

The Meadows of Melody Ranch

ISD

Board Meeting

Tuesday, October 14, 2025 -- 2:00 pm

Zoom

Minutes

Attendance:

Bob Hammond	Demerie Edington - GTPM
Jim Hammerel	
Kent Van Riper	Matt Ostdiek, Rendezvous Engineering
Robert Wikoff	

1. Call to Order 2:02

With four of five board members in attendance, a quorum was established.

2. Approval of Minutes September 11, 2025 & September 29, 2025

Robert moved to approve the minutes from September 11, 2025. Jim seconded the motion, which passed unanimously.

Kent provided some amended language for the September 29th meeting. Jim moved to approve the minutes from September 29th, as edited. Robert seconded the motion, which passed unanimously.

3. Business

a. Engineering Report

Matt Ostdiek provided an update on the engineering issues within the Melody ISD.

~ Macy's has cleaned the sewer lift station.

~ The small Grundfos pump was repaired, and a couple of loose brass pieces were removed from the pump chamber. The brass was not in the pump, but must have been in the water main. The pump is now running quietly. Advance Pump and Equipment could not disassemble to inspect the pump impellers, since that would void the warranty. So, they were not able to assess the damage caused by those brass pieces.

~ Matt is looking into the chlorine system, which isn't currently operational.

~ We are waiting for Cummins to schedule the generator maintenance work.

~ Matt has signed Melody up with the WY DEQ to take advantage of the free testing of PFAS. DEQ is providing funding for the testing for now. These tests are expected to be rather expensive and will be required twice per year.

~ Rendezvous will be exercising the main water valves in the next couple of weeks.

~ In regard to getting the water System Improvements Project work underway, there was a delay in receiving the responses from the mechanical engineer. The electrical engineer will respond to those comments in kind, and then the 100% design package can be submitted to all the entities for final review. There were review questions about the chlorine gas system. The chlorine room door requires panic hardware. The project now includes replacing all of the pump house doors. There is a standard to neutralize or contain a chlorine leak from the largest container in the room, in the event of a leak. Based on preliminary investigation, it is not practical to neutralize the chlorine gas. However, the chlorine can be contained within the room and the ventilation system used to control the chlorine release into the atmosphere. To date, there are 15 permits/approvals required for the project. The final plans should be completed and submitted tomorrow. Matt has also requested that Nicole Krieger review the project plan and prepare a letter verifying that the ISD has all the land, easements, and right-of-way's necessary for the project. Bob will let Nicole know that the ISD authorizes this legal work to be done. Matt will reach out to the Landinos about the project as we get closer.

Matt hopes that everything will be ready to advertise for bids on November 2nd for a bid date of early December. This could be pushed a couple of weeks, depending on how long it takes for the approvals of the permits to be granted. The hope is to have the pumps and pipes all installed before the 2026 high-water demand (irrigation) season. The electrical equipment will likely take around 6 months to procure, which could require some temporary electrical gear to provide pump redundancy during the 2026 irrigation season.

~ The ISD request to reduce the water improvement project interest rate from 2.5% to 1.5% was granted as an amendment to the loan agreement with the Wyoming State Loan and Investment Board. The ISD request for an extension to the Wyoming Water Development Grant is being processed which will likely be more formalized in November.

~ The vent cover proposal was signed sent to the fabricator and the vent is expected to be completed in the next couple weeks.

b. Decision of LVE Proposed Cost Split

Melody Ranch has agreed to pay 1/3 of the amount of repairs. Bob will write a letter listing out the exact amount to be sent to LVE with a check for the ISD's portion. It will be around \$17,000.

c. Other Items

~ Lower Valley moved the power box on South Park Loop Road, which resulted in a brief power outage in the neighborhood.

4. Schedule Next Meeting

This meeting will be needed to authorize the advertising of the project and will be held on October 28th at 1:00 MT

5. Adjournment 2:38