

SPECIAL MEETING
MINUTES OF THE
COLONIAL PINE HILLS SANITARY DISTRICT
June 6, 2019

The President of the Board of Trustees of the Colonial Pine Hills Sanitary District called for a SPECIAL MEETING to be held on June 6, 2019 at 7:00 PM at the CPHSD Office Building to discuss items that could not wait until the next regularly scheduled meeting. The May regular meeting was cancelled because of weather. President Mills called the meeting to order at 7:00 PM. Trustees present included Edward Mills, President; Donald Nolting, Vice-President, Peter Rausch, Trustee; and LeRoy Draine, Trustee. Gerald Burdick, Trustee was absent with prior arrangement. Present also were Jim Martin, Manager; Steve Burgad, Maintenance; Talbot Wiczorek, Legal Counsel; and Michael Riker, System Operator. There was no audience. This meeting was publicly announced by published notice in the Rapid City Journal on June 1st.

The Agenda was set by the public announcement to include three items:

- City Sewer Agreement
- Okpealuk Court Pipeline Extension Proposal
- Conifer Well Pump/Motor

DISCUSSIONS:

1. City Sewer Agreement.

BACKGROUND: In late 2016 CPHSD approached the City wishing to discuss the vacant 23.74 acres owned by the Sutton Living Trust located between Dunsmore Road and Croyle Avenue south of Sheridan Lake Road or the land behind the Corner Pantry. This land is within the boundaries of CPHSD so we would be providing water to any future development but wanted to know about the sewer plans since the City had stated they would not allow additional on-site waste systems (septic systems) to be operated. In the past two- and one-half years CPHSD (Attorney Wiczorek, President Mills and Manager Martin) and the City have arrived at a basic agreement that the District will operate the water system and the City will operate the sewer system for this property. But the City wished to include in the agreement several items that were not specific to the property being discussed. These items included; 1) the District, within five years, would create a conceptual sewer collection system plan that would encompass the entire District; 2) the City would approve of any further expansion of the District boundaries; and 3) the City would take over the current septic system inspection program and all monies collected would go to the City. After negotiations and discussion CPHSD concurred with the first two items but was concerned about the third. This item required discussion by the entire Board of Trustees.

DISCUSSION: The members of the subcommittee (Mills, Martin, Wiczorek) summarized the background to this topic and the discussions of the various meetings with the City. President Mills then opened the meeting up for general discussion to get the feel of the members concerning the basic agreement and the specific items. The ensuing discussion always came back to the same basic result: Payment of the septic permit fee would go to the City but the District would get nothing in return. This is the same principle that led to the District doing this permitting 10 years ago but the permit fee then was much higher back then. After an hour of

discussion, the Board concluded that it should just table any decision about an agreement for the foreseeable future.

2. Okpealuk Court Pipeline Extension:

BACKGROUND: This cul-de-sac has a four-inch main pipeline with four service line taps that are under the asphalted portion that has had three major service line breaks adjacent to the taps within the past three years. The cul-de-sac is subject to heavy garbage truck traffic that may be a part of the problem. Mike Riker has suggested that the pipeline be extended beyond the top of the asphalt and new service taps be installed there along with new service lines and curb stop boxes in addition to a fire hydrant. We have an estimate from RCS Construction for \$18,971 and the materials at \$5,757.

DISCUSSION: Martin said he thought the labor price to be excessively high and suggested that the Board should get at least one more estimate before approving this project. This was the consensus of the Board. Riker was tasked with getting another estimate. This subject will be discussed again at the next scheduled meeting.

3. Conifer Well:

BACKGROUND: In early May the Motor Saver at the Conifer well failed. This piece of equipment is programmed to detect various over current/voltages and shut down before other equipment fail. Upon trouble shooting the motor saver it was discovered that not only did this equipment fail but there was heavy arcing in the power box and perhaps in the pump motor. During trouble shooting the pump motor it was discovered the pump motor had also failed. Taylor Drilling was called out and they pulled the pump and motor. During observation they found three lengths of well casing to be pitted and severely corroded and that one of the pump motor copper windings has melting due to extreme heat. Taylor thinks there may have been a lightning strike.

DISCUSSION: Mike Riker estimates the pump motor replacement including labor will be some \$15,000 plus about \$1,500 for the motor saver. After a lengthy discussion Rausch made a motion, seconded by Draine, to make the necessary repairs since this well is required. The motion passed by voice vote.

There being no further business, Rausch, at 8:32 pm, made motion, seconded by Draine to adjourn the meeting. The motion passed by unanimous voice vote.

Respectfully,

Jim Martin
Manager/Clerk