

# GREATER RAMSEY WATER DISTRICT

## REGULAR MEETING

August 7, 2025

**DIRECTORS PRESENT:** Paul Becker, Kale Miller, Doug Mohr, David Hovendick, Allen Johnson

**DIRECTORS ABSENT:** Missy Abrahamson, Gilbert Black

**OTHERS PRESENT:** Lonnie Lacina, Sally Herda, Krista Wold - GRWD; Brian Aafedt, Ashley Goetzfried – AE<sub>2</sub>S; Nicole Bakkegard, HR consultant via electronic media

The meeting was called to order at 7:59 a.m. by Johnson at the District office.

Minutes from the July 10, 2025 regular meeting were reviewed. Motion by Hovendick, seconded by Becker to approve the minutes. All directors voted aye and **motion carried**.

### Manager report

- **North system capacity improvement project**
  - **AE<sub>2</sub>S project update -**

**Construction progress** – Exterior work at the treatment plant is in progress. The work consists of tuck pointing and painting. Work at Saunders and the plant are substantially complete and the remote SCADA conversions have been finished. Most of the punch list items have been addressed. A certificate of substantial completion to John's Refrigeration has been issued, starting the 1-year warranty period.

**Extra additions** – Change order #3 to John's Refrigeration in the amount of \$11,927.39 for a final true up of construction to bid was presented and recommended for approval. Motion by Mohr, seconded by Miller to approve Change order #3 to John's Refrigeration for \$11,927.39. All directors voted aye and **motion carried**. A true up change order (approximately \$2,000) for American General may be submitted at the September meeting. The wires in well 1 burned up and required replacement. Bill for this work will be forthcoming.

WTP generator expansion – AE<sub>2</sub>S has been checking into statutory requirements, funding agency rules and applicable NDCC for bidding/change order procedures due to the estimated cost of a generator being added into the project. Aafedt stated the NDCC does not specify any limit on change order costs, but the smaller the percentage of the change to the original contract, the better it looks for funding approval. Aafedt thinks this would be a safe addition to the project and recommends the District pursue the generator expansion through change order. Estimated cost is approximately \$500,000 complete with generator, pad, wiring and installation. The generator will run 2 wells and keep the plant at full production during times of electrical outages or controlled service. The change order would not increase the cost of the project but would reallocate the funding from cost savings realized elsewhere in the project. Motion by Becker, seconded by Miller to apply to the SWC for reallocation of construction cost share funds for generator expansion. All directors voted aye and **motion carried**. Timeline was discussed and likely to be summer of 2026 for completion. John's Electric would be open to a change order for the generator if the application is approved. The current generator will still work, but would barely be sufficient to get by, especially during peak demands as it would only operate one well and one high service pump.

The Saunders fill station has been placed in service and one key has been issued. No water has been used from the site.

Pay application #11 - \$191,451.14 from John's Refrigeration was presented for approval and includes half the retainage. (\$46,000 to completion). No pay application from American General for the month. (\$300,000 to completion)

Budget and contingency funding were reviewed and discussed.

- **User expansion project**

- **AE2S project update** – Refund request for Brandon Larson was presented with the elevation in the application too low for service to be feasible. Motion by Mohr, seconded by Hovendick to approve the refund of \$1,950 to Larson. All directors voted aye and **motion carried**.

Great progress has been made during the past month. A total of 16 users have been turned over for service as 7-28-25 with a couple dozen nearing completion. User installation in the north system should be nearly complete in the next 4-6 weeks if conditions continue to be favorable. The 12-in line by the airport is operational and Lacina stated it has made a significant difference in pressure for the end users. The Webster connection to NRWD is also operational. Karas also hopes to get the 12-in installation in the South system completed during this year's construction season. Prices for the Stump Lake bore are 10% higher than what was estimated. A flow test under the lake is scheduled for today using leftover 16-in pipe from NIMP project, can be purchased for the 12-in pipe price, and would allow for future water demands. The crossing is where the highest psi is at, the style of couplings in the original bore have had issues and there is no redundancy in this area to serve the south system beyond the bore. The plan is to complete the bore this fall.

There was discussion on the timeline for construction in the south portion of the system and mobilization costs to complete additional service requests in the north system once crews leave the area. Also discussed was the contingency funding under the project and whether to commit some of those funds at this time to complete additional north system requests. Several locations are being considered for service and would likely be installed this year following application, membership fees and easement acquisition.

Aafedt cautioned that the District keep some funds set aside in the contingency to allow for construction issues that may arise during line installations. The amount of remaining contingency funding will be more accurate at year end following true up of the 2025 construction.

Payment application #3 to Karas Construction for \$1,047,399.03 was presented for approval and recommended for payment.

Project budget was reviewed.

Invoices – Motion by Becker, seconded by Mohr to approve project invoices: AE2S (\$34,876.40, \$60,836.65), John's Refrigeration #11 (\$191,41.14) and Karas Construction #3 (\$1,047,399.03) for a total of \$1,334,563.22. All directors voted aye and **motion carried**.

### Office manager report

- **Accounts Payable** – Motion by Mohr, seconded by Hovendick to authorize payment of the July bills. **All directors voted aye and motion carried.**

| <b>TOTALS</b> | <u>WATER</u>        | <u>SEWER</u>     |
|---------------|---------------------|------------------|
|               | <b>1,442,918.85</b> | <b>13,801.82</b> |

- **Financial report** – July financial report was reviewed. Motion by Hovendick, seconded by Miller to approve the financial report. All directors voted aye and **motion carried**. Project reports for the current improvement projects were reviewed, along with monthly cash requirements for the project.
- **Pledge of assets report** – Pledging through June 30, 2025 from the local banks was reviewed. Motion by Becker, seconded by Miller to approve the pledging report. All directors voted aye and **motion carried**. Pledging has been updated as CDs have been renewed.
- **2024 audit update** – Herda reported the 2024 audit is nearly complete with an on-line meeting scheduled for August 12 to view operational processes.

### Membership termination

- Van Howatt – NW $\frac{1}{4}$  14-153-64, 34.6 acres – Motion by Hovendick, seconded by Miller to terminate the membership at said location. All directors voted aye and **motion carried**.

### Other business

- **Medora conference** – Becker and Herda spoke on the recent conference held in Medora. A tour before the conference began of the Theodore Roosevelt Presidential Library currently under construction was a highlight. Grand opening is planned for July 4, 2026.

Senate Bill 2299 changes the vacancy and election process of the Districts and supersedes District bylaws. GRWD will need to update the bylaws to be consistent with state law, but changes will be minimal. The changes took effect August 1, 2025.

Next regular board meeting will be held September 4, 2025.

There being no further business, the meeting adjourned by motion at 9:58 am.

Minutes Approved: July 10, 2025

Allen Johnson, President (signed)

Sally Herda, Office Manager (signed)