

Osmond Improvement and Service District Board Meeting Thursday, August 13, 2026

Conducting: Kim Tippetts

Call to order and welcome: Kim Tippetts

Time: 7:00 p.m.

Attending:

Board: Kim Tippetts, Colt Nehring, Cory Jenkins, Lynn Veigel, and Jeff Tippetts (excused)

Members: Katharine Randall, Kathy Clark

Guests: Ryan Erickson – Sunrise Engineering

Minutes from July 2026 Meeting read by Katharine Randall

Motion to accept minutes: 1st Colt Nehring 2nd Cory Jenkins

Update from Sunrise Engineering:

- **Transmission Line** – The Notice of Substantial Completion is ready to send to VanDeburg. The punch list will include clean up at the Bassett property, fixing the fence at Lee Dennis's property, disconnecting the Smoot water system in the manhole near the Cassity property, meter pit grading and top soil at Happy Valley property, and valve keys.
- **Storage Tank** – continues to move forward. The floor has been poured and walls are done. Once the forms come down, they can begin shoring for the roof. It is anticipated that the roof will be poured sometime around September 1. The buildings are partially complete. Piping is in as well as the footers and walls. Patriot is working on getting a cost estimate to increase the pump size. A pad will need to be poured. Patriot could do it, but it would be more cost effective to take care of it as a District. Lower Valley Energy has raised some concerns with permits. Ryan has an email documenting what was agreed to initially and will get with them. Power is needed for controls, heat, and lights.
- **Happy Valley Well Project** – the 40 day period is over. Final payment requests are either with the state or are in the process of being sent to the state. It is taking longer than expected, but it was decided to wait for the state to process the payments prior to making payments to White Mountain.
- **Meter-pit Replacement Project** – The contract increased the award amount to \$950,000. Our next step is to apply for the SRF Loan with principal forgiveness in the Fall. The application can be found online. The USDA also has possible funding and Ryan will research to see if it is worth pursuing.

Financial Review:

Bank Account 1 – Osmond Improvement and Service District

July

Deposits:	Interest	\$	6.82
Total Deposits		\$	6.82

Withdrawals:	1105	Wyoming Secretary of State	\$	25.00
	1111	Dry Creek Earth Works	\$	277.50
	1112	Katharine Randall	\$	495.82
Total Withdrawals			\$	798.32

*** All bills authorized last month were paid

Balance as of July 31	\$159,908.99
------------------------------	---------------------

Bank Account 2 – Osmond Improvement and Service District (Grant Account)

July

Deposits:	State of Wyoming	\$	146,509.75
	State of Wyoming	\$	209,475.48
	Interest	\$	84.26

Total Deposits	\$	211,105.22
-----------------------	-----------	-------------------

Withdrawals:	5195	Patriot Construction	\$	94,188.14
	5197	White Mountain Operations	\$	209,475.48
	5198	Patriot Construction	\$	55,668.58
	5199	VanDeburg Excavation	\$	69,807.50
	5200	Sunrise Engineering	\$	18,103.75

Total Withdrawals	\$	447,243.45
--------------------------	-----------	-------------------

*** All bills authorized last month were paid with the exception of Sunrise Engineering June 4, 2026 Invoice for 7,077.50 which is being held per Ryan

Balance as of July 31, 2026	\$76,348.1635
------------------------------------	----------------------

New Financial

Osmond Improvement and Service District

- SVI Media -- \$218.51 (Consumer Confidence Report, Budget Meeting Announcement, Election Announcement)
- Katharine Randall -- \$580.50 (Hours and Expenses)
- Jewel Smith-Veigel – \$9.00 (Underpayment November 2025)
- CNA Surety -- \$112.50 (Bond for 5 Board Members and Treasurer/Secretary)

- Energy Laboratories -- \$118.00 (Water Testing)
- Town of Afton -- \$27.00 (Water Testing)
- Lower Valley Energy -- \$1300.00 (Engineering Fee and Deposit)

Grant Financials

Tank and Transmission Line

- Sunrise Engineering -- \$13,506.75 (03/01/26 – 03/28/26)
- Sunrise Engineering -- \$18,375.50 (05/31/26 – 06/30/26)
- Patriot Construction -- \$427,725.74 (07/05/26 – 08/08/26)

Happy Valley Well

- Sunrise Engineering -- \$6427.18 (July 9, 2026)
- White Mountain Operating -- \$5,896.47 (Retainage Release)

Motion to accept financials: 1st Colt Nehring 2nd Cory Jenkins

New Business

MRG Grant Agreement was approved by all attending Directors and signed by Kim.

Kim Tippetts:

- Election – Applications are currently being accepted for the November ballot. A table, box, and sign will be provided by the County Clerk's office. Two members who are not on the ballot should man the table at all time. Kathy Clark and Leslie Tippetts have volunteered to help. Information regarding the election and candidates will be added to the website once the application deadline has passed (August 24, 2026).
- Bacteria were found in the water during a recent test. The water was chlorinated and a second test sample has been taken. Results are expected late Friday afternoon (August 14, 2026). The bacteria found is very common and there is no reason for concern, but the District will take every necessary action to remain in compliance. Jason and Ron have been a part of all actions taking place as a result of the contamination.
- Jason Mavy has agreed to act as our Chief Operator with the Board's approval which was given. He has extensive knowledge and experience particularly working with government offices. Jason's standard contract was tweaked to include the verbiage "as mandated by the Board."
- VanDeburg and Sunrise are putting together a map of the system and will provide the District with both a digital and hard copy. Once we have received the map, it is proposed that all Directors and any Members that would like, tour the system.
- It was verified that the main line has wire and could be located using locator equipment. Service lines do not. The Board discussed whether or not to purchase locator equipment. Layne Heiner has equipment and may be willing to enter into an agreement with the District to help as needed. The city of Afton may also be a resource. Kim will follow up with both.

- The pipe still needs to be taken care of at the bridge. Cory will take care of it once the burn ban is lifted.
- Kyle Parsons will probably not accept position of Backup Operator. Jason's partner, Joe Eggeston, is a strong possibility. This position should be filled soon.
- Notice of violation letter should be added to the website.

Colt Nehring:

Jeff Tippetts:

Lynn Veigel:

Cory Jenkins:

- Cory has followed up with Dan Dockstader regarding liability insurance pool. We should have the information soon.
- Several members have asked for a definition of the term "member" in the By-laws and Rules and Regulations. It was decided that because of the upcoming election, any changes to the By-laws and Rules and Regulations should be postponed. Directors should review both documents by December 1, 2026 and any revisions deemed necessary should be made by the end of the calendar year.

Katharine Randall

- Osmond Pipeline Company has been officially dissolved.
- We are required to have an audit again this year due to grant funding. It was decided by all present board members to hire Dave Decoria again. Katharine will reach out to him.

Motion to adjourn: 1st Colt Nehring

2nd Lynn Veigel

Time: 8:05 pm