OFFICIAL SUMMARY PROCEEDINGS OF THE BOARD OF THE
SKYLINE IMPROVEMENT AND SERVICE DISTRICT
TETON COUNTY, WYOMING

The Directors of the Skyline Improvement and Service District met in regular meeting on **February 20, 2025**, in the Mountain Property Management Conference Room, located at 250 Veronica Lane, Jackson, Wyoming and via Zoom. The meeting was called to order at 4:02 p.m.

Directors present: Kurt Harland, Chair, Latham Jenkins, Secretary (Zoom) and Jamie Streator, Treasurer

REVIEW AND APPROVE MEETING MINUTES OF JANUARY 16, 2025 (Video time: 00:00:49)
A motion was made by Chair Harland and seconded by Treasurer Streator to approve the minutes, with the noted addition from Warren Machol. Chair Harland called for a vote. The vote showed 2-0 motion carried.

PUBLIC COMMENT
Warren Machol regarding the minutes should include his email from January 16th and corresponding attachment.

CHANGES TO THE AGENDA (Video time: 00:03:30)
Correction to the January meeting date – January 16, 2025
Correction to the next meeting date – March 20, 2025
The corrected agenda will be posted to the website.

ADOPTION OF THE AGENDA (Video time: 00:05:12)
A motion was made by Chair Harland to adopt the agenda and seconded by Secretary Jenkins. Chair Harland called for a vote. The vote showed all in favor and the motion carried.

PUBLIC COMMENT
Worthy Johnson regarding the Water Supply Project Workshop and a request to add a discussion to the agenda regarding that meetings discussions.
Worthy Johnson requesting the liaison between Josh Kilpatrick and the Board be John Willott.
John Willott requesting a time to discuss the Water Supply Workshop.
Warren Machol requesting the discussion of the Article V amendment and the safety and maintenance of the water system.

PUBLIC COMMENT ON ITEMS NOT APPEARING ON THE AGENDA (Video time: 00:12:08)
Worthy Johnson asked the Board to finalize the meter loan forgiveness in a formal resolution, and how the Board has decided to handle that loan repayment, as the obligation needs to carry with the property vs. the current property owner.
John Willott regarding the Water Supply Project Workshop, and the fact that the opinions/findings of 2 of the 3 Infrastructure Committees weren't forwarded to Nelson Engineering prior to the meeting.
John Willott regarding Nelson Engineering's proposal to replace the pumps in wells #2 and #3, and that fact the contract with Nelson notes these wells need to be evaluated. The contract does not state the pumps should be replaced.
John Willott regarding the question of whether the size of the pumps should be increased for fire protection. He indicates this is putting the cart before the horse. As the district has no ability to fire protection until the distributions system is replaced in 2032. The wells should be tested and new meters installed at the wells. Based upon the data in hand, the wells in their current capacity generate more water than we need.
Warren Machol regarding John Willott and Jeffrey Anderson's water system recommendations from March, 2023 noting data be available prior to the plan being reviewed, and taking out the loan as this would allow 3 years for a plan to be finalized.
John Willott regarding well #4 needing to be treated twice to kill iron bacteria and questioning whether the well is viable to put online.
Warren Machol regarding the water demand declining over the past few years vs. Nelson Engineering's plan that noted demand would increase 90% in the coming years.
Warren Machol questioned the status of the Water Supply Project's design and if Nelson Engineering has started this phase of the project. He questioned how much water the community needs, and what amount of water is needed to meet some unknown fire requirement in 10 years.
Worthy Johnson noted that for Skyline to accomplish the district's fire goals, the distribution system needs to address the ability to handle the 1000 gallons/minute and install the needed additional fire hydrants. He doesn't think the WWDC plan includes the installation of these additional requirements.
Warren Machol regarding backflow prevention, and Nelson Engineering's December correspondence on Warren's findings on the documents he received from the meter project's plumber. Warren questioned Nelson's Engineering's lack of review of the documentation/pictures provided by the plumber of backflow preventers. He noted that as part of the meter project, all properties were to receive a new backflow preventer to protect the water

system. However, this requirement was removed from the project by the Board. He read several responses from Josh Kilpatrick's email response to him. Warren questioned why Josh Kilpatrick/Nelson Engineer only relied on the plumber to ensure adequate backflow preventers were installed on each property.

CORRESPONDENCE RECEIVED BY THE DISTRICT OFFICE (Video time: 00:39:57)

Maria Johnson 1/23/2025 regarding meter loan 25% forgiveness.
Worthy Johnson 1/31/2025 requesting a copy of the Nelson Engineering contract for the Water Supply Project.
Betsy Johnson 2/5/2025 regarding conditions of the roads.
Worthy Johnson 2/5/2025 formal request for a board resolution related to the meter loan forgiveness.
Worthy Johnson 2/5/2025 requesting the name of the district's new legal counsel.
John Willott 2/6/2025 information for the Water Supply permanent file.
Michael Minter 2/6/2025 asking if the district knows how much of the Infrastructure bill of 2021 has been earmarked for projects to date.
Warren Machol 2/6/2025 email regarding district's water usage for the Water Supply Project Workshop.
Worthy Johnson 2/10/2025 requesting the topic of finalizing the manner in which the district handles the 25% loan forgiveness moving forward.
John Willott 2/18/2025 regarding the water system and conversations held with Nelson Engineering.
John Willott 2/20/2025 documents related to the February 6th Workshop.
Warren Machol 2/20/2025 regarding the omission of correspondence receiving in January meeting minutes, and a request to add the water system's safety be included in the February meeting agenda.

REVIEW 7-MONTH JANUARY ACTUALS VS. FULL YEAR FY 2024-2025 BUDGET (Video time: 00:40:25)

The January 31, 2025, Actuals vs. 2024-2025 Budget were reviewed by Wendy Meyring.

There are three-line items that may need a budget revision, which will be determined in the coming months. Those line items are related to the board's annual bonding costs, and meter loan payments.

REVIEW OF JANUARY 31, 2025 TREASURY REPORT (Video time: 00:45:50)

Operating Checking Account – FIB –	$11,218.77
Operating Savings Account – FIB -	$182,021.40
Operating Reserve Account – WGIF -	$16,930.02
Road Reserve Account – FIB -	$2,806.36
Road Reserve Account – WGIF -	$262,228.80
Water Reserve Account – FIB -	$17,552.96
Water Reserve Account – WGIF -	$168,523.09
Well #4 – WGIF -	$7.41
Total Cash on Hand as of 1/31/2025	$661,288.81

APPROVE PAYMENT OF INVOICES (Video time: 00:49:01)

A motion was made by Chair Harland to approve the payment of $16,495.93 of monthly bills and Treasurer Streator seconded the motion. Chair Harland called for a vote. The vote showed all in favor and the motion carried.

Skyline Improvement & Service District					
Date	**Vendor**	**Ref. No**	**Description**	**Due Date**	**Total**
2/1/2025	Mountain Property Management		Monthly Management road share	2/1/2025	$1500.00
2/1/2025	Mountain Property Management		Monthly Management water share	2/1/2025	$1500.00
2/1/2025	Mountain Property Management		monthly Dropbox fee - road share	2/1/2025	$9.99
2/1/2025	Mountain Property Management		monthly Dropbox fee - water share	2/1/2025	$10.00
2/14/2025	Garland Law Office, LLC	10725	legal work Jan 2025 - road share	2/14/2025	$630.00
2/14/2025	Garland Law Office, LLC	10725	legal work Jan 2025 - water share	2/14/2025	$630.00
2/14/2025	Lower Valley Energy		acc#2994586001	2/14/2025	$42.25
2/14/2025	Hess D'Amours & Krieger, LLC	9012	back flow, easement work Jun-Dec 2024	2/14/2025	$3011.00
2/14/2025	Lower Valley Energy		acc#294586002	2/14/2025	$95.96
2/14/2025	Teton County Health Department	25-1992	water test 12/3	2/14/2025	$20.00
2/14/2025	Lower Valley Energy		acc#294586003	2/14/2025	$44.63
2/14/2025	Clearwater Operations & Services	2493	contract	2/14/2025	$800.00
2/14/2025	Clearwater Operations & Services	2493	pump house work Jan	2/14/2025	$202.10
3/1/2025	Snake River Excavation		final contract payment	3/1/2025	$8000.00
Total for Skyline Improvement & Service District					**$16495.93**
	Transfer to be Done				
	operating savings to operating checking		transfer funds for bills	$16,495.93	

APPROVE 2024 AUDIT REPORT (Video 00:50:42)

A motion was made by Chair Harland and seconded by Treasurer Streator to approve the 2024 Audit Report. Chair Harland called for a vote. The vote showed all in favor and the motion carried.

PUBLIC COMMENT

Warren Machol asked if the Finance Committee has reviewed the report.
John Willott asked if there was anything eye opening on the audit to be aware of.

ROAD RULES DISCUSSION AND POTENTIAL REVISION – LEGAL OPINION UPDATE (Video time: 00:54:30)

Scott Garland has reviewed the question of whether the district can fine for road damages. He recommends creating Road Rules to address the various concerns that have been raised over time related to the roads and construction (i.e., road damage deposit, fines, easement maintenance, etc.)

A motion was made by Chair Harland and seconded by Secretary Jenkins to authorize Scott Garland to draft ISD Road Rules. Chair Harland called for a vote. The vote showed all in favor and the motion carried.

PUBLIC COMMENT

Worthy Johnson regarding the current $5,000 road damage deposit is not adequate.

NON-BOARD MEMBER SECOND SIGNER ON CHECKS – LEGAL OPINION UPDATE (Video time: 1:00:25)

To have a non-board member as a signer the Board would need to appoint that person as either the Secretary or Treasurer, as these positions do not have to be board members. This addition of adding a non-board member as the second signer on checks has been tabled.

SITE COMMITTEE/ARCHITECTURAL REVIEW COMMITTEE (ARC) – LEGAL OPINION UPDATE (Video time: 01:01:35)
The opinion covered the question of noxious weed control and what the ISD can and cannot do to combat these weeds. Scott Garland's opinion is that the CCRs would need to be amended to allow the Site Committee to create/enforce rules related to noxious weeds.

The role of the Site Committee/ARC is governed by the CCRs. For the Site Committee/ARC to have the authority to enforce construction guidelines and create construction related rules, the CCRs need to be amended.

PUBLIC COMMENT

Bob Norton tried to provide information during the meeting related to a letter Pete Jorgensen wrote in 2014, handing over the Site Committee's responsibilities to the ISD Board. Bob provided this letter after the meeting, and the letter was forwarded to Scott Garland for his review.

NEXT BOARD MEETING, THURSDAY, MARCH 20, 2025

ADJOURNMENT (Video time: 01:05:16)

Chair Harland made a motion to adjourn Skyline Improvement and Service District monthly board meeting. Treasurer Streator seconded the motion. Chair Harland called for a vote. The vote showed all in favor and the motion carried. The meeting adjourned at 5:07 p.m.

Approved

Kurt Harland
Chair

Approved

Jamie Streator
Treasurer

CORRESPONDENCE RECEIVED:

From: Maria Johnson <mariajjohnson53@gmail.com>
Sent: Thursday, January 23, 2025 9:32 AM
To: Wendy Meyring <wendy@mpmjh.com>
Subject: Meter loan 25% forgiveness

Good morning Wendy,

I may have missed the Board's decision as to how they will handle the 25% forgiveness on the meter loan. I understand they don't want to adjust the annual loan payment per lot, but have they decided how to reduce the length of the loan? 25% of 20 years is five years….so it's a 15 yr loan? I believe we've already been paying into the loan for 2 years.

Thanks, Maria
Maria J. Johnson
307.203.2600 WY
941.964.7526 FL

From: Worthy Johnson <wjohnson@lawrencecapitalmgt.com>
Sent: Friday, January 31, 2025 3:14 PM
To: Skyline Ranch ISD - Office <office@skylineranchisd.com>; Wendy Meyring <wendy@mpmjh.com>
Cc: mariajjohnson53@gmail.com
Subject: SKYLINE RANCH contract w/ Nelson Engineering
Importance: High

Wendy….please forward me a copy of the contract signed with Nelson Engineering.

Thank you and have a great weekend.

Best,

From: Betsy Johnson <betsyajohnson@gmail.com>
Sent: Wednesday, February 5, 2025 1:53 PM

To: Wendy Meyring <wendy@mpmjh.com>
Subject: The roads

Hi Wendy

The skyline roads are terrible! Any chance they can come scrape them before things freeze?

Betsy Johnson

250 Meadowlark rd.

From: Worthy Johnson <wjohnson@lawrencecapitalmgt.com>
Sent: Wednesday, February 5, 2025 9:02 PM
To: Skyline Ranch ISD - Office <office@skylineranchisd.com>
Cc: mariajjohnson53@gmail.com
Subject: Formal Request for a Board Resolution…
Importance: High

To finalize the manner in which the ISD is to handle the 25% forgiveness on the water meter 20- year bond/loan.

This should be finalized at the February 2025 Board meeting

Put on the Agenda is Requested….

Worthy Johnson
500 N Meadowlark Rd.

From: Worthy Johnson <wjohnson@lawrencecapitalmgt.com>
Sent: Wednesday, February 5, 2025 9:19 PM
To: Wendy Meyring <wendy@mpmjh.com>
Cc: mariajjohnson53@gmail.com
Subject: New legal Counsel
Importance: High

Morning Wendy…I cannot find this info on the website nor in the minutes.

Please give me his name and contact information ASAP. I would recommend it be on the website.

Secondly, how would the Board FORMALLY/LEGALLY Title/Address this afternoon's meeting as?

Would it be a Town Hall Meeting given that the Agenda was sent out to all Lot Owners

…..or a Progress Meeting that entails basically the Board, WWDC and Nelson Engineering?

Will the meeting be recorded and minuted as well and by whom?

Thank you,

From: john willott <jawillott@gmail.com>
Sent: Thursday, February 6, 2025 12:51 PM
To: Wendy Meyring <wendy@mpmjh.com>; Anderson, Jeffrey B <jeffrey.anderson@tcw.com>; Bob Norton <bobnorton51@gmail.com>
Subject: Material for the meeting today

Wendy, Would you please have the attached material available to be shown at the meeting today and be part of the permanent file. Thanks JOHN

Question and Comments

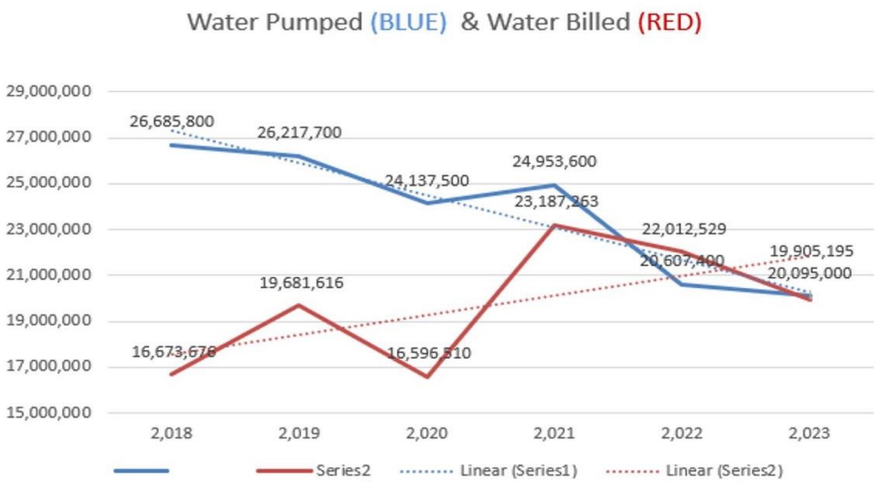
John Willott

I. **PROJECT PURPOSE:** Improve/increase capacity and replace outdated Supply and Storage Facilities in accordance with the WWDC funded Level II Study. Improvements are both grant and loan funded by WWDC and the SLIB through the DWSRF program, respectively.

Why do we want to increase capacity now? We have always been able to meet water demand. Over the last eleven years water demand has been dropping.

Nothing should be approved at this time for the following reasons:

- The Board never sent the recommendations of 2 out of three members to the infrastructure committee to Nelson
    - None of the data has been collected to make good decisions.
- There is no need for additional water, as described in the WWDC report
        - The downward trend in demand is well-documented
        - No data from 2024 has been released



- There is no analysis of top-of-the-hill storage alternatives.
    - Cost savings for variable speed pumps and complex system operation?
    - Removes need for well #4 to be hooked up
- Well, #4 contamination status - unknown
    - Two failed and purges required previously
- No analysis of the proposed system complexity or alternatives
    - Day-to-day O&M - due to the complex system and pumps.
    - No analysis of long-term cost --- current system is straightforward.

Results Infrastructure Committee meeting to review

Skyline ISD Water Supply and Storage System Improvements Project

Conclusion and Recommendations

By Jeff Anderson & John Willott

March 12, 2024

Summary:

It is premature to have a public meeting (or the public vote) as required by WWDC loans and Grant provisions as Timing, Scope, and financial obligation cannot be defined with the present information available.

Recommendations:

This summer, the following steps need to be taken.

- Install measurement tools to collect production data from wells #2 &#3 with existing pumps
- Make electrical modifications to allow #2 and #3 pumps to run concurrently

- Determining the actual amount of water that can be pushed to the top of the hill by the existing pumps on wells #2 & #3
- Detailed evaluation of the restrictions in the Tank House
    - Proposal to debottleneck the existing piping in the tank house to increase system flow
- Evaluate the cost of additional storage tankage at the top of the hill.
- Collect data for June through September to determine the actual water demand.
    - Including Peak day and Peak hour usage
- Install a pressure reduction zone on the top of the ridge to allow existing well pumps the ability to operate at higher pump pressures and capacity.
    - When the pressure reduction zone is completed, calculate the additional usable space in the existing pressure tank

We suggest that all the above be completed this summer (or as soon as possible. The results be shared with the ISD Infrastructure Committee and the

community members before considering the WWDC SLIB Borrowing or Grants to connect well #4 to the ISD water system.

In our view, we did not recommend:

- Installing VSP pumps in wells #2 & #3 and the suggested electrical upgrade to power the two pumps.
- Removal of the pressure tank from the system - A system with NO tankage needs to be studied, with consideration of additional tankage.

Conclusion:

It is our understanding the board has already requested a grant and loan. The free option should be maintained if it can be accomplished at NO additional cost to the community.

When the additional system data and information have been collected and analyzed, they at that time, the Infrastructure Committee will reconsider the best means to utilize the available loan and grant funds.

No loan money should be borrowed or spent until we have studied our current system per the points above, prepared the scope of work, built a detailed plan, and agreed on the timetable.

Assumptions and costs in the WWDC Level II report

Prepared by Nelson Engineering

July 2021

"The purpose of this study is to inventory the existing system, evaluate system deficiencies, provide recommendations and costs estimates for improvements, prioritize improvements found critical to system operation and offer funding options for improving the ageing water system."

The Age of system: "the water system within the first filing of the subdivision was construction in 1969, … with a branching distribution system consisting of 4- inch and 6-inch diameter asbestos cement (A.C.) pipe." (54 yrs) "the remainder of the distribution system consisting of PVC pipe was constructed along with the addition of Skyline Well No. 2 and a 5,000-gal. hydro-pneumatic pressure tank in 1974." (49 yrs)

Water demand 2016 through 2021: "Read roughly weekly by one meter at the water tank." "Results from year-to-year demonstrate a typical bell curve in demands with the peak generally lying around the beginning of August, or peak irrigation season of each year."

Gallons	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021
Total Consumption	23,203,600	22,159,000	20,790,400	21,740,100	25,883,300		26,685,800	26,972,400	24,137,500	23,370,500	24,953,600

Annual Average	67,257	59,728	57,683	60,056	70,913		73,112	73,897	66,130	64,029	68,366
Winter Average (N-A)	28,501	29,431	35,542	56,206	35,325		18,779	24,401	13,835	21,554	11,994
Summer Average	142,550	187,598	90,207	153,558	133,032	155,593	170,739	157,470	155,466	164,538	171,037
Max Day	214,500	228,350	0	201,433	180,900	224,400	203,860	217,544	210,760	211,814	216,857
Min Day.	18,880	24,614	21,214	52,938	14,586	13,386	14,067	10,400	10,625	10,143	7,733
Lots	79	79	79	79	80	80					
			Highest	Lowest							

Water loss: "Through the period of April, 2019 through April, 2020 average annual well production was estimated at approximately 25.5 Mgal., which is roughly 9.4 Mgal. Greater than water sold resulting in approximately 37% leakage." "After a leak repair in April of 2020, the FY 2020- 21 metered usage (water sold) totaled 21.7 Mgal. resulting in a significant reduction in water loss for FY 20/21. Water loss is now 15%."

Future Water demand." there are currently 84 lots with residences and 5 vacant residential/buildable lots resulting in a combined total of 89 lots" (now only 3 vacant lots)." A moderate 25% increase in overall irrigation demand per lot/tract, plus a conservative increase of 50% for future lots with ARUs, was assumed for projecting future demands. The suggested increases in irrigation demands are considered conservative provided half of the lots (first subdivision filing) have limited space for development and **historically the system operator and SISD Board is unaware of any time the existing demands have caused water shortages.**

2011-2021 Highest observed demand = 228,350 gpd (2012) After fixing the leak 216,857 (2021)

Model of Existing demand = 262,200 gpd, at a rate of 183 gpm 21% above observed

Estimated Future demand= 400,100 gpd and a rate of 278 gpm 85% above observed

Future Demand Projection: "For each of the 84 developed lots a 25% increase in irrigation demand was applied." "an additional 22 units by year 2050.

Wells

- Well #2 Flow testing was presumably completed in 1974, which was at or near the time the well was drilled. Flow testing results indicate the following:
  - 515 gpm with 56-ft of drawdown after 6-hrs of pumping, and
  - 361 gpm with 34-ft of drawdown after 24-hrs of pumping
- Nov 2021 verified pumping rate, obtained from the storage tank flow meter ranges from 235 to 290 gpm; average of 262 gpm. The permitted pumping rate is 250 gpm. Pump: Submersible TurbineBerkely-6T275 (Aug. 2005) w/ 30 hp, 460V, 3P motor;
- The valve manhole located downstream of the well #2 discharge and supply line to the tank requires repair. The check valve is in poor condition and the wooden access ladder is rotted and unsafe for entry. Existing piping is highly corroded and the manhole bottom is full of debris. There is no dedicated meter provided for this well.
- Well #3 test upon drilling in 2004: Pump testing results were 437 gpm with 6.4-ft of drawdown after pumping for a period of 24-hrs
- Nov 2021 verified pumping rate, obtained from the storage tank flow meter, ranges from 240 to 295 gpm, or average of 267 gpm. The permitted pumping rate is 225 gpm. Pump: Submersible Turbine Goulds-7WAHC3 (Aug. 2005) w/ Franklin Model 236615, 25 hp, 460V, 3Ph motor;
- Load on well pumps – The well pumps must lift the water out of the wells (#2-98', #3-69') and up a 136' hill and into a tank pressurized at a minimum of 59 PSI. This pressure head limits the water volume that can be pumped.
  - Elevation Well #2=6147', perfs 89-107; Well #3= 6144', 64-74; Water tank SFC= 6280'
  - Pump #2 lift 133' + 98'= 232' Pump #3 lift = 205'
  - Tank Pressure is 59# - 74#
- The valve manhole located downstream of the well #3 discharge and supply line to the tank requires repair. The manhole is currently flooded, including piping, check valve and meter within. The flow meter is non-functional and may have been damaged due to flooding.

SISD Board members have indicated that they are not aware of any instance where the current water system was not able to meet demands.

According to WSEO requirements, the SISD should install individual meters on each well.

The total combined adjudicated water rights for Wells #2 and #3 is 14.5 Mgal/yr. The current 5-year average production for both wells is roughly 26 Mgal/yr with a peak year of 27.8 Mgal. in 2017. SISD should prepare annual reports in order to come into compliance with WSEO. Recent experience indicates that WSEO will not permit new, or enlarge existing wells, without first complying with the permit conditions and limitations. The only exception is if an application is made for a "test well".

Storage

Storage Tank (5,000 gal. Hydro-Pneumatic) The existing 5000-gallon hydro-pneumatic tank was built in 1974/1975. **Volume:** The usable storage volume was determined by taking the average of two separate meter readings subsequent to two well pump cycles. The resulting usable volume is 450 gallons of storage between the cut-in and cut-out pressure.

As noted for Well #2, due to the lack of usable storage in the system it is suggested and required by WDEQ that existing wells are evaluated based on satisfying existing and future peak hour demands. Like Well #2, the Well #3 pump is not capable of providing current peak hour demands while maintaining a minimum working pressure of 35 psi in the system.

The flow meter readout (dial) is antiquated and was found difficult to read. PRV on the tank bypass is corroded and likely not functional. The alarm system does not function. A pressure switch mounted on the discharge line, presumed to instigate alarms, does not function.

DISTRIBUTION FACILTIES

"The distribution system is comprised of 6-inch and 4-inch diameter pipe constructed between 1965 and 1974. Pipe installed in 1965 under the first filing of the subdivision is asbestos-cement (A.C.) pipe. The rest of the distribution system, comprised of PVC water main, was installed in 1974." "The vast majority of distribution facilities were installed 45-years ago and are considered to be reaching their useful life."

Reported in a study by Folkman, "2012 Water Main Breaks Study", which surveyed 188 utilities across the U.S. and Canada, the average age of failing PVC water mains, is 47 years. It also reports that when compared to other pipe materials including cast iron, ductile iron, concrete and A.C, PVC had the lowest failure rate. This suggests that the existing A.C. pipe installed within the eastern portion (lower flat) of the subdivision is likely to be in a more compromised state.

RESIDENTIAL WATER METERS

The vast majority of water meters are older than 20 years and do not provide automatic meter reading capability. The SISD Board has indicated that replacement of existing residential meters should be a high priority for streamlining meter reading collection, billing and shoring up the amount of un-accounted for water usage.

COSTS

Skyline Level II - Recommended Water System Improvements

Description	[A] Quantity	[B] Unit	[C] Anticipated Year of Completion	[D] Unit Price, inflated based on Year in [C])	[E] Total Cost Incl. Multipliers	[F] WWDC Grant Eligible	[G] WDSRF Loan Eligible	[H] Paid with SISD Budget (2021/2022)
WATER SUPPLY								
New System Control - LCP	1	LS	2025	$ 58,750	$ 80,194	$ 53,730	$ 26,464	$ -
Well #4 - Groundwater Exploration	1	LS	2022	$ 171,920	$ 234,671	$ 176,003	$ 58,668	$ -
75KVA Consumer Service Transformer	1	LS	2025	$ 18,780	$ 25,635	$ 19,226	$ 6,409	$ -
Well #4 - Completion	1	LS	2025	$ 134,140	$ 183,101	$ 122,678	$ 60,423	$ -
ULH VFDs for Wells #2 & #3	2	EA	2025	$ 12,960	$ 35,381	$ -	$ 35,381	$ -
Well #2 Equipment Manhole Repairs	1	LS	2025	$ 10,960	$ 14,960	$ -	$ 14,960	$ -
Well #3 Manhole Repairs	1	LS	2025	$ 7,880	$ 10,756	$ -	$ 10,756	$ -
re Generator Controls and Backup Electrical Service	1	LS	2025	$ 4,440	$ 6,061	$ 4,061	$ 2,000	$ -
Building Enclosure for Electrical at Well Site	144	SF	2025	$ 440	$ 86,486	$ 57,946	$ 28,541	$ -
Generator Natural Gas Conduit (875 L.F.)	1	LS	2025	$ 5,390	$ 7,357	$ -	$ 7,357	$ -
				Totals:	**$ 684,700**	**$ 433,700**	**$ 251,000**	**$ -**
WATER STORAGE								
Seal Building Block Walls	1	LS	2025	$ 4,360	$ 5,951	$ 3,987	$1,964	$ -
Power Service from Well Site	1	LS	2025	$ 24,320	$ 33,197	$ 22,242	$10,955	$ -
Fiber Line from Tank to Well Site (840 LF)	1	LS	2025	$ 7,240	$ 9,883	$ 6,621	$3,261	$ -
Water System Controls	1	LS	2025	$ 63,940	$ 87,278	$ 58,476	$28,802	$ -
Replace Tank Piping	1	LS	2025	$ 41,040	$ 56,020	$ 37,533	$18,486	$ -
Clean & Paint 5000 gal. Pressure Tank	1	LS	2025	$ 13,060	$ 17,827	$ 11,944	$5,883	$ -
HVAC - Humidistat Interlock w/ EF	1	LS	2025	$ 800	$ 1,012	$ -	$1,012	$ -
Disinfection System & Emergency Eyewash	1	LS	2025	$ 7,980	$ 10,095	$ 6,763	$3,331	$ -
Misc. Building Plumbing	1	LS	2025	$ 4,300	$ 5,440	$ 3,644	$1,795	$ -
				Totals:	**$ 226,800**	**$ 151,300**	**$75,500**	**$ -**
REPLACE RESIDENTIAL WATER METERS W/ RADIO READ SYSTEM								
Residential Water Meter Replacement	85	EA	2022	$ 720	$ 83,538	$ -	$83,538	$ -
Handheld AMR & Accessories	1	LS	2022	$ 9,790	$ 13,363	$ -	$13,363	$ -
AMR Software, Start-Up, and Training Services	1	LS	2022	$ 17,330	$ 23,655	$ -	$23,655	$ -
Annual Support Services & Software Upgrade	1	YR	2022	$ 2,180	$ 2,976	$ -	$2,976	$ -
				Totals:	**$ 123,600**	**$ -**	**$123,600**	**$ -**

Skyline Level II - Recommended Water System Improvements

Description	[A] Quantity	[B] Unit	[C] Anticipated Year of Completion	[D] Unit Price, inflated based on Year in [C])	[E] Total Cost Incl. Multipliers	[F] WWDC Grant Eligible	[G] WDSRF Loan Eligible	[H] Paid with SISD Budget (2021/2022)
WATER DISTRIBUTION (FUTURE)								
Install 6" Distribution Line	7,745	LF	2030	$ 160	$ 1,691,508	$ -	$1,691,508	$ -
Install 8" Distribution Line	7,100	LF	2030	$ 170	$ 1,647,555	$ -	$1,647,555	$ -
Install 6" Gate Valve	12	EA	2030	$ 3,290	$ 53,890	$ -	$53,890	$ -
Install 8" Gate Valve	11	EA	2030	$ 3,910	$ 58,709	$ -	$58,709	$ -
Air Release Valve & Manholes	5	EA	2030	$ 13,500	$ 92,138	$ -	$92,138	$ -
Replace PRV Vault	1	LS	2030	$ 31,960	$ 43,625	$ -	$43,625	$ -
Fire Hydrants	27	EA	2030	$ 4,980	$ 183,538	$ -	$183,538	$ -
1" dia. Service Line	1,800	LF	2030	$ 150	$ 368,550	$ -	$368,550	$ -
Curb Stops	90	EA	2030	$ 2,060	$ 234,531	$ -	$234,531	$ -
				Totals:	**$ 4,374,100**	**$ -**	**$4,374,100**	**$ -**
WATER DISTRIBUTION - DISTRICT BUDGETED ROUTINE MAINTENANCE & REPAIR								
Install Existing Fire Hydrant	1	EA	2021	$ 1,620	$ 2,211	$ -	$ -	$2,211
Relocate Air Release Valve (ARV-1)	1	EA	2021	$ 7,020	$ 9,582	$ -	$ -	$9,582
Replace ARV-2 and Install Bollards (2 ea.)	1	LS	2022	$ 1,790	$ 2,443	$ -	$ -	$2,443
Replace Water Main Valves (V-13 & C-20)	2	EA	2022	$ 2,800	$ 7,644	$ -	$ -	$7,644
Clean Valve Box (V-15)	1	EA	2022	$ 400	$ 546	$ -	$ -	$546
				Totals:	**$ 22,500**	**$ -**	**$ -**	**$ 22,500**
				Total of All Improvements:	**$ 5,431,700**	**$ 585,000**	**$ 4,824,200**	**$ 22,500**

Skyline Level II - Recommended Water System Improvements
Alternative 1 - Larger Pumps in Wells #2 & #3 & Replace Generator

Description	[A] Quantity	[B] Unit	[C] Anticipated Year of Completion	[D] Unit Price, inflated based on Year in [C])	[E] Total Cost Incl. Multipliers	[F] WWDC Grant Eligible	[G] WDSRF Loan Eligible	[H] Paid with SISD Budget (2021/2022)
WATER SUPPLY								
New System Control - LCP	1	LS	2025	$ 52,210	$ 71,267	$ 47,749	$ 23,518	$ -
Install 500 gpm Pumps in Wells #2 & #3	2	EA	2022	$ 103,570	$ 282,746	$ 212,060	$ 70,687	$ -
75KVA Consumer Service Transformer	1	LS	2025	$ 18,780	$ 25,635	$ 19,226	$ 6,409	$ -
50hp ULH VFDs for Wells #2 & #3	2	EA	2025	$ 17,860	$ 48,758	$ -	$ 48,758	$ -
Well #2 Equipment Manhole Repairs	1	LS	2025	$ 10,960	$ 14,960	$ -	$ 14,960	$ -
Well #3 Manhole Repairs	1	LS	2025	$ 7,880	$ 10,756	$ -	$ 10,756	$ -
Replace Generator (150 KW) & Reconfigure Backup Electrical Service to Tank Site	1	LS	2025	$ 78,490	$ 107,139	$ 71,783	$ 35,356	$ -
Building Enclosure for Electrical at Well Site	144	SF	2025	$ 440	$ 86,486	$ 57,946	$ 28,541	$ -
Generator Natural Gas Conduit (875 L.F.)	1	LS	2025	$ 5,390	$ 7,357	$ -	$ 7,357	$ -
				Totals:	$ 655,200	$ 408,800	$ 246,400	$ -

Skyline Level II - Recommended Water System Improvements
Alternative 2 - Larger Pump in Well #3 , New Well #4 & Replace Generator

Description	[A] Quantity	[B] Unit	[C] Anticipated Year of Completion	[D] Unit Price, inflated based on Year in [C])	[E] Total Cost Incl. Multipliers	[F] WWDC Grant Eligible	[G] WDSRF Loan Eligible	[H] Paid with SISD Budget (2021/2022)
WATER SUPPLY								
New System Control - LCP	1	LS	2025	$ 56,900	$ 77,669	$ 52,038	$ 25,631	$ -
Well #4 - Groundwater Exploration	1	LS	2022	$ 171,920	$ 234,671	$ 176,003	$ 58,668	$ -
Install 500 gpm Pump in Well #3	2	EA	2022	$ 124,420	$ 339,667	$ 254,750	$ 84,917	$ -
75KVA Consumer Service Transformer	1	LS	2025	$ 18,780	$ 25,635	$ 19,226	$ 6,409	$ -
Well #4 - Completion	1	LS	2025	$ 134,140	$ 183,101	$ 122,678	$ 60,423	$ -
30 hp ULH VFD for Well #2	1	EA	2025	$ 12,930	$ 17,649	$ -	$ 17,649	$ -
50 hp ULH VFD for Well #3	1	EA	2025	$ 17,860	$ 24,379	$ -	$ 24,379	$ -
Well #2 Equipment Manhole Repairs	1	LS	2025	$ 10,960	$ 14,960	$ -	$ 14,960	$ -
Well #3 Manhole Repairs	1	LS	2025	$ 7,880	$ 10,756	$ -	$ 10,756	$ -
Replace Generator (150 KW) & Reconfigure Backup Electrical Service to Tank Site	1	LS	2025	$ 78,490	$ 107,139	$ 71,783	$ 35,356	$ -
Building Enclosure for Electrical at Well Site	144	SF	2025	$ 440	$ 86,486	$ 57,946	$ 28,541	$ -
Generator Natural Gas Conduit (875 L.F.)	1	LS	2025	$ 5,390	$ 7,357	$ -	$ 7,357	$ -
				Totals:	$ 1,129,500	$ 754,500	$ 375,100	$ -

WATER USAGE

• No increase is water usage in last 12 years

– 2022 was the lowest demand year

– During the previous 11-year period, 19 homes were built or remodeled, 22% of all homes in Skyline with no material change in water usage!

• Water demand forecast unrealistic

– Forecasts 90% increase in water demand by 2050

• New well will not add supply to system – Bottleneck at the tank house

by 2050

Age of Equipment

Distribution system – 1ST filing – 1969 – 55-Years-old

Remainder of system – 1974 – 50 Yrs old

5000 Gallon Pressure Tank – 1974 – 50 Yrs old

usable volume is 450 gallons of storage between the cut-in pressure 59# -

and cut-out pressure of 74# - 15 pounds working pressure

Well #2 drilled – 1974 – 50 Yrs old

Well #2 Pump – Aug 2005 – Turbine Berkely-6T275 w/ 30 hp, 460V, 3P motor; –19 yrs old

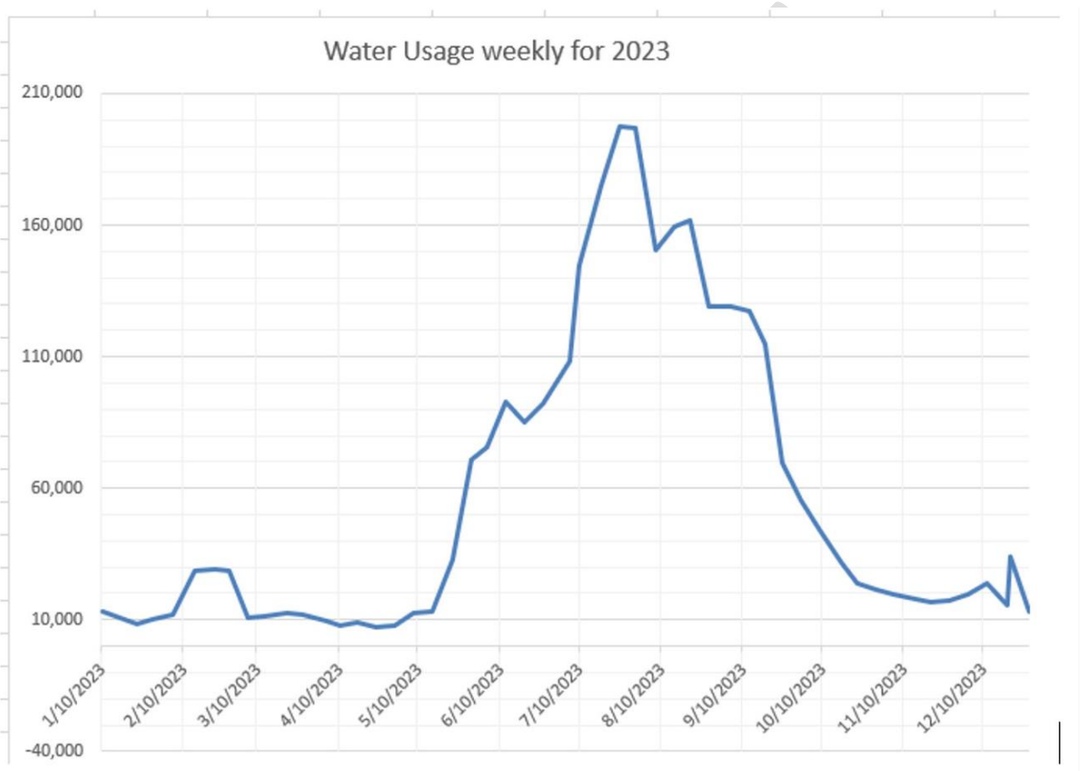
Nov 2021 verified pumping rate, obtained from the storage tank flow meter ranges from 235 to 290 gpm.

Well #3 drilled – 2004 – 10 yrs old

Well #3 Pump – Aug 2005 - Turbine Goulds-7WAHC3 w/ Franklin Model 236615, 25 hp, 460V, 3Ph motor – 9 yrs old.

Nov 2021 verified pumping rate, obtained from the storage tank flow meter, ranges from 240 to 295 gpm.

• New well will not add supply to system – Bottleneck at



From: michael minter <michaelminter1950@gmail.com>
Sent: Thursday, February 6, 2025 12:59 PM
To: Wendy Meyring <wendy@mpmjh.com>
Subject: Re: Skyline - Water Supply Project Workshop, Thursday, February 6th 2:00 p.m. MST

Wendy, the Infrastructure Bill of 2021 appropriated $335 million for improvements to drinking water projects in WY. It would be interesting to ask state representatives how much has been spent or earmarked for projects to date. Thanks, Mike Minter

---

From: Warren Machol <wlm.assoc@gmail.com>
Sent: Thursday, February 6, 2025 1:44 PM
To: Wendy Meyring <wendy@mpmjh.com>; Skyline Ranch Improvement & Service District <info@skylineranchisd.com>
Cc: Jamie Streator <jstreator58@gmail.com>; Josh Kilpatrick <jkilpatrick@nelsonengineering.net>; john willott <jawillott@gmail.com>; Anderson, Jeffrey B <Jeffrey.Anderson@tcw.com>
Subject: TODAYS MEETING -- 2/6/25 water supply and storage

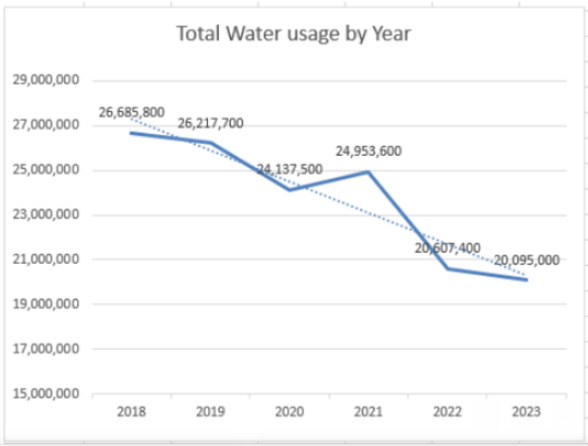
Please open this topic for discussion today:

What amount of water does Sky line need to plan for?

The graphic and tabular information below shows the historical Skyline water usage from 2018 to 2023. I presented the information to the ISD board last year.

The trend is clearly lower water production and usage.

Data	WATER USED Total	Average	Summer	Winter
2018	26,685,800			
2019	26,217,700			
2020	24,137,500			
2021	24,953,600			
2022	20,607,400			
2023	20,095,000			



When the graph was presented, I suggested that the board had a fiduciary obligation to have Nelson update the assumptions in the WWDC report on projected water demand. The WWDC report assumptions projected a massive increase in water demand that our current system cannot support.

Nelson's assumptions in the table below justified Well #4 and the highly complex water system design being discussed today.

*SUMMARY OF EXISTING DEMANDS			
Description	**Demand (gpd)**	**Demand (gpm)**	**Demand/Lot (gpd)**
Average Day	63,500	45	756
Average Winter Day	11,900	9	142
Maximum Month Ave. Day	189,600	132	2258
Ave. Day on Max. Week	209,700	146	2497
Max. Day (1.25 x Max. Week)	262,200	183	3122
Peak Hour (2.5 x Ave. Day)	-	329	-
*Existing Demands for 84 lots w/ 13 lots containing ARUs. Demands include current unaccounted for water.			

*SUMMARY OF FUTURE DEMANDS				vs Existing
Description	**Demand (gpd)**	**Demand (gpm)**	**Demand/Lot (gpd)**	
Average Day	93,400	65	1038	+37%
Average Winter Day	13,600	10	152	+7
Maximum Month Ave. Day	279,000	194	3100	+37
Ave. Day on Max. Week	320,100	223	3557	+42
Max. Day (1.25 x Max. Week)	400,100	278	4446	+42
Peak Hour (2.5 x Ave. Day)	-	484	-	+47
*Future Demands for 90 lots w/ 35 lots containing ARUs in the next 30-yrs. Demands include unaccounted for water (% consistent w/ existing) and an overall irrigation increase of 25% to account for additional irrigation demand associated with future increases in landscaping.				

Table 3.2: Existing and Future Demands.

If no adjustments have been made, please inform the community why incomplete and inaccurate assumptions are being used to spend community resources.

Sincerely

Warren Machol
WLM Associates
500 NW Ridge Rd

Jackson WY 83001
307 734 1920 (o)
917 455 7470 (c)

From: Worthy Johnson <wjohnson@lawrencecapitalmgt.com>
Sent: Monday, February 10, 2025 2:19 PM
To: Kurt J. Harland <thekurtharland@gmail.com>; Latham Jenkins <latham@livewaterproperties.com>; Jamie Streator <jstreator58@gmail.com>
Cc: Wendy Meyring <wendy@mpmjh.com>; mariajjohnson53@gmail.com
Subject: Handling the 25% Forgiveness.....
Importance: High

Dear Board,

To finalize the manner in which the ISD is to handle the 25% forgiveness on the water meter 0% 20- year loan please work with the new lawyer to write a resolution confirming the manner in which the 25% forgiveness is to be handled. This cannot be "left in limbo."

In turn, this should be finalized at the February 2025 Board meeting

Please Put on the Agenda as Requested....and confirm back to me that it is on the Agenda.

Thank you.....

Worthy Johnson
500 N Meadowlark Rd.

From: john willott <jawillott@gmail.com>
Sent: Tuesday, February 18, 2025 4:34 PM
To: Kurt Harland <kurt@bhhsjacksonhole.com>; Latham Jenkins <latham@livewaterproperties.com>; Jamie Streator <jstreator58@gmail.com>
Cc: Bob Norton <bobnorton51@gmail.com>; Anderson, Jeffrey B <jeffrey.anderson@tcw.com>; Wendy Meyring <wendy@mpmjh.com>; Josh Kilpatrick <jkilpatrick@nelsonengineering.net>
Subject: Re: FW: NELSON ENGINEERING - Web RFQ - 1042 CRM:0373099

Dear Skyline ISD Board,

Josh and I have had several conversations last week about two issues with our water wells. As you know when well #4 was drilled, tested and shut in it developed an iron bacteria problem that has been treated twice shortly after it was drilled. The second issue is the current instermation on the production side of our water system. There is only one analog gauge measuring water production at the tank house.

Photo 1: Flow meter readout display in tank building.

I believe that before we approve completion of well # 4 and any changes in the motors and pumps on wells #2 & #3, that we do some testing. We should retest the water in well #4 to understand the status of the bacteria. Is it still there? Is there any other bacteria now present in the water? Is there a good treatment to kill the bacteria and what will it be one time or continuous? We need to know that the well can be successfully treated so that we will have a clean high quality well, before we spend the money to complete the well.

The only gauge on our system is an analog gauge that measures gallons produced (volume). We do not measure the rate that the gallons are produced. This is important if we are considering using the water system to be used to fight fires. What is the rate that each current well can deliver water to the tank house? If both wells are running at the same time, what is the rate of water production?

In my discussions with Josh, I found that they were planning to test well #4 for bacteria, but weather had delayed getting the equipment to the well site to do the test. I believe we should delay approval of completion of well #4 until we have tested the well and are sure that we will have a good, clean water well.

I also believe that we must test the rate that both wells #2 & #3, separately and together can deliver water to the tank house with a modern digital gauge, before we approve changing the motor and pump in either or both wells. The pumps in both wells are the youngest pieces of equipment in our entire water system, must they be replaced first? Josh has found that we can rent a modern gauge for $500 that can be used to get the information that will tell us if we need to replace either or both of the motors and pumps. (see Josh's email below).

I believe that we should get this information as soon as possible, but before we move forward with detailed designs.

I look forward to discussing this with you on Thursday. JOHN

From: john willott <jawillott@gmail.com>
Sent: Thursday, February 20, 2025 1:31 PM
To: Wendy Meyring <wendy@mpmjh.com>; Kurt Harland <kurt@bhhsjacksonhole.com>; Latham Jenkins <latham@livewaterproperties.com>; Jamie Streator <jstreator58@gmail.com>
Cc: Bob Norton <bobnorton51@gmail.com>; Anderson, Jeffrey B <jeffrey.anderson@tcw.com>
Subject: Material I plan to discuss today as a result of our most recent Workshop on Feb 6,2025

Wendy, please add this material to the minutes for today's meeting. It is related to the Feb 6, 2025 workshop.

WATER USAGE

- No increase is water usage in last 13 years
  – 2023 was the lowest demand year
  – During the period, 19 homes were built or remodeled, 22% of all homes in Skyline with no material change in water usage!
- Water demand forecast unrealistic
  – Forecasts 90% increase in water demand by 2050
- New well will not add supply to system – Bottleneck at the tank house

Age of Water System Equipment

Distribution system – 1ST filing – 1969 – 55-Years-old
Remainder of system – 1974 – 50 Yrs old

5000 Gallon Pressure Tank – 1974 – 50 Yrs old
usable volume is 450 gallons of storage between the cut-in pressure 59# - and cut-out pressure of 74# - 15 pounds working pressure

Well #2 drilled – 1974 – 50 Yrs old – Tested 361 gpm with 34 ft of drawdown after 24 hours of pumping.
Well #2 Pump – Aug 2005 – Turbine Berkely-6T275 w/ 30 hp, 460V, 3P motor; –19 yrs old
Nov 2021 verified pumping rate, obtained from the storage tank flow meter ranges from 235 to 290 gpm.

Well #3 drilled – 2004 – 10 yrs old – Tested 437gpm with 6.4 ft of drawdown after 24 hours of pumping.
Well #3 Pump – Aug 2005 - Turbine Goulds-7WAHC3 w/ Franklin Model 236615, 25 hp, 460V, 3Ph motor – 19 yrs old.
Nov 2021 verified pumping rate, obtained from the storage tank flow meter, ranges from 240 to 295 gpm.

Skyline Level II - Recommended Water System Improvements								
Description	[A] Quantity	[B] Unit	[C] Anticipated Year of Completion	[D] Unit Price, inflated based on Year in [C])	[E] Total Cost Incl. Multipliers	[F] WWDC Grant Eligible	[G] WDSRF Loan Eligible	[H] Paid with SISD Budget (2021/2022)
WATER SUPPLY								
New System Control - LCP	1	LS	2025	$ 58,750	$ 80,194	$ 53,730	$ 26,464	$ -
Well #4 - Groundwater Exploration	1	LS	2022	$ 171,920	$ 234,671	$ 176,003	$ 58,668	$ -
75KVA Consumer Service Transformer	1	LS	2025	$ 18,780	$ 25,635	$ 19,226	$ 6,409	$ -
Well #4 - Completion	1	LS	2025	$ 134,140	$ 183,101	$ 122,678	$ 60,423	$ -
ULH VFDs for Wells #2 & #3	2	EA	2025	$ 12,960	$ 35,381	$ -	$ 35,381	$ -
Well #2 Equipment Manhole Repairs	1	LS	2025	$ 10,960	$ 14,960	$ -	$ 14,960	$ -
Well #3 Manhole Repairs	1	LS	2025	$ 7,880	$ 10,756	$ -	$ 10,756	$ -
re Generator Controls and Backup Electrical Service	1	LS	2025	$ 4,440	$ 6,061	$ 4,061	$ 2,000	$ -
Building Enclosure for Electrical at Well Site	144	SF	2025	$ 440	$ 86,486	$ 57,946	$ 28,541	$ -
Generator Natural Gas Conduit (875 L.F.)	1	LS	2025	$ 5,390	$ 7,357	$ -	$ 7,357	$ -
				Totals:	**$ 684,700**	**$ 433,700**	**$ 251,000**	**$ -**
WATER STORAGE								
Seal Building Block Walls	1	LS	2025	$ 4,360	$ 5,951	$ 3,987	$1,964	$ -
Power Service from Well Site	1	LS	2025	$ 24,320	$ 33,197	$ 22,242	$10,955	$ -
Fiber Line from Tank to Well Site (840 LF)	1	LS	2025	$ 7,240	$ 9,883	$ 6,621	$3,261	$ -
Water System Controls	1	LS	2025	$ 63,940	$ 87,278	$ 58,476	$28,802	$ -
Replace Tank Piping	1	LS	2025	$ 41,040	$ 56,020	$ 37,533	$18,486	$ -
Clean & Paint 5000 gal. Pressure Tank	1	LS	2025	$ 13,060	$ 17,827	$ 11,944	$5,883	$ -
HVAC - Humidistat Interlock w/ EF	1	LS	2025	$ 800	$ 1,012	$ -	$1,012	$ -
Disinfection System & Emergency Eyewash	1	LS	2025	$ 7,980	$ 10,095	$ 6,763	$3,331	$ -
Misc. Building Plumbing	1	LS	2025	$ 4,300	$ 5,440	$ 3,644	$1,795	$ -
				Totals:	**$ 226,800**	**$ 151,300**	**$75,500**	**$ -**
REPLACE RESIDENTIAL WATER METERS W/ RADIO READ SYSTEM								
Residential Water Meter Replacement	85	EA	2022	$ 720	$ 83,538	$ -	$83,538	$ -
Handheld AMR & Accessories	1	LS	2022	$ 9,790	$ 13,363	$ -	$13,363	$ -
AMR Software, Start-Up, and Training Services	1	LS	2022	$ 17,330	$ 23,655	$ -	$23,655	$ -
Annual Support Services & Software Upgrade	1	YR	2022	$ 2,180	$ 2,976	$ -	$2,976	$ -
				Totals:	**$ 123,600**	**$ -**	**$123,600**	**$ -**

Table 9.6: Cost Estimate of Recommended Improvements and Eligible Funding.

2023 WWDC LEVEL III FUNDING FOR SKYLINE PHASE 1 SUPPLY & STORAGE IMPROVEMENTS		
Note: The Engineer's Cost Estimate below, which is based on original estimates present in the WWDC Level II Report (WWDC JOB#: 05SC0298355), has been updated to reflect inflation from 2021 to the present, as well as forcasted inflation assuming a construction start in early 2025.		
CONSTRUCTION COSTS		
Itemized List of Eligible Project Components		
Mobilization, Bonds & Insurance (12%)	$	100,000
Completion of Well #4	$	159,190
Install New Pump in Well #2	$	66,340
Install New Pump in Well #3	$	85,000
Replaced Equip. in Existing Well Meter Manholes	$	22,350
New Well House Building to House Electrical & Controls	$	74,880
Water System Electrical & Control (Service Xfmr, W4 Feeder, VFDs, LCP, etc.)	$	242,330
Install New 150KW NG Generator	$	99,550
Improvements to Existing Storage Tank Facility	$	74,470
Disinfection System & Emergency Eyewash	$	9,470
Cost of Project Components TOTAL	$	**933,580**
Construction Engineering Cost (subtotal #1 x 10%)	$	93,358
Components Plus Engineering Costs	$	**1,026,938**
Contingency (subtotal #2 x 15%)	$	154,041
Construction Cost Total (subtotal #2 + Contingency)	$	**1,180,979**
PRE-CONSTRUCTION COSTS		
Preparation of Final Designs & Specifications (subtotal #1 x 10%)	$	93,358
Permitting (WSEO & WDEQ)	$	15,000
Site Access Permit Fees (BOR, USFS, etc.)	n/a	
Title Opinion	n/a	
Acquisition of Access and Rights of Way	$	6,000
Pre-construction Costs Total **(subtotal #4)**	$	**114,358**
TOTAL WWDC ELIGIBLE PROJECT COST		
Total WWDC Eligible Project Cost (subtotal #3 + subtotal #4) **(subtotal #5)**	$	**1,295,337**
WWDC INELIGIBLE PROJECT COSTS	**N/A**	
Total WWDC Ineligible Project Costs Total **(subtotal #6)**	$	-
TOTAL PROJECT COST	$	**1,295,400**

From: Warren Machol <wlm.assoc@gmail.com>
Sent: Thursday, February 20, 2025 2:54 PM
To: Wendy Meyring <wendy@mpmjh.com>; Skyline Ranch Improvement & Service District <info@skylineranchisd.com>
Cc: Jamie Streator <jstreator58@gmail.com>; Kurt J. Harland, Brokers of Jackson Hole Real Estate <kurt@bhhsjacksonhole.com>; Latham Jenkins <latham@livewaterproperties.com>
Subject: Omissions

Wendy and Skyline,

The email inline below, sent on January 16, was intended to be discussed at the January meeting. However, Item 11 on the January agenda was postponed to the February meeting.

However, I do not see it on the agenda. Please correct the oversight and add the topic of water system safety to today's agenda.

The January minutes contain specific notes requesting that the topic of backflow prevention and system safety be included in today's February 20th meeting.

Please fix the omission in the January Minutes correspondence recieved and add it to today's minutes (as correspondence recieved).

Thank you
Warren

NELSON ENGINEERING *since 1964*
Professional Engineers & Land Surveyors
JACKSON, WY • BUFFALO, WY • WWW.NELSONENGINEERING.NET

May 20th, 2024 P-24-010-01/JK&DD

Skyline Ranch Improvement & Service District (SRISD)
Jackson, WY
via. email: office@skylineranchisd.com

ATTN: Kurt Harland, SRISD Board Chairman

RE: Agreement for Engineering Design, Permitting & Construction Services for Completion of Phase I Water System Improvement Recommendations made in the Wyoming Water Development Commission (WWDC) Level II Study

Dear Kurt:

Based on your request and recommendations made in the WWDC SRISD Level II Water System Study, Nelson Engineering (NE) is pleased to provide the following proposal for services.

PROJECT DESCRIPTION

It is our understanding that the project consists of improvements to the existing water supply and storage facilities described in detail as Phase I improvements in the WWDC Level II Study and itemized below. It is understood that upgrades and additions to facilities are generally required to meet, or exceed the future water system demands identified. The project comprises design, permitting, bidding and construction-based engineering services.

WELL SITE

1. Complete recently drilled and tested (2023) Skyline Well #4, including addition of a 50 hp, 500 gpm pump and motor, column pipe, pitless and well head, supply pipeline connection to transmission main, and metering vault.
2. Evaluation of existing supply wells (2 ea.) to identify need for replacement. Replacement of the existing generator will be contemplated based on results of the well evaluation.
3. Repair of manholes (2 ea.) including sealing to stop infiltration, installation of access steps and installation/replacement of dedicated well meters and check valves.
4. Upgrades to electrical including:
    a. Replacement of existing transformers to allow for larger well pumps (2 ea, 50hp pumps minimum) and power for new electrical building.
    b. Installation of a new control and electrical building (150 s.f.+/-), or new Well House at the well site to house the following:
        i. electrical gear; disconnects, breaker panels, etc.
        ii. well controllers/variable frequency drives for each well (3 ea.),
        iii. generator disconnect switch,
        iv. remote displays for well meters,
        v. program logic controller (PLC) for water system control, and
        vi. other ancillary electrical that requires protection.
5. Installation of buried utilities between the tank and well sites including:

ph 307.733.2087 | fx 307.733.4179 | PO Box 1599 | 430 South Cache | Jackson, Wyoming 83001

a. natural gas,
b. fiber optic communication, and
c. standby power from genset.

STORAGE TANK SITE

1. Seal CMU building walls from future water penetration. Re-grade site to promote drainage away from the building.
2. Install a humidistat with temperature interlock to control exhaust fan operations within the building.
3. Install temporary bypass and replace mechanical piping and equipment within the building. Replaced piping and equipment will be sized for future fire flows.
4. Isolate existing steel hydropneumatic pressure tank, prepare surfaces and replace the interior and exterior protective coatings.
5. Install emergency sodium hypochlorite disinfection system incl. metering pump, storage tank and static pipe mixer.
6. Existing building control, communication, and electrical upgrades:
    i. Install new sensors with outputs to the new PLC including, but not limited to, pressure sensors on inlet and outlet pipes, tank level sensor, and building temperature sensor.
    ii. Connect standby power from the genset at the well site to the building.
    iii. Provide main PLC with operator interface for the water system
    iv. Provide internet service to the new PLC for wireless monitoring and control.
7. Demolition/removal of existing facilities.

SCOPE OF SERVICES

Our scope of services includes the following:

DESIGN & PERMITTING PHASE

Meetings

1. Coordinate and lead a project kick-off meeting to introduce the Project Team and to review project goals and milestones.
2. Site meetings at Skyline will take place as necessary to verify existing conditions. The first site meeting will include a walkthrough with project stakeholders to discuss preliminary plans identified in item 4 below under "Design Development".
3. Progress meetings will take place to coordinate design requirements with the Owner and design team. An agenda will be shared with the Project Team to clarify discussion topics prior to each meeting and will be followed up with minutes.

Design Development (DD)

1. Review existing Level II study and provide any new recommendations, or suggestion for modification to SRISD. This will include investigating any need to replace existing well pumps and associated equipment.
2. Verify and assisting SRISD with obtaining all required easements and right-of-ways prior to commencing with design.
3. Existing survey information will be utilized for design. NE will complete additional survey of the project site as required.
4. Verify capacity requirements for new equipment.

5. Provide draft 50% DD drawings of facilities for review by SRISD and WWDC. NE will coordinate a meeting and site visit (if required) for discussion thereafter. Keeping existing facilities on-line will be accounted for and contemplated as part of the design. Plans include:
    a. Well Site: Design will include a rough layout and size for the Well House and show location of buried utilities.
    b. Tank Site: Design will show locations of new facilities and replacement of existing. Plan will include locations for buried utilities.
6. Based on discussions with Project Team, advance drawings to finalize plans and layouts for facilities including buried utilities, building, process equipment, piping, mechanical, electrical and plumbing (MEP).
7. Complete preliminary structural calculations to size foundations, walls, slabs, floors and roof of Well House.
8. Complete Design Development drawings and distribute for review by the Project Team.

<u>90% Construction Documents (CDs)</u>

1. Coordinate a meeting with the Project Team to review the Design Development drawings for the purposes of identifying advancement of the design, and for any changes or improvements to be made for incorporation into the construction documents.
2. Coordinate locations of process control equipment and integration with the PLC.
3. Complete the following drawings for review by the Project Team at progress meetings:
    a. Hydraulic profile schematic of water system.
    b. Process and instrumentation diagram for water system controls.
    c. Site plans with profiles and details for buried utilities and manholes.
    d. Details for well improvements.
    e. Architectural, structural, electrical, mechanical and process plans and details for the new Well House.
    f. Electrical site plans for supply and storage facilities.
    g. Processes plans including equipment and piping for the Storage Tank building.
    h. Electrical and mechanical plans for the existing Storage Tank building.
    i. Demolition plans for both the well and tanks sites.
    j. Site grading plan.
4. Assemble project manual comprised of 90% project specifications and drawings.
5. Share, for review, 90% CDs with the Project Team.

<u>Permitting</u>

1. Make revisions to 90% CDs by addressing review comments in the prior phase.
2. Using information from the Level II Study, prepare final design report including descriptions and supporting data, calculations and estimates for future flows and sizing, and design of new facilities and equipment,
3. Prepare permitting documents including design report, drawings and specifications. Prepare application for Permit to Construct and make submittal to Wyoming DEQ.
4. Make application to Teton County for building and grading and erosion control permitting. Schedule a time for a "take-in" with Owner and County Planning.
5. Complete well permitting through the Wyoming State Engineer's Office (WSEO).
6. Address Wyoming DEQ, WSEO and Teton County review comments (if any) and resubmit materials as required for final permit approvals.

2. Payment of permit applicant fees.

FEE AND PAYMENT TERMS

Nelson Engineering (NE) will perform the proposed scope of services described above on a time-and-materials in accordance with our Rate Schedule attached as Exhibit A, up to the maximum estimate fees identified below and already established for SRF and WWDC funding. Invoices will be prepared identifying the portion of services rendered that are WWDC grant eligible. Fees associate with professional services include the following:

Design & Permitting Phase Services:

* Well #3 Connection & Ancillary WWDC Approval Items:	$89,000
Wells #1 & #2, Tank House, and Ancillary Non-WWDC Approved Items:	$27,350
Total:	**$116,350**

Bidding & Construction Phase Services:

* Well #3 Connection & Ancillary WWDC Approval Items:	$71,400
Wells #1 & #2, Tank House, and Ancillary Non-WWDC Approved Items:	$21,950
Total:	**$93,350**

* WWDC will reimburse at 50/50 split up to $59,000 after which SRISD will be 100% responsible.

Engineer's estimates of the amount that will become payable for specified services is only an estimate for budgeting purposes. If it becomes apparent to NE that the estimated compensation amount will be exceeded, NE shall give you written notice thereof, allowing you to consider your options. Upon notice, you and NE promptly shall review the matter of services remaining to be performed and compensation for such services. You shall either agree to such compensation exceeding said estimated amount, or agree to a reduction in the remaining services to be rendered by NE, so that total compensation for such services will not exceed said estimated amount when such services are completed. If during the negotiations, NE's efforts exceeds the estimated amount before you and NE have agreed to an increase in the compensation due to NE, or a reduction in the remaining services, then NE shall be paid by you for the services rendered.

You will receive monthly billings for work in progress based upon actual labor and reimbursable costs incurred. Nelson Engineering's Staff Charge Rates and Reimbursable Expenses are attached for reference as Exhibit A. Filing or Application Fees, if paid by Nelson Engineering, will be billed as a separate reimbursable expense in accordance with our Rate Schedule.

This financial arrangement is based upon the prompt payment of our bills and orderly, continuous progress of the project. Nelson Engineering reserves the right to stop work if invoices remain unpaid 60 days past the date of the invoice. Past due invoices will be charged finance charges in accordance with the terms set forth in the General Provisions to Agreement attached as Exhibit B.

ADDITIONAL SERVICES

If services in addition to the proposed scope of services become necessary, Nelson Engineering will provide a description of required additional services and fee estimate requesting an amendment to the Contract. The fee estimate provided will be on a time-and-materials basis not to exceed. Please note that revisions requested

Sincerely,

Josh Kilpatrick, PE
Project Manager
jkilpatrick@nelsonengineering.net

David Dufault, PE
President/Senior Project Manager
ddufault@nelsonengineering.net

Encl.

Agreement Accepted by:

Kurt J. Harland
(Client - Printed Name)

(Signature)

7-22-2024
(Date

EQUIPMENT & VEHICLES	RATE
Technical Software	$10.00/hr.
GPS Equipment	$60.00/hr.
Robotic Total Station	$50.00/hr.
Survey Scanner	$90.00/hr.
Utility Locator	$35.00/Hr.
Rebar Locator	$35.00/hr.
Vehicles	95¢/mile + $4.00/hr. off road
TESTING	
Nuclear Density Gauge	$25.00/hr. or $125.00/day
Concrete Cylinder Breaks	$35.00 each
Water Analysis	At Cost plus 10%
Asbestos Lab Sampling	See Letter Agreement
OTHER	
Meals/Lodging	At Cost
Supplies	At Cost Plus 10%
Shipping	At Cost Plus 10%
Subcontractor Services	At Cost Plus 10%

5. **Warranty and Liability**: Services performed by NE within the limits prescribed by this Agreement will be conducted in a manner consistent with that level of care and skill ordinarily exercised by members of the profession currently practicing under similar conditions. Unless otherwise expressly stated or agreed in writing between the parties, no other warranty or representation, either expressed or implied, is included or intended under this Agreement.

   It is assumed that the work site is free of hazardous materials. When hazardous materials are known, assumed or suspected to exist at a site, NE is required to take appropriate precautions to protect the health and safety of its personnel, to comply with applicable laws and regulations, and to follow procedures that NE deems prudent to minimize physical risks to its employees and the public. By joining in this Agreement, CLIENT warrants that NE will be notified of any known or suspected occurrences of hazardous materials at the project site. CLIENT will notify NE of any known or suspected occurrences of hazardous materials at the project site.

   By entering into this Agreement, CLIENT recognizes that subsurface conditions may vary from those encountered at the location where borings, surveys, or explorations are made by others, for the project underway. Data, interpretations and recommendations of NE are based solely on the information available. NE will be responsible for those data, interpretations, and recommendations, but shall not be responsible for the interpretation by others of the information developed. Where NE is provided (for the purposes of consultation or design) with data developed by others, NE will not be responsible for the accuracy of said data, only for the conclusions made in good faith of that data by NE. Should subsequent information indicate that such data provided to NE is incorrect, NE is not responsible for any design or consultation conclusions which were made based upon such incorrect information.

6. **Insurance**: NE represents and warrants that it and its staff are protected by workers compensation insurance and that NE has public liability and property damage insurance policies. Certificates for all such policies of insurance shall be provided to CLIENT, upon request in writing. Within the limits and conditions of such insurance, NE agrees to indemnify and save CLIENT harmless from and against any loss, damage, or liability arising from any negligent act or omission by NE in the performance of NE's professional services. NE shall not be responsible for any loss, damage, or liability arising from any act, omission, or fault of CLIENT, or other third parties.

7. **Limitation of Liability**: Notwithstanding any other provision of this Agreement, due to the relative risks and benefits involved with the Project and the disproportionate nature of the risks compared to the amount to be paid under this Agreement, CLIENT agrees to limit NE's liability, including the liability of NE's officers, employees, agents, subconsultants, and others for whom NE is legally liable, due to professional negligence and to any liability arising out of or relating to this Agreement, to a maximum of NE's engineering services fee. It is the express intent of this provision to limit the potential liability of NE to the fee for services. Under no circumstance shall either party be liable to the other for consequential, incidental or indirect damages, including, but not limited to, loss of use or loss of profit.

termination shall not be effective if that substantial failure is capable of and has been remedied before expiration of the time specified in the written notice. If this Agreement is terminated, NE shall be paid for services performed to the termination notice date plus reasonable termination expenses.

In the event of termination or suspension for more than three (3) months prior to completion of all designs or reports contemplated by this Agreement, NE may perform such analyses and prepare records as are necessary to complete appropriate files and may also prepare a report on the services performed to the date of notice of termination or suspension. The expenses of termination or suspension shall include all direct costs of NE in completing such analyses, records, and reports.

14. **Assignments and Subcontracts**: Unless identified in the scope of services, neither party to this Agreement shall assign, subcontract, or otherwise transfer its rights or obligations hereunder without prior written consent of the other party.

15. **Compliance with Laws**: Any provisions of this Agreement held in violation of any law or ordinance shall be deemed stricken, and all remaining provisions shall continue valid and binding upon the parties. CLIENT and NE shall attempt in good faith to replace any invalid or unenforceable provisions of this Agreement with provisions which are valid and enforceable and which come as close as possible to expressing the intention of the original provisions.

16. **Independent Contractor Status**: Nothing in this Agreement shall construe NE or any of its employees or agents to be CLIENT employees, agents or representatives. NE shall be an independent contractor and shall have responsibility for and control over the details and means for performing its services. NE shall be subject to the directions of CLIENT only with respect to the scope of services and the general results required.

17. **Confidentiality**: NE shall hold confidential all business or technical information obtained from CLIENT or its affiliates or generated in the performance of services under this Agreement. NE shall not disclose such information without CLIENT's consent except to the extent required for: 1) performance of services under this Agreement; 2) compliance with professional standards of conduct for preservation of the public safety, health, and welfare; 3) compliance with any court order or other governmental directive; and/or 4) protection of NE against claims or liabilities arising from performance or services under this Agreement. NE's obligations hereunder shall not apply to information in the public domain or lawfully acquired on a non-confidential basis from others.