minutes

Approval of Board Meeting Minutes for February 26, 2026

- Approval of board meeting minutes motion made by Jim Eaton and seconded by Ron Kestner.
- Motion Carries

Discussion of District Happenings

- One water tap installed since last board meeting, zero taps waiting.
- Zero sewer taps installed since last meeting, zero taps waiting.
- Completed work orders, spotted lines, and set meters, etc.
- Fixed 4 service line leaks, and 1 main line leak
- Fixed some meter pits at apartments in Pahlhurst Plaza
- Repaired yards

Approval of Payment of Bills and Transfers

- Motion to approve was made by Jim Eaton, and seconded by Ron Kestner.
- Motion carried.

Fairlawn Project

- Still waiting on Midkiff issues

Pine Run Project

- First ad ran on 3/27/26, second is due to run on 4/3/26.
- Mandatory pre-bid meeting will be on 4/13/26 at 10:00am
- Addendum will be on 4/23/26.
- Bid-opening will be on 4/30/26 at 10:00am.

Lubeck Elementary School Project

- Pre-construction meeting will be on 4/23/26 at 1:00pm.

Notice of Lien Interest

- Motion to approve was made by Jerry Martin and seconded by Jim Eaton.
- Motion carried

Public Comment

- No comments

Next meeting: April 9th, 2026

Adjournment

- 11:10am

Jim Eaton *Jerry Martin*