

CANEBRAKE COUNTY WATER DISTRICT  
Board of Directors Meeting  
Saturday, January 14, 2023

The regular meeting of the Board of Directors of Canebrake County Water District was called to order by Vice President Bob Mooney at 9:00 am in McKenney Hall. Please see Attachment 1 for the meeting Agenda.

**PLEDGE OF ALLEGIANCE:**

Bob Mooney led the Pledge of Allegiance.

**ROLL CALL:** Bob Mooney called the roll with Daryl Holmes, Jr. and Bob Mooney in attendance. Also in attendance was Dean Kuns, Water Manager.

**SWEAR IN NEW BOARD MEMBERS:**

Ellyn Hae and Gunnar Ramstrum were sworn in as new members.

**WELCOMING OF GUESTS:** Guests in attendance at the meeting were: Daryl and Betty Holmes, Charlie Holmes, Elena Jookova, Tom Stucke, Kathy Steuermann, Frank Colver, Jim Ward, Alice Anda, Mark Robinson, Bob and Sharon Fritz, Jerry Bucheit, Sven Ulan.

**APPOINT NEW BOARD MEMBER TO FILL OPEN SEAT  
VACATED BY MR. MARK ROBINSON**

As of November 12, 2022, there was one open seat vacated by Mark Robinson. One person applied to fill the seat, Jerry Bucheit. Correspondence from Bob Fritz relevant to the application was read by Bob Mooney. Please see Attachment 2 for letter from Bob Fritz.

Board members were asked for questions or comments. Ramstrum indicated that he believes that Bucheit is a valuable person for the Water Board, spends enormous amount of time, and is pleased with changes of over the last five years. Holmes agreed and expressed a desire to learn from Bucheit. Ellyn concurred. Mooney asked Board Members for a voice vote to appoint Jerry Bucheit to the Board. All Board Members voted aye. Jerry Bucheit is appointed. Applause.

Kathy Steuermann asked for clarification on what seats have been filled and what seats are up for re-election. Bucheit/Hae indicated that we will seek clarification with the Registrar of Voters and we will post on the website.

*Action Item Bucheit/Hae:* Contact Registrar of Voters and post results on Website.

**ELECTION OF OFFICERS:( PRESIDENT), (VICE PRESIDENT) (CHIEF FINANCIAL OFFICER)**

Hae nominated Bucheit for President, Ramstrum seconded, voice vote unanimous

Hae nominated Mooney for Vice President, Bucheit seconded, voice vote unanimous

Hae nominated Ramstrum for Chief Financial Officer, Holmes seconded, voice vote unanimous

**APPOINT DIRECTORS:**

MANAGER WATER OPERATIONS,  
Mooney nominated Bucheit; voice vote unanimous

EQUIPMENT OPERATIONS  
Mooney nominated Holmes; voice vote unanimous

BUILDING MAINTENANCE AND IMPROVEMENTS  
Hae nominated Holmes; Mooney voice vote unanimous

RECORDING SECRETARY  
Bucheit nominated Hae; voice vote unanimous

Sharon Fritz pointed out that Bucheit had not been sworn in. Mooney swears in Bucheit; Mooney passes the gavel to Bucheit.

**PRESENTATION AND APPROVAL OF FINANCIAL REPORT:** Ramstrum presented and reviewed the financials by meeting with former board member Mark Robinson. Balance Sheet and Income and Expenses were included as part of a brief (Attachment 3). The report includes layman's terms to assist the reader. Ramstrum was pleased to find in his review that the district has completed multiple upgrades and repair projects while maintaining revenues/reserves (total decrease of \$13,000).

Ramstrum provided interesting data in the brief. For example, average water usage was 31 gallons per customer for the period. Twenty-four sites did not use any water, but paid the connection fee, thus supporting the system and more.

Kathy Steuermann inquired about the Audit Reserves and the total cost of the five-year audit? Mark Robinson reported that the audit cost \$8,000, but, indicated that we won't get this price again. Bucheit indicated that he will work on this issue and report back at the next meeting where a decision will be made whether to conduct a yearly or five-year audit which may affect the By-laws.

Motion to approve the Financial Report by Mooney; second Holmes, approved unanimously

Mooney complimented Ramstrum on report and thanked Mark Robinson for his support of Ramstrum and this work on the Board. Applause.

Action Item for Ramstrum: What is included in the line items of the Fixed Assets (Ex. Building and Improvements)?

Action Item for Ramstrum: Committee to analyze Future Financial Research Topics (also in Attachment 3). Include review of strategic plan prepared by Bob Fritz.

Action Item for Bucheit: One Year versus Five Year Audit Pros and Cons

### **GOVERNMENT FORMS AND CORRESPONDENCE:**

Bucheit reviewed the check register for the previous two months. Report is included as Attachment 4.

SDGE true up bill was \$712.73 which is higher than previous bills (~\$300). Kuns ran pumps more and we have had more cloudy weather. Question do we clean the solar panels? Dean Kuns cleaned in December. Discussion of merits of solar panel cleaning and potential reasons that output has diminished.

Action Item for Bucheit/Hae/Ramstrum: Review previous year(s) and monitor SDGE my account data to determine optimal usage of solar panels.

### **EQUIPMENT REPORT:**

Holmes let the assembled know that Kuns, himself and Daryl Holmes Sr. have been starting the dump truck during the last period and it is running with no issues. Holmes covered the equipment report prepared by Ron Akey, equipment operator, for the period November 13, 2022 – January 13, 2023. Report is included as Attachment 5.

No equipment was utilized during the period. Ford Ranger needs major “look over” and repair. Holmes suggested towing to El Centro for professional service. Bucheit offered use of his AAA towing service. Holmes also added that the McKenney Hall water heater needed to be replaced and Tom Stucke let everyone know that a new heater was outside and ready to be installed.

Kuns reported that he has been using his personal truck for District business in the last three months. Kuns is fine with compensation use of his personal vehicle in exchange for gasoline. He will document his usage.

Kathy Steuermann asked if the water samples taken on January 3<sup>rd</sup> were for the fourth quarter? Yes, and we will make a better effort to capture the samples in the quarter for which they were intended in the future. Fluoride data has not been received to date.

Action Item for Holmes: Provide Auto service location recommendations

Action Item for Bucheit: Facilitate Ford Ranger Repair

Action Item for Bucheit: Coordinate with Kuns for personal truck usage reimbursement.

Action Item for Bucheit/Hae: Post Fluoride data when received.

**SYSTEM MAINTENANCE AND REPAIRS:** Dean Kuns presented his report covering the period November 13, 2022 – January 13, 2023 (Attachment 5).

Kuns reported a few leaks in this period. A major leak was found on Carl McKenney's service line on the owner's side due to black poly pipe. Kuns reported that he is finding very brittle black poly pipe at many properties where if you nick it with a shovel it shatters, and therefore new leaks. Other tasks performed by the Water Manager included meter reading, pictures for tank research, and two other drops in tank. The last leak was on the Price line from expansion and contraction of a 2-inch coupling. It was replaced with the 4-inch coupling with a small leak that will be repaired soon. Kuns thanked Rob and Bob Mooney and Kent Dover for their assistance in repairing the leak.

Ramstrum asked if we can get a corporate knowledge on materials utilized and protocols for repair? Hae suggested we send an email to customers to let them know about the poly pipe issue. Kathy suggested adding a section to the Canebrake Welcome Binder covering recommended materials.

Action Item for Ramstrum/Hae: Update Materials and Repair Protocols

Action Item for Bucheit: Work with Birgit to update Canebrake Welcome Binder

Action Item for Bucheit/Hae: Email to community to let know about discovery of brittle black poly pipe

## **WATER DELIVERY INFRASTRUCTURE UPDATE:**

Bucheit reported on the status of the block tank. Salts (minerals) are built up on the outside of the wall and it loses water. Kuns and Bucheit emptied the tank during the summer to dry out and it is worse than expected. Rebar is exposed. Old paint that could contain lead is peeling off beams. Bill Fair inspected the tank and thought it is beyond repair. Bob Fritz commented that this is urgent issue due to need to maintain reserves for fire protection.

To assess the variety of options of providing the community with a secondary water storage unit, a significant amount of research was conducted by Jerry Bucheit, Gunnar Ramstrum and Ellyn Hae. Ramstrum presented the power point provided as Attachment 6.

The Board of Directors (BOD) looked at tank repair (coating and lining), as well as purchase of metal, plastic and fiberglass tanks. It looked at the various considerations of tank sizing, cost, pump run time -- currently run pump 2 hours per day for community of average usage of 3,000 gallons per day, health, water quality, repair, aesthetics, ease of installation, and more.

Reviewed options for 10,000-gallon tanks.

Plastic (polyethylene) tanks has a longevity of 25 to 50 years according to the research conducted of four tank owners. It is 12 ft in diameter, 13.5 feet in height. It is UV compliant. It can sit in the sun. It does not require level ground. It is the least expensive, and if there is an issue, there is resale potential. Doesn't require a permit. Thinking it do not need shade cover, can re-evaluate after a summer. Metal tanks (stainless, carbon, galvanized with a liner) were thought to be the optimal health option, however, it will require a poly liner, or be cost prohibitive (\$50,000 to \$100,000). Would require a crane, issues with delivery with the bend of the road up the canyon. Fiberglass is an option and can get huge, however, more expensive and same issues with Metal tank.

Frank Colver mentioned that all the sheep guzzlers are polyethylene and have had no maintenance issues. Mr. Culver also mentioned that Ramstrum sent him the reading material. Before review Mr. Culver favored a steel tank option, after reading he favors polyethylene.

Hae presented liner option identified by Bill Dimmock using a polypropylene 41 mil liner. At a use of 10,000 gallons all water would be underground, therefore, the tank structurally could hold the water without impacting the degradation on the top exterior. Liner is unrolled through the existing lid. Total turnkey with no work on our part at approximately \$20,000. Could expand and use the total in an emergency.

Bill Fair letter was read by Bucheit, please see Attachment 7 indicating his assessment that the block tank is unfit to be used. Bucheit discussed polyurea coating option and found two companies from Northern California at a cost of \$38,400 for product \$7,700 surface prep, \$3,000 travel costs.

Sharon Fritz asked if a permit would be necessary if we upgraded the tank. Jerry thinks we need to tear out the tank and rebuild it if we were to reuse it.

Kathy Steuermann sent pictures of the block tank to Bill Fair after he spoke with Jerry. He said it was built very well. She has pictures that she can send to the Board. She likes the idea of the lining or the polyurethane. Also wanted to know which of the easiest to connect?

Ramstrum spoke to the fact that at first, he was pro-steel from a health perspective. Talked to Jim Ward about Reverse Osmosis system. Found that filtered water was placed in polyethylene.

Mooney congratulated Ramstrum on a wonderful presentation. Asked if the 10,000-gallon polyethylene will go in the tank? Ramstrum said let's just hook up next to the block tank then monitor for a season to determine impacts such as how hot the water is, is there algae growth, etc.? Discussion on the need for further analysis of cost comparison between the liner and the polyethylene tank in area of installation.

Bucheit asks Board Members do we want to use the block tank. Holmes thinks we need to eliminate the block tank as we are hearing over and over that it is structurally unsound even worried about the Whitely's property. Hae supported looking further at the block tank using the liner as it will be underground and Kathy Steuermann spoke to the fact that the tank was structurally sound. It will be an easy option and cost-effective option. Also not convinced that polyethylene is the best for long term use in high heat. Bob Fritz and Frank Colver disagreed citing polyethylene tanks in Shelter Valley and the sheep guzzlers were there in the early 2000's.

Ramstrum summarizes a polyethylene tank can live in the hot heat, easy to move, easy to get to location, resalable, inexpensive at \$11,000, expandability to second tank to equal 20,000 gallons, looks like they aren't worn out at 25 years, rats can't get into it. Feels there is less risk. Holmes and Bucheit agree.

Discussion regarding various configurations.

Motion by Hae:

With a budget of \$20,000, retain the existing block tank, purchase a 10,000-gallon polyethylene tank siting tank in location for planned expansion for second 10,000-gallon tank. Holmes seconded. Motion passes unanimously. Applause.

Bucheit solicits volunteers. Jim Ward asks for a specific date. Kuns asks when Holmes can have his family out to assist with project (including a plumber)? Saturday 21, 2023

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is determined to be the work party at 9 a.m. Bucheit thanked the BOD and Kathy S, Bill Fair, and Bill Dimmock for research assistance.

Action Item for BOD: Install 10,000-gallon polyethylene tank

Action Item for Bucheit/Hae: Send out email with Work Party date

### **OLD BUSINESS:**

Bucheit changed the site testing plan from Kathy Steuermann address as requested.

### **NEW BUSINESS:**

No New Business

### **CORRESPONDENCE:**

Correspondence from Bob Fritz (Attachment 8)

Questions were primarily answered in the meeting. Two items remain:

Fritz asked for clarification on protocol for maintaining sanitation when a line is breeched. Bucheit answered: Isolate leak area by shutting off water line as close to the valve as possible, flush pipe with chlorine, blow off as necessary. Kuns indicated that he uses a spray bottle of choline for application to any repair.

Why don't we do a bacterial testing when there is a breach? Kathy Steuermann reported never have historically. Bucheit mentioned that we would have to shut off the water until we received a result. Tom Stucke added all that work on the line live here, drink the water and we are all concerned it is clean.

### **GOOD OF THE ORDER:**

Frank Colver proposed that the Board pick a date and sound the two wells one time per year so a permanent record can be created. Discussion resulted with the agreement to purchase a sounding device and an agreement to sound the wells two times per year. In addition, the sounding report discussed in the previous board meeting of sounding was never received. The gentleman that conducts the sounding will be asked to come out again soon. Will bring up a plan at the next board meeting.

Daryl Holmes Sr. thanked Bucheit for his good work and the two new board members. Robinson was also impressed with Gunnar's presentations.

Holmes Sr. also expressed appreciation for Mark Robinson as a valuable resource to the community. Applause.

Action Item for Bucheit: Resound wells and develop Well Sounding Plan and Protocols

**ADJOURNMENT:**

Motion by Ramstrum, seconded by Holmes to adjourn. Motion carried. Meeting adjourned at 11:56 a.m.

**NEXT MEETING:**

Saturday, March 11, 2023, at 9 AM  
McKenney Hall

Attachments

eh