

SPRING CREEK / COW CREEK SANITARY  
DISTRICT MEETING MINUTES  
MONTHLY MEETING  
Wednesday, December 10, 2025

The regular monthly meeting of the Spring Creek/Cow Creek Sanitary District was held at the Dockside Bar & Grill on Wednesday, December 10, 2025. President Schneider called the meeting to order at 6:00 p.m.

President Schneider, Konda, Schuh, Kopman, Attorneys Severyn and Cruz, and Clerk Linn were in attendance, along with 10 residents. Forsch, Superintendent Zuber, 6 residents and 3 guests attended via Zoom videoconference.

Schneider requested a motion to approve the agenda. Schuh made a motion to approve the agenda. Kopman seconded. All voted in favor. Motion carried.

Schneider asked the Board to declare any Conflicts of Interest. None noted at this time.

Schuh made a motion to go into executive session pursuant to SDCL 1-25-2(3 & 4) at 6:01 p.m. Forsch seconded. All voted in favor. Motion carried.

Schneider called the meeting back into session at 6:40 p.m.

Schneider noted the following items in the President's message:

1. Merry Christmas, stay safe, and see you back here for the January 14<sup>th</sup> meeting.

Schneider updated the District on the Codger's Castaway Inspection status. Schneider noted the inspectors were granted access yet there was a manning issue. Konda made a motion to defer action on Codger's Castaway until such time the Board meets again. Forsch seconded. All voted in favor. Motion carried.

Schneider updated the District on the Codger's Caddy status. Konda discussed the history and the items required to be provided to the District per the Ordinances. The Board also discussed who would be considered the owner/developer of each lot in the development and who would be responsible for paying the developer fees. Schuh made a motion to deny access to the main line water and sewer in Codger's Caddy until such time that all appropriate fees are paid, plans are provided, and the developer follows all requirements of Ordinance 10. Konda seconded. All voted in favor. Motion carried. Schneider returned a check to Andrew Utech that was remitted to the District for a Codger's Caddy lot.

Schneider requested action on the 11/12/2025 meeting minutes. Konda made a motion to approve the 11/12/2025 meeting minutes. Forsch seconded. All voted in favor. Motion carried.

Schneider requested Superintendent Zuber present his report to the Board. In November the District used 710,000 gallons with a daily average of 24,000.

Other items noted by Zuber:

1. No reportable issues at lift stations this month.
2. Passed monthly testing.
3. Met with Aaron at the treatment plant to review sampling and layout. Feeling more comfortable with the process.
4. Met Nathan at water tower to review punch list.

Schneider requested Konda present the Treasurer's Report. Konda noted for the month of November: Unrestricted checking account - \$706,934. Restricted meter deposits - \$32,690. Restricted long-term developer fund - \$337,620. Total Checking/Savings - \$1,077,244. Accounts receivable - \$19,651. Accounts payable -

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\$679,632. Schuh made a motion to approve the Treasurer's report. Kopman seconded. All voted in favor. Motion carried.

Schneider requested Clerk Linn present the monthly Accounts Payable to the Board. Anderson Nill & Associates - \$6,597.45; Aquatech Systems Inc. - \$73,063.08 (held pending reimbursement and investigation); AT&T Mobility - \$91.05; Bachand & Hruska - \$14,254.10; Bartlett & West - \$11,209.00 (held pending reimbursement); Envirotech Waste Services - \$84.47; Flatland Enterprise LLC - \$579,290.58 (held pending reimbursement); Forrest Zuber - \$450.00; Mid Dakota RWS - \$4,977.85; Midco Communication - \$53.57; Oahe Electric - \$937.48; PSN - \$100.00; SD Public Health Lab - \$200.00; SD 811 - \$4.20. Konda made a motion to approve the bills as presented noting the hold on Aquatech Systems Inc. pending reimbursement and investigation, Bartlett & West pending reimbursement, and Flatland Enterprise LLC pending reimbursement. Schuh seconded. All voted in favor. Motion carried.

Schneider requested Ross update the District on the sewer facilities plan. Ross noted the plan is for a crane to be on site next week to set the last couple of tanks. It was noted the contractors cannot compact any backfill unless it is above freezing. Brosz will be on site. The contract allows for April to finish the project. The realistic outlook for startup may be pushed off until spring depending on weather. Ross was informed to assure the blowers met the minimum specs as noted in the contract. Core samples eliminated any concerns regarding degradation of the concrete in the floor. Clay particles were noted in the surface, so it is still expected the contractors will be required to epoxy-coat the floor.

Schneider requested Danner update the District on the water facilities plan. Danner noted he and Forrest reviewed the punch items on site and the vast majority of those items are done. The things that are left mostly concern painting. The tank should be set up for winter. Danner has been in contact with Maguire regarding change order 3. Appears we are in agreement with the change order, yet they are working on a bonded warranty on the exterior coating.

Schneider updated the District regarding the proposed surcharge methodologies. The Board discussed the pros and cons of the usage vs EDU methods. The Board agreed to pursue the EDU method.

Schneider updated the District regarding the proposed 2026 Water and Sewer Rates. Konda made a motion to increase water and sewer rates effective January 1, 2026, or as soon as notice can be provided thereafter, in the amount of 3% to include base rate and the rate per 1000 gallons. Forsch seconded. All voted in favor. Motion carried.

Schneider opened the floor to public comments noting each individual is allowed 2 minutes and no time can be granted from anyone else. Hearing none, public comment was closed.

Schneider inquired as to the need for an additional Executive Session. Konda made a motion to go into executive session pursuant to SDCL 1-25-2(4) at 7:37 p.m. Schuh seconded. All voted in favor. Motion carried.

Schneider called the meeting back into session at 8:14 p.m.

Schneider requested a motion to reference pay going forward for Forrest. Konda made a motion to increase the stipend from \$450 to \$525 effective January 1 on a monthly basis and to increase wage excluding stipend 3% providing that operator pass the class 2 exam by July 1, 2026; and will be paid to January 1. Forsch seconded. All voted in favor. Motion carries.

Being no further business, Konda made a motion to adjourn the meeting at 8:15 p.m. Schuh seconded. All voted in favor. Motion carried.

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\*\*\*SIGNATURES TO FOLLOW\*\*\*

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Todd Schneider, Board President

ATTEST:

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John J Linn, Jr., Clerk

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