

Below is a monthly maintenance report for the second half of August and the first half of September. In order to keep the board informed this report will be submitted prior to each monthly Board of Directors meeting. The list is intended to show the major maintenance jobs performed; many other minor tasks were also completed during the time period. All jobs were performed by either Jeff Johnson or Kurt Slentz (or both). We are trying to get most of the minor maintenance jobs cleared up before the onset of winter, for obvious reasons.

Service items latter July and early September to date (details available on request):

1. Provide guidance and assist with line repair on the line from the Old Fire Hall to Wipf residence. Repair completed successfully. The line gained 11 pounds pressure increase after repair. Repair verified to be leak free (twice). No noticeable change in pump rate at the pump house after one day. Meter readings on 09-15-2024 indicate increased line loss after the repair, indicating repairing the Wipf leak (and subsequent increase in pressure) may have triggered or affected another leak (is there no end to this?).
2. Extend both Wipf and Wordeman curbstops to allow for grading Wipf's yard (the curbstops are together in Wipf's yard).
3. Repair chlorination lines and begin chlorination at the end of the Wipf project. Chlorination suspended currently.
4. Leak check the main from the pump house to the old firehall: 09-16-2024. Leak indicated (pressure drop from 85.0 lbs to 1.5 lbs in 5 minutes).
5. Leak check line from the main to the reservoir across to Henrickson/Knight and Henrickson, Knight, and Maillox service lines. No leak indicated.
6. Replace inlet valve on Henrickson's meter pit.
7. Turn on [REDACTED] meter.
8. The Pine Grove maps are being updated by Rapid Map (the City of Rapid City and Pennington County) to include the new construction and residences. It was expressed by a board member that the current maps may not be in a useable condition; this is not correct. The current maps are used effectively in almost every visit to the field. The updates being made are to include the changes to the main at Coyote Flats, Windmill Road (the extension to Fullerton/Schmaltz), the Larson Line, the Sudbury Ranch, and the curbstops and meter pits of the additional residences on the system. These updates include GPS coordinates for all new or changed valves, hydrants, pressure reducing stations, air releases, and other system assets. The maintenance crew felt it important to get the changes completed (to date) while they are still able to maintain the system.
9. Repaired a couple of non-respondent meters and radios. There is a concern that battery life of the radios may be a factor, but it is speculation and not a certainty.
10. Crawl completely under the [REDACTED] mobile home and successfully photograph the service line in the pit buried under the trailer house (fun job...not).
11. Talk to a member that wants to "lower" (cut off) his meter pit for landscaping purposes. The meter assembly will be lowered (remove the ring in the meter pit) to accommodate the lowered meter pit if the member is insistent on cutting the upper foot off the meter pit. It is recommended that, prior to any cutting of the meter pit, the board have the member sign a agreement that, if the meter pit is altered (cutoff), any subsequent freezing in the meter pit is the sole responsibility of the member. [REDACTED]
12. Install the new chlorination pump in the pump house.
13. Check the reservoir, all pressure reducing stations, suspect curbstops, and hydrants for leaks. No leaks found.
14. Replaced several meter pit foam inserts.

15. Extended [REDACTED] meter pit. The meter pit was in a low spot below a culvert. The meter and electrical connections were covered with mud.

Recommended line maintenance jobs (same as last month):

1. Find and repair current leak(s).
2. Remove the curbstop and cap the tap at the junction of Morgan Ct. and Clydesdale Rd. (used for Hart ranch stock tank before Emery purchased the land).
3. Remove unused curbstop at [REDACTED] residence (Clydesdale Rd.).
4. Install meter, throttling valve, and disinfection port on Sudbury well, at a minimum.
5. Repair sampling station #2 (coyote Flats).

Recommended actions:

1. Have [REDACTED] sign a document for responsibility if he decides to alter/cutoff his meter pit.
2. Improve lines of communication when “borrowing” system tools or assets. The main line “key” (the tool used to operate the large main line valves) was found lying in front of the pump house; it is routinely stored on the north side of the pump house. If that key was needed for maintenance or an emergency and it was gone, it would cause a problem. If the tools are borrowed please return them to their original storage.

Best Regards,

Jeff and Kurt

Submitted by:

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