

Powder House Pass
Board Meeting
May 08, 2025



POWDER HOUSE PASS

AGENDA

POWDER HOUSE PASS BOARD OF SUPERVISORS' MEETING COMMUNITY IMPROVEMENT DISTRICT

9:30 AM MST, May 08, 2025

**Powder House Pass Community Building
11283 Powderhouse Trail, Lead, SD 57754**

- A. ROLL CALL/CALL TO ORDER**
- B. APPROVE MINUTES**
 - a. Approve Minutes of March 13, 2025, Regular Meeting
- C. LEGAL**
- D. FINANCE**
- E. STREETS AND UTILITIES**
- F. ITEMS FROM VISITORS**
- G. ITEMS FROM THE BOARD**
- H. MEETING AND ANNOUNCEMENTS**
 - a. CID BOARD MEETING: June 12, 2025, 9:30 AM MST (10:30 AM CST) PHP
Community Building
- I. EXECUTIVE SESSION**
 - a. Contractual Matters
- J. ADJOURN**

The public can participate in the meeting of the Board of Supervisors of the Powder House Pass Community Improvement District by attending in person at the PHP Community Building at 11283 Powderhouse Trail, Lead, SD.

The public may also attend via the Teams Meeting Platform or by phone. Please see website (phpcid.org) and go to Home Page/Announcements for Teams Link and Call-In number.

CID Legal - WWTP Green Space - Deed Restriction

- Highlighted area encompasses deed restriction



CID Legal - WWTP Green Space - Deed Restriction

Prepared by:
John R. Frederickson
Lynn, Jackson, Shultz & Lebrun, P.C.
10956 SD HWY 34
Belle Fourche, SD 57717
(605) 722-9000

QUIT CLAIM DEED WITH DEED RESTRICTION

Powder House Pass Community Improvement District, of 11283 Powderhouse Trail, Lead, South Dakota 57754, Grantor, for and in consideration of One Dollar and other good and valuable consideration, GRANT, CONVEY, and QUIT CLAIM to Powder House Pass Community Improvement District, of 11283 Powderhouse Trail, Lead, South Dakota 57754, Grantee, the following described real estate in the County of Lawrence, State of South Dakota with deed restriction:

Common Area A Revised Lot 1 and Common Area A Revised Lot 2 of Powder House Pass, located in Nile and Cairo No. 5 Lodes, M.S. 1834 situated in the S1/2 of Section 8, T4N, R3E, BHM, Lawrence County, South Dakota, as shown on Exhibit A attached hereto and here after referred to as the Property.

Deed Restriction:

No above ground structures of any kind, including but not limited to buildings, fences, or sheds, shall be erected or maintained on the Property.

This deed restriction shall run with the land and is binding on the successors and/or assignees of the parties.

Exempt from transfer fee under SDCL 43-4-22(18).

CID Financials – March/April 2025 General Fund Revenues

	Mar-25	Apr-25	2025 Actual	2025 Budget	% of Budget	Notes
Beginning Total Fund Balance Estimate	(22,716.45)	8,727.08				
<u>Revenue & Sources:</u>						
31110 Ad Valorem Tax Revenue	16,261.85	16,375.78	45,611.33	267,073.00	17%	March/April Payments
31113 Bank Franchise Tax	-		991.54	-	#DIV/0!	
31190 Opt Out Taxes	9,436.39	10,113.88	25,878.13	164,880.00	16%	March/April Payments
31111 General Services Fee	13,216.09	16,876.57	50,594.66	217,722.00	23%	Portion of CSF
31112 Garbage Service Fee	178.05	144.71	779.30	2,040.00	38%	
34340 PHP CID Road Maintenance	450.00		900.00	1,350.00	67%	
34930 Key Fobs			130.00	1,500.00	9%	
34610 Community Center Rental/Interest/Lumen	50.00		1,181.23	3,000.00	39%	Lumen
Total Revenue & Sources	39,592.38	43,510.94	126,066.19	657,565.00	19%	
<u>CID G&A</u>						
4111 Payroll Wages (1/3)	3,833.39	3,813.39	17,041.82	49,573.83	34%	1/3 of payroll
4120 OASI (1/3)	285.33	270.67	1,369.89	3,792.40	36%	1/3 of OASI
4130 Retirement (1/3)	228.81	228.80	1,122.62	2,974.43	38%	1/3 of Retirement
4140 Workers Comp	(34.00)		(34.00)	900.00	-4%	Workers Comp Refund
4150 Benefits (1/3)	886.01	1,029.38	3,663.12	11,014.00	33%	1/3 of Benefits
4210 Insurance (Prop/Liability)			-	12,000.00	0%	
4220 Accounting Fees	3,000.00	3,000.00	12,000.00	36,000.00	33%	RMB Associates
42201 Legal Fees	637.20	5,908.26	12,974.33	25,000.00	52%	Lynn Jackson Invoices
4221 Engineering Services	790.00		3,098.00	7,000.00	44%	AE2S General Services
42210 Property Taxes (Community Building)		4,813.10	4,813.10	16,000.00	30%	Property tax payment
4240 Audit			1,200.00	27,500.00	4%	
42401 Contract Labor			4,025.06	10,000.00	40%	
Garbage Services (net)	(6,048.10)	817.09	(4,014.78)	-	#DIV/0!	Timing of Garbage payment collections vs. payment to RSI
42521 Maintenance - Comm Bldg	324.37	250.08	5,227.88	5,000.00	105%	Misc Supplies
42522 Maintenance - Pool	251.98	132.00	1,570.21	8,000.00	20%	Misc Supplies
42523 Maintenance - Maint Bldg	71.10	11.58	114.66	2,000.00	6%	Misc Supplies
4253 Maintenance and Repairs (General)		47.63	73.61	6,000.00	1%	
42531 Maintenance (Vehicles)	1,047.94		1,047.94	4,000.00	26%	March - Custom Fabricators
4260 Web Page/Hosting		250.00	450.00	1,500.00	30%	
42601 IT Support	616.80	511.90	2,720.75	5,000.00	54%	AllNet
4261 Office Expense/Supplies/Misc	534.80	37.20	620.66	6,000.00	10%	ESRI software
4262 Fuel for CID Equipment			1,392.94	5,000.00	28%	
4265 Supplies/Tools (General)			925.68	7,000.00	13%	
43701 Street Signs			-	1,500.00	0%	
43702 Road Maintenance			-	250,000.00	0%	
43703 Snow Removal/Sanding			2,499.96	7,000.00	36%	
4281 Cable/Internet/Phone	105.78	144.00	355.55	1,500.00	24%	Verizon
4282 Electricity (all Buildings)	725.11	636.13	2,770.55	8,342.00	33%	Comm Bldg/Shop Bldg
4283 Gas (all Buildings)	892.34	694.49	3,812.06	12,124.00	31%	Comm Bldg/Shop Bldg
4286 Dues & Memberships		225.00	225.00	1,500.00	15%	Lead Area Chamber
4380 Vehicle Purchases			-	20,000.00	0%	
43801 Snow Loader Payment			24,344.20	24,344.00	100%	
Capital Reserves			-	80,000.00	0%	
Subtotal CID G&A	8,148.85	22,820.70	105,410.80	657,564.66	16%	
Transfer (To)/From General Reserves				0.00		
Net Revenue & Expenditures	31,443.53	20,690.24	20,655.39	0.34		
Ending Total General Fund Balance	8,727.08	29,417.32				

CID Financials – March/April 2025 Water Fund

	Mar-25	Apr-25	2025 Actual	2025 Budget	% of Budget	Notes
Beginning Total Fund Balance Estimate	(2,284.51)	7,382.57				
<u>Revenue & Sources:</u>						
38110 Water Base Fee	10,019.42	12,794.51	37,933.93	170,012.00	22%	Base Fees
38150 Water Tap Fees	7,000.00	14,000.00	35,000.00	42,000.00	83%	Tap Fees on 4 lots
38111 Water Overage Fees	3,912.91	3,269.71	14,674.43	88,370.00	17%	Monthly overages
38130 Water Meter Sales			-	5,400.00	0%	
Total Revenue & Sources	20,932.33	30,064.22	87,608.36	305,782.00	29%	
<u>Water System</u>						
4111 Payroll Wages (1/3)	3,833.39	3,813.39	17,041.82	49,573.83	34%	1/3 of payroll
4120 OASI (1/3)	285.33	270.67	1,369.89	3,792.40	36%	1/3 of OASI
4130 Retirement (1/3)	228.81	228.80	1,122.62	2,974.43	38%	1/3 of Retirement
4140 Workers Comp			-	900.00	0%	
4150 Benefits (1/3)	886.01	1,029.38	3,663.12	11,014.00	33%	1/3 of Benefits
4210 Insurance - Englewood			-	3,000.00	0%	
4220 Sampling			-	3,000.00	0%	
4221 Lic Contract Operator/Maintenance			4,222.81	22,000.00	19%	AE2S - will pay 3 bills in May?
4240 Utilities Consultant (Clearwater Consulting)	991.28	1,491.28	4,577.62	17,500.00	26%	
42401 Contract Labor			4,025.06	10,000.00	40%	
42402 Contract (Dakota Pump)			-	2,500.00	0%	
4253 Maintenance/Repairs (General)	1,000.00	5.25	5,188.24	6,000.00	86%	Cloud 9 Monitoring Software - March
42531 Filters			8,125.00	100,000.00	8%	
42532 Chemicals		493.42	947.84	6,500.00	15%	Hawkins, Inc.
42533 Generator			10,255.12	-	#DIV/0!	Generator Pad Project
4282 Electricity	957.39	901.12	3,470.90	12,000.00	29%	Booster Station Power - Black Hills Electric
4283 Natural Gas			77.68	1,000.00	8%	BU Generator - Englewood
4285 Purchased Water - Lead Sanitary District	3,083.05	3,378.24	13,017.70	30,000.00	43%	
4286 Membership/Dues			-	3,500.00	0%	
Subtotal Water	11,265.25	11,611.55	77,105.41	285,254.66	27%	
Transfer (To) Waste Water				(20,527.00)		
Net Revenue & Expenditures	9,667.08	18,452.67	10,502.95	0.34		
Ending Total Water Fund Balance	7,382.57	25,835.24				

CID Financials – March/April 2025 Wastewater Fund

	Mar-25	Apr-25	2025 Actual	2025 Budget	% of Budget	Notes
Beginning Total Fund Balance Estimate	(50,336.13)	(59,511.85)				
Revenue & Sources:						
38310 Sewer Base Fee	4,580.31	5,848.92	17,341.23	77,720.00	22%	Base Fees
38320 Sewer Tap Fees		14,000.00	21,000.00	42,000.00	50%	4 lots
38311 Sewer Overage Fees	3,102.67	2,434.98	10,008.06	68,000.00	15%	Monthly overages
Total Revenue & Sources	7,682.98	22,283.90	48,349.29	187,720.00	26%	
Waste Water						
4111 Payroll Wages (1/3)	3,833.39	3,813.39	17,041.82	49,573.83	34%	1/3 of payroll
4120 OASI (1/3)	285.33	270.67	1,369.89	3,792.40	36%	1/3 of OASI
4130 Retirement (1/3)	228.81	228.80	1,122.62	2,974.43	38%	1/3 of Retirement
4140 Workers Comp			-	900.00	0%	
4150 Benefits (1/3)	886.01	1,029.38	3,663.12	11,014.00	33%	1/3 of Benefits
4210 Insurance - WWTP and Lift Station			-	7,700.00	0%	
4220 Sampling - <i>MidContinent Testing Laboratories</i>	1,306.87	1,081.95	5,227.59	13,000.00	40%	
4221 Licensed Contract Operator/Maintenance			42,270.50	30,000.00	141%	AE2S - will pay 3 bills in May?
4240 Sludge/Sewage Pumping			2,751.00	6,000.00	46%	
42401 Contract Labor			4,025.06	10,000.00	40%	
Fines & Penalties			1,100.00		#DIV/0!	
42402 Contract - Dakota Pump			-	3,000.00	0%	
4253 Maintenance & Repairs (General)	4,007.28	171.86	8,095.10	18,000.00	45%	Repair on CID Generators; Cloud 9 Monitoring Software; supplies
42531 Filters			-	-	#DIV/0!	
42532 Chemicals		2,313.72	4,264.65	6,000.00	71%	Hawkins
4282 WWTP Power - <i>Black Hills Energy</i>	5,314.58	4,696.66	20,364.22	38,292.00	53%	WWTP
42821 Embers Way Electricity	225.69	335.71	1,012.75	1,000.00	101%	Lift Station
42822 Outlaw Pass Electricity	242.29	247.05	979.96	1,000.00	98%	Lift Station
42823 Eastwind Electricity	142.33	121.50	515.99	1,000.00	52%	Lift Station
4283 WWTP Gas- <i>MDU</i>	315.37	324.68	1,533.18	1,000.00	153%	Generators for WWTP
42831 Lift Station Gas - <i>MDU</i>	70.76	55.71	263.17	1,000.00	26%	Eastwind Ct/Embers Way
4286 Membership/Dues			-	3,000.00	0%	
Subtotal Waste Water Treatment	16,858.70	14,691.08	115,600.61	208,246.66	56%	
Transfer from Water				20,527.00		
Net Operating Revenue & Expenditures	(9,175.72)	7,592.82	(67,251.32)	0.34		
Ending Total Waste Water Fund Balance	(59,511.85)	(51,919.03)				

CID Financials – March 2025 Fund Balance Report

		BEGINNING FUND CASH BALANCE 1-Mar-25	DEPOSITS	MONTHLY ACTIVITY TRANSFERS		PAYMENTS	ENDING FUND CASH BALANCE 31-Mar-25
GENERAL & ENTERPRISE FUNDS				IN	OUT		
	General Fund	(\$22,716.45)	\$39,592.38			\$8,148.85	\$8,727.08
	Water Fund	(\$2,284.51)	\$20,932.33			\$11,265.25	\$7,382.57
	Sewer Fund	(\$50,336.13)	\$7,682.98			\$16,858.70	(\$59,511.85)
	SRF Project/Loan Fund	\$11,718.82	\$75,287.15		\$29,377.25		\$57,628.72
	Reserves						
	TOTAL	(\$63,618.27)	\$143,494.84		\$29,377.25	\$36,272.80	\$14,226.52
RESTRICTED FUNDS							
	SRF Loan 1/2 Fund Reserve	\$305,932.82		\$9,372.99			\$315,305.81
	SRF Loan 3 Fund Reserve*	\$800,148.50	\$3,187.39	\$15,724.32			\$819,060.21
	SRF Loan 4 Reserve	\$38,655.92		\$4,279.94		\$36,528.82	\$6,407.04
	Construction Deposits	\$15,000.00	\$5,000.00				\$20,000.00
	Grinder Pump Reserve	\$62,500.00					\$62,500.00
	TOTAL	\$1,222,237.24	\$8,187.39	\$29,377.25		\$36,528.82	\$1,223,273.06
TOTAL - ALL FUNDS		\$1,158,618.97	\$151,682.23	\$29,377.25	\$29,377.25	\$72,801.62	\$1,237,499.58

HELD IN THE FOLLOWING ACCOUNTS:		Ending Balance
CHECKING		
First Interstate Bank	\$	60,188.01
TOTAL CHECKING	\$	60,188.01
SAVINGS		
First Interstate Bank Savings (General Funds/Op Reserves)	\$	-
First Interstate Bank (SRF Reserves Acct)	\$	269,228.57
Fidelity (SRF Reserve Acct)	\$	908,083.00
TOTAL SAVINGS	\$	1,177,311.57
TOTAL BALANCE	\$	1,237,499.58

CID Financials – April 2025 Fund Balance Report

		BEGINNING FUND CASH BALANCE 1-Apr-25	DEPOSITS	MONTHLY ACTIVITY TRANSFERS		PAYMENTS	ENDING FUND CASH BALANCE 30-Apr-25
GENERAL & ENTERPRISE FUNDS				IN	OUT		
	General Fund	\$8,727.08	\$43,510.94	\$45,474.25		\$22,820.70	\$74,891.57
	Water Fund	\$7,382.57	\$30,064.22			\$11,611.55	\$25,835.24
	Sewer Fund	(\$59,511.85)	\$22,283.90			\$14,691.08	(\$51,919.03)
	SRF Project/Loan Fund Reserves	\$57,628.72	\$85,750.68		\$45,474.25	\$42,485.50	\$55,419.65
	TOTAL	\$14,226.52	\$181,609.74	\$45,474.25	\$45,474.25	\$91,608.83	\$104,227.43
RESTRICTED FUNDS							
	SRF Loan 1/2 Fund Reserve	\$315,305.81					\$315,305.81
	SRF Loan 3 Fund Reserve*	\$819,060.21	\$2,493.04				\$821,553.25
	SRF Loan 4 Reserve	\$6,407.04					\$6,407.04
	Construction Deposits	\$20,000.00					\$20,000.00
	Grinder Pump Reserve	\$62,500.00	\$24,000.00				\$86,500.00
	TOTAL	\$1,223,273.06	\$26,493.04				\$1,249,766.10
TOTAL - ALL FUNDS		\$1,237,499.58	\$208,102.78	\$45,474.25	\$45,474.25	\$91,608.83	\$1,353,993.53

HELD IN THE FOLLOWING ACCOUNTS:		Ending Balance
CHECKING		
First Interstate Bank	\$	174,188.92
TOTAL CHECKING	\$	174,188.92
SAVINGS		
First Interstate Bank Savings (General Funds/Op Reserves)	\$	-
First Interstate Bank (SRF Reserves Acct)	\$	269,361.34
Fidelity (SRF Reserve Acct)	\$	910,443.27
TOTAL SAVINGS	\$	1,179,804.61
TOTAL BALANCE	\$	1,353,993.53

CID Financials – March 2025 Vendor Transactions

Vendor	Memo	Credit
3E-Electrical Engineering & Equipment Co.	Generator Repair	808.50
AE2S Operations, LLC	Repayment of check voided in Feb	19,627.00
All Net Connections	IT Support	616.80
Black Hills Electric Cooperative*AUTO	Monthly Electric Autopay	957.39
Black Hills Energy-AUTO	CID Electric Service	6,650.00
Clearwater Consulting & Water Mgmt, LLC	Invoicing and Admin Services	991.28
Dakota Pump Inc	Cloud 9 Monitoring; Transducer DPI	4,149.49
Delta Dental of SD-AUTO	2025Premiums	246.30
First Interstate Bank	Credit Card	2,393.80
Lead-Deadwood Sanitary District #1*AUTO	Acct 88007001 2/01/25 to 02/28/25	3,083.05
Lynn, Jackson, Shultz & Lebrun	Legal Fees	637.20
MidContinent Testing Laboratories, Inc.	Potable Water Testing Effluent and Influent	1,089.75
Montana-Dakota Utilities*AUTO PAY	Gas	1,278.47
Rapid Delivery Inc	Fuel Surcharge - Water Sampling	217.12
RMB Associates LLC	Admin Fees	3,000.00
South Dakota 811	Messages	2.10
South Dakota Retirement System	Retirement Contributions	686.42
Sparkling Clean	Monthly cleaning services Feb 25	187.56
Sturdevant's Auto Value Central City	Vehicle	30.96
Verizon*Auto	Cell Phone	52.89
VSP Insurance Co.*AUTO	Vision Insurance	35.21
Wellmark*AUTO	Health Insurance	3,762.88
	Total	50,504.17

CID Financials – April 2025 Vendor Transactions

Vendor	Memo	Credit
Ace Hardware of Lead	Misc Supplies	225.82
All Net Connections	IT Support	511.90
Aquafix Inc	CO2181	436.60
Black Hills Electric Cooperative*AUTO	Monthly Electric Autopay	901.12
Black Hills Energy-AUTO	CID Electric Service	6,037.05
Black Hills Pioneer	Legal Notices	130.54
Clearwater Consulting & Water Mgmt, LLC	Invoicing and Admin Services	1,491.28
Hawkins Inc.	Chemicals	2,502.54
Johnson & Richter Creative	Website updates	250.00
Lawrence County Treasurer's Office	Parcel 26455-00200-000-25 1st half	4,813.10
Lead-Deadwood Sanitary District #1*AUTO	Acct 88007001 3/01/25 to 03/31/25	3,378.24
Lead Area Chamber of Commerce	Annual Membership Dues for Small Businesses	225.00
Lidel Construction Co Inc	Outlaw Pass Lift Station	11,340.00
Lynn, Jackson, Shultz & Lebrun	Legal Fees	8,167.22
MidContinent Testing Laboratories, Inc.	Potable Water Testing Effluent and Influent	1,011.75
Montana-Dakota Utilities*AUTO PAY	Gas	1,074.88
Rapid Delivery Inc	Fuel Surcharge	70.20
Refuse Solutions, Inc.	Acct 5472 Garbage Service w/extra cans	5,475.90
Rice Lake Construction Group	WRRF Phase 2 - Pay App 20	28,756.00
RMB Associates LLC	Admin Fees	3,000.00
South Dakota 811	Messages	10.50
South Dakota Retirement System	Retirement Contributions	1,372.82
Sparkling Clean	Monthly cleaning services Mar 25	250.08
Verizon*Auto	742516316-00001	144.00
VSP Insurance Co.*AUTO	Vision Insurance	35.21
Wellmark*AUTO	Policy Group # 00626453-1000 04/01/25 to 04/30/25	3,762.88
Wild West Rentals LLC	Refund of SRF Loan 4 Assessments	238.24
	Total	85,612.87

CID Financials – Outlaw Pass Lift Station - WCD Summary

WCD #	Date	Item	Cost	Inc/Dec Days
1	3/31/2025	Generator Upsize	\$ 45,620.64	
2				
3				
4				
5				
6				
7				
8				
9				
10				
11				
12				
13				
14				
15				
WCD Total			\$ 45,620.64	0 Days
Project Contingency			\$ 299,000.00	
Contingency Remaining			\$ 253,379.36	
Original Substantial Completion				
Original Final Completion				
Current Substantial Completion				
Current Final Completion				

CID Financials – 2024 Audit Engagement Agreement

Kettle Thorstenson LLP



Kettel Thorstenson, LLP
810 Quincy Street Rapid City, SD 57701
P: 605.342.5630 | F: 605.342.2172
E: info@ktllp.com

March 12, 2025

Board of Supervisors and Management
Powder House Pass Community Improvement District
11283 Powderhouse Trail
Lead, SD 57754

Dear Board of Supervisors and Management:

We are pleased to confirm our understanding of the services we are to provide for Powder House Pass Community Improvement District (the District) for the year ended December 31, 2024.

CID Financials – Western Dakota Regional Water System

Western Dakota Regional Water System Membership

- Associate Membership
- Non-Voting Member
- \$375 Annual Dues
- Guarantees water allocation when constructed
- This is a secondary drinking water supply for PHP



CID Financials – CID 2025 Seasonal Staff

CID Summer Employee

- Job description below:

Job Overview

We are seeking dedicated and hardworking Seasonal Help to join our team during the summer peak season. The ideal candidates will assist in various operational tasks to ensure the smooth functioning of the Powder House Pass. This role requires an individual who is proactive and capable of handling physical labor while providing support to the PHP Operations Department.

Key Responsibilities

- Facility Maintenance: Assist with the upkeep of PHP facilities, including cleaning, minor repairs, and general maintenance tasks.
- PHP Roads: Insure all PHP roads are clean from rock, sand, dirt, using PHP authorized equipment.
- PHP Road Ditches: Maintain all PHP road ditches from debris, branches, etc..
- PHP Pools and Splash Pad: Maintain both pools are clean, tested, and surrounding areas are clean to PHP standards.
- Inventory Management: Assist in managing inventory levels, including organizing supplies and ensuring timely replenishment of necessary items in Community Building and Pool Area, cleaning supplies, pool chemicals, etc.
- Health and Safety: Maintain compliance with health and safety standards, ensuring a safe environment for owners and staff.
- Team Support: Collaborate with operations department to provide support and ensure seamless operations throughout the PHP.

Qualifications and Skills

- Education: High school diploma or equivalent is preferred or attending High school
- Experience: Previous experience in labor-intensive roles is an advantage but not required.
- Physical Stamina: Ability to perform physical labor, including lifting, carrying, and standing for extended periods.
- Communication Skills: Basic verbal communication skills to interact effectively with owners and guests.
- Problem-Solving: Ability to handle tasks independently and solve minor issues that may arise during daily operations.
- Flexibility: Willingness to work flexible hours, including weekends, and holidays, to meet the demands of the peak season.
- Attention to Detail: High level of attention to detail to ensure accuracy and consistency in all tasks.

Benefits

- Competitive hourly wage
- Flexible hours
- Access to Community Building and Pools (during non-peak hours, approved by District Manager)
- Development Opportunities and Learning
- Fun, collaborative, and dynamic work environment

How to Apply

If you are eager to contribute to Powder House Pass, we invite you to submit your resume and references to kent.wince@phpcid.org

Operations Status

Water Diversion Manhole

- The CID has begun the process of investigating a system to increase the rate of flow to the Englewood Booster Station.
- Current flow into the booster station from the LD main water supply line is 70 GPM, which maintains the current amount of usage.
- The improved baffle installation will increase the rate into the booster station to an estimated 300 GPM to accommodate future community growth.

Project: Powder House Pass Water Diversion Manhole
Lead, SD

Owner: Powder House Pass CID

Engineer: AE2S, LLC.

Date: April 21, 2025

Item No.	Item Description	Estimated Quantity	Unit	Unit Price	Total
LDSD - PHP Baffle Installation					
1	Mobilization	1	LS	\$2,500.00	\$2,500.00
2	Cut Steel Pipe	1	LS	\$2,000.00	\$2,000.00
3	Furnish & Install Concrete Manhole	1	EA	\$12,000.00	\$12,000.00
4	Furnish & Install 24" DI MJ Coupler	1	EA	\$3,500.00	\$3,500.00
5	Grout Bench of Manhole to Top of Weir Plate	1	LS	\$2,000.00	\$2,000.00
6	Furnish & Install Weir Plate and Appurtenances	1	LS	\$2,000.00	\$2,000.00
7	Surface Restoration	1	LS	\$1,000.00	\$1,000.00
Subtotal					\$25,000.00
Contingency (10%)					\$2,500.00
Total Construction Costs					\$27,500.00

Operations Status

Drinking Water Flush / Flow Verification

- The CID has started the yearly flush and flow verifications for the water system.

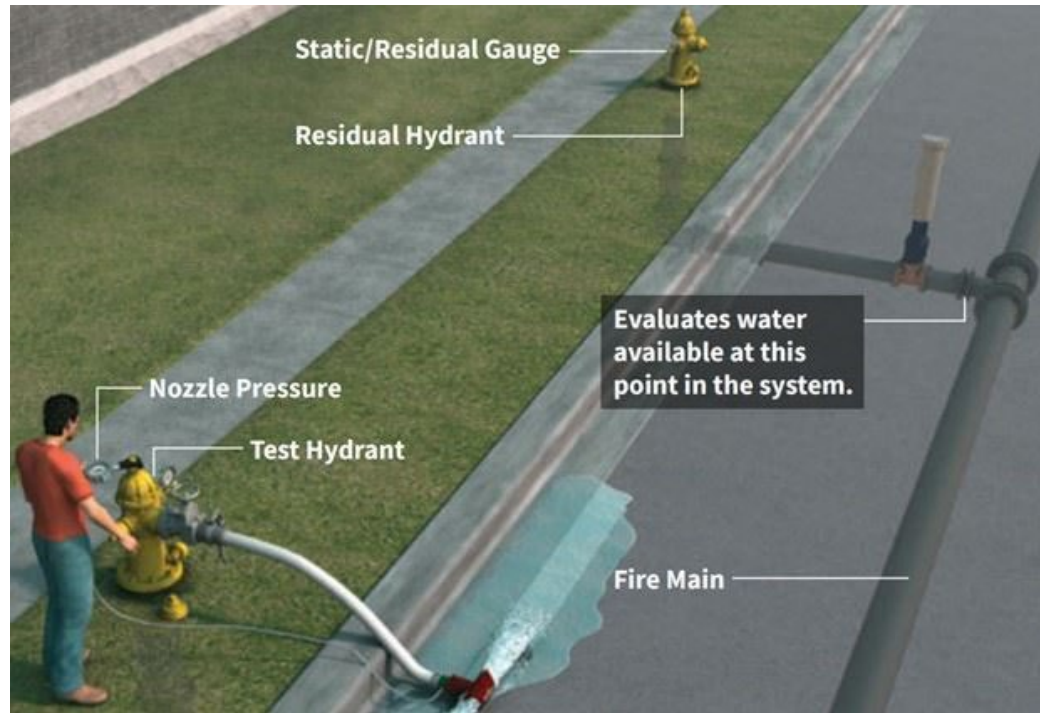
The following information is documented during the verification test:

- ✓ Date of hydrant flow test
- ✓ Location of hydrants being tested
- ✓ Time of day testing was performed
- ✓ Static reading at the static/residual hydrant (pressure in the system with no flow)
- ✓ Residual reading at the static/residual hydrant (pressure in the system during flow)
- ✓ Flow reading at the flow hydrant(s) using a pitot gauge
- ✓ Hydrant outlet size and type
- ✓ Current levels of the water tanks

Operations Status

Flush / Flow Verification Sequence

1. Flush the Residual Hydrant
2. Install the Static Gauge on the Residual Hydrant – Document the Pressure
3. Flush the Test Hydrant
4. Install the Flow Meter on the Test Hydrant, open Hydrant, Document the Flow
5. While Flowing, document the Residual Pressure at the Residual Hydrant
6. Close Test Hydrant
7. Document the Static Pressure at Residual Hydrant

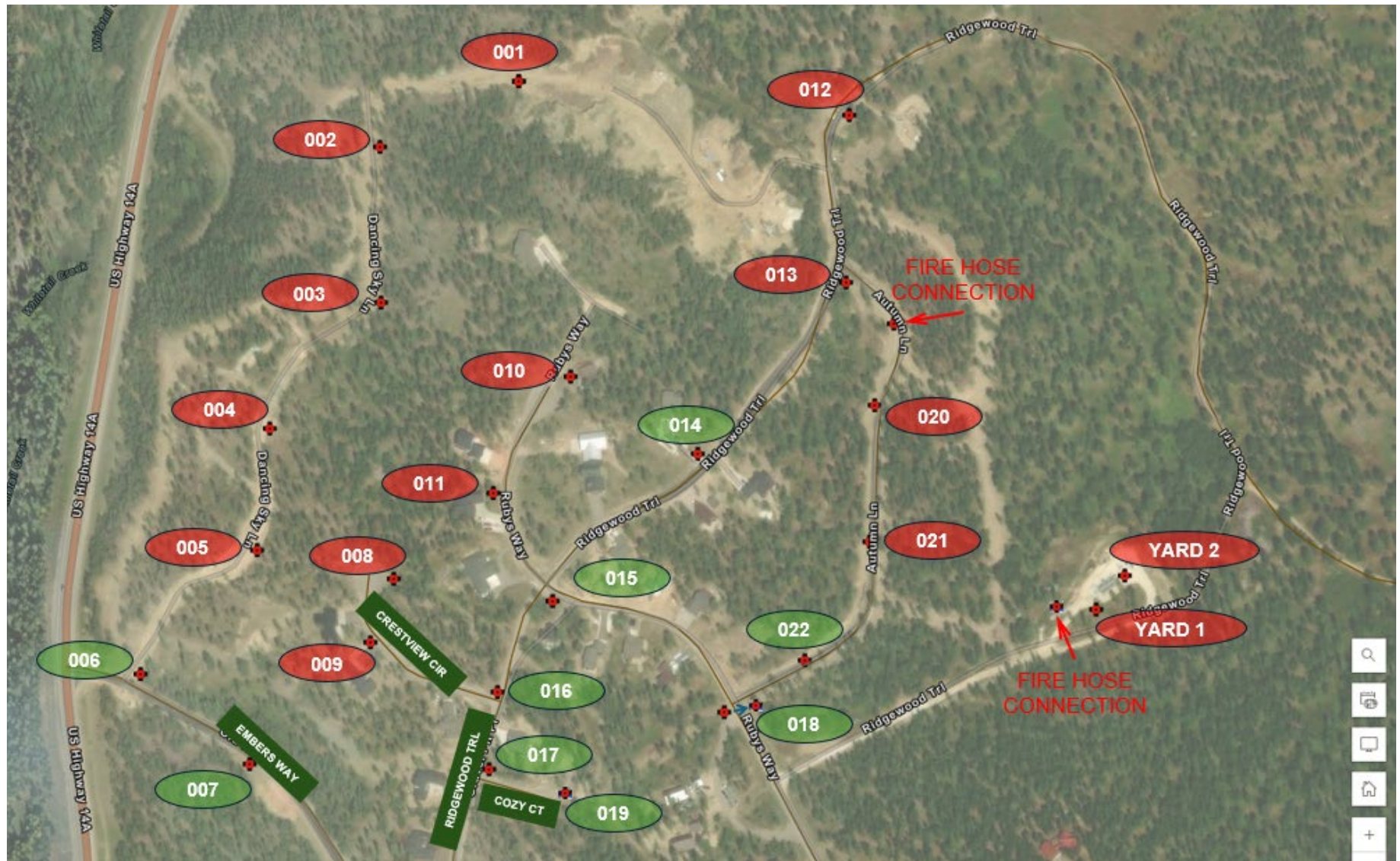


Flow results for the following tested locations have an average of 1039 GPM and 42.5 PSI residual pressure.

Flow Testing Video

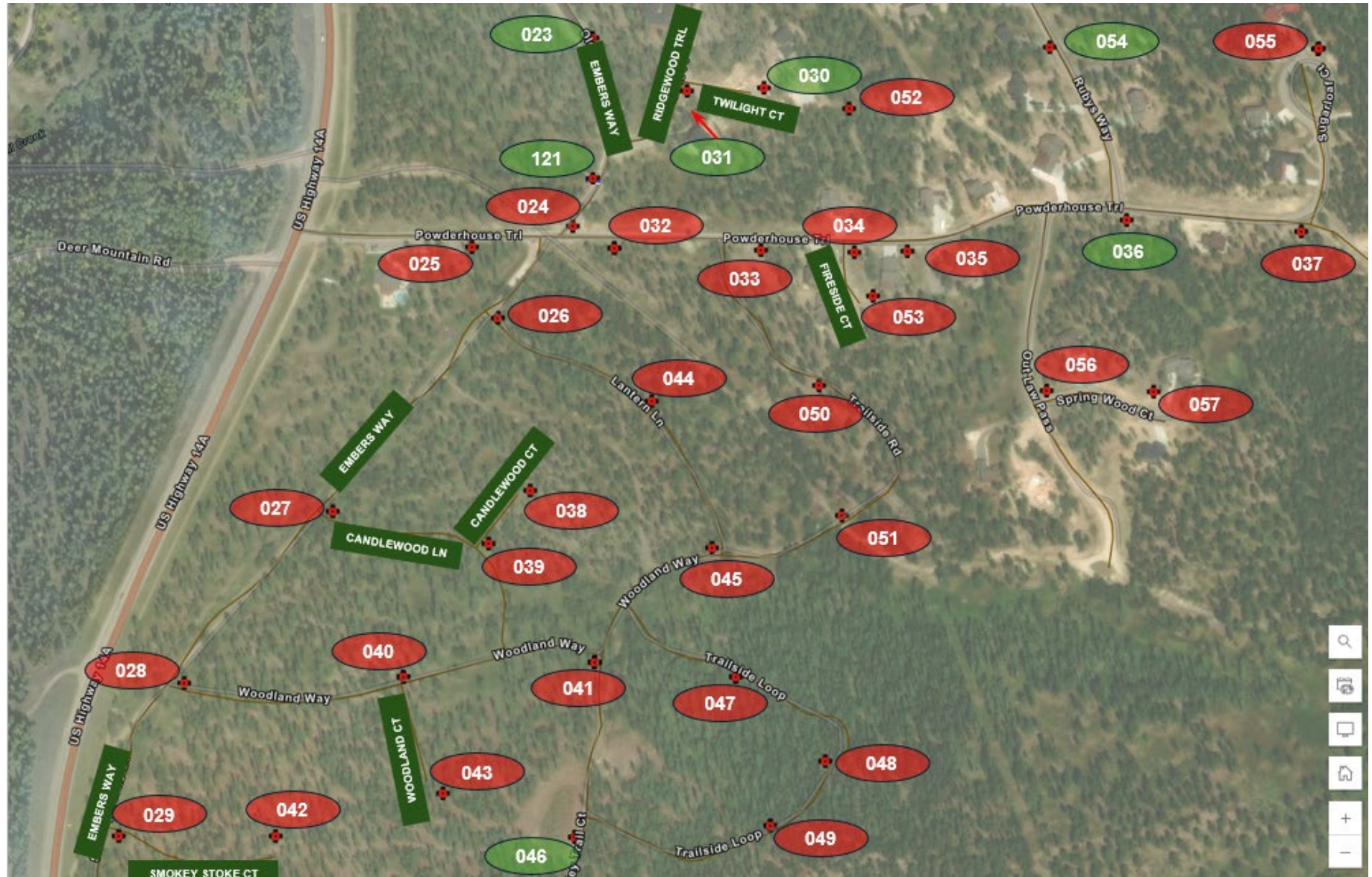
Operations Status

Flow Testing Hydrant Locations (1/3)



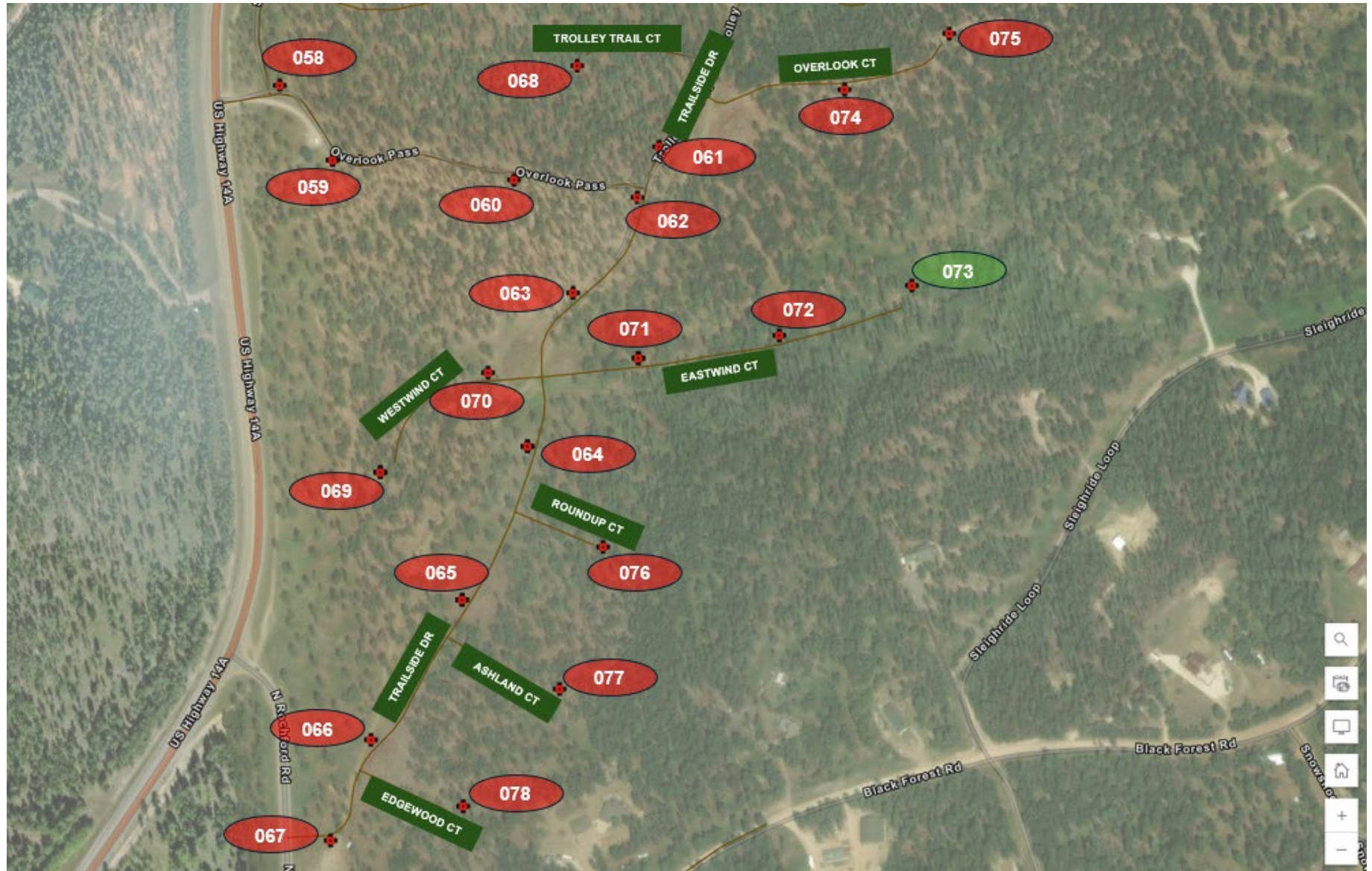
Operations Status

Flow Testing Hydrant Locations (2/3)



Operations Status

Flow Testing Hydrant Locations (3/3)



Operations Status

Identifying Drinking Water Loss

- Ongoing efforts to identify water loss.
- The CID is currently utilizing a Telog Hydrant Pressure Recorder loaned to the CID by AE2S Engineering. AE2S requested the tester back for the next two months, so the CID is looking at pricing and availability for the purchase of our own unit.
- Telog Hydrant Pressure Recorder System consists of pressure recorder, software, and computer interface cables.
- We have received a quote of \$4269.21 for a Telog Hydrant Pressure Recorder System for CID purchase, which will be proposed for purchase in the 2026 budget.

Operations Status

Drinking Water - SD DANR Achievement Award



Operations Status

Waste Water Treatment Facility

- The WWTP expansion is on-going. Construction update meeting was held May 6th. Substantial completion was declared at the meeting. There is a list of outstanding items that need to be completed prior to declaring Final Completion.
- The second train (Train #1) was completed and commissioned over the last two weeks. Preliminary lab results are positive.
- WCD for operations and lab equipment in work. Final cost not to exceed \$36,400.
- WCD for PLC update (additional card and programming) in work. This update will allow operations to remotely know if the plant is operating properly on generator power. Final cost not to exceed \$4000.
- The water line to the WWTP has thawed and we have water flowing to the plant again.
 - The CID is in the process of installing a water meter pit and water meter to track usage and identify possible leaks.
- Level III wastewater plant classification appeal has been requested.

Operations Status

Waste Water Treatment Facility Progress



Operations Status

Wastewater Treatment Facility Licensed Operator Options

- 108 Level III Wastewater Licensed Operators in SD
- 17 Level III (or higher) Wastewater Licensed Operators in Western SD
 - 2 work for Engineering Firms (Rapid City & Gillette WY)
 - 1 Independent Contract Operator
 - 14 work for Cities/Sanitation Districts

Options

- Continue with AE2S. After WRRF construction is completed, AE2S estimates monthly cost to be \$6,000.
 - Entails: License, 1 site visit per week, analysis of weekly wastewater samples (MidContinent Lab), Monthly & Quarterly report to DANR and EPA, Travel Time, Mileage.
- Hire a Contract Operator. \$3,000/month (estimated)
 - Entails: License, 1 site visit per week, analysis of weekly wastewater samples (MidContinent Lab), Monthly & Quarterly report to DANR and EPA, Travel Time, Mileage.

** Outside Level III operator/license needed until PHP Staff obtain Level III license **and** complete service time requirement (estimated through June 2026).

- Level III License requirements:
 1. Passing Level III license exam
 2. Completion of two years of college or vocational school majoring in engineering, environmental sciences, or related fields...And...Four years of experience including at least two years of experience in a Class II or higher facility.
~ Or ~
 3. Graduation from high school and Six years of experience including at least three years of experience at a Class II facility or higher.

POWDER HOUSE PASS

AGENDA

POWDER HOUSE PASS BOARD OF SUPERVISORS' MEETING COMMUNITY IMPROVEMENT DISTRICT

9:30 AM MST, May 08, 2025

**Powder House Pass Community Building
11283 Powderhouse Trail, Lead, SD 57754**

- A. ROLL CALL/CALL TO ORDER**
- B. APPROVE MINUTES**
 - a. Approve Minutes of March 13, 2025, Regular Meeting
- C. LEGAL**
- D. FINANCE**
- E. STREETS AND UTILITIES**
- F. ITEMS FROM VISITORS**
- G. ITEMS FROM THE BOARD**
- H. MEETING AND ANNOUNCEMENTS**
 - a. CID BOARD MEETING: June 12, 2025, 9:30 AM MST (10:30 AM CST) PHP
Community Building
- I. EXECUTIVE SESSION**
 - a. Contractual Matters
- J. ADJOURN**

The public can participate in the meeting of the Board of Supervisors of the Powder House Pass Community Improvement District by attending in person at the PHP Community Building at 11283 Powderhouse Trail, Lead, SD.

The public may also attend via the Teams Meeting Platform or by phone. Please see website (phpcid.org) and go to Home Page/Announcements for Teams Link and Call-In number.