

WWDC – Broken Wheel Ranch Master Plan

Project Update- Thursday November 19th, 2015

Discussion Items

➤ **Well Evaluation –**

1. Brought in Thomas Drilling to complete evaluation of the wells
 - a. Iron Bacteria was present - Treatable
 - b. Corrosion was present in wells, recommend the 8-inch well be cleaned during Level 3 work
 - c. 8-inch Well
 - i. 2 hp motor
 - ii. 10-15 gpm pump
 - d. 6-inch Well
 - i. Motor/pump was seized
 - ii. Left column pipe out
 - e. Overall, both wells appeared to be in good condition
 - i. Video/Photos

➤ **Water Storage Capacity –**

1. DEQ requirements – 1 Well vs 2 Wells
 - a. System currently falls into the 1 well category
 - i. Storage needs to meet 2 (x) the Max Daily Demand – 12,500 gallons
 - ii. Good for now, but does not meet requirement on paper
 - b. 2 wells, less storage is needed, but the 6-inch well won't be able to produce enough to make a difference (must produce Average Daily Demand)
 - i. For this reason, we are not recommending to rehab the 6-inch well at this time
2. Demographics – Evan
 - a. Buildout projections won't be based on population, will be based on change in demographics

➤ **Distribution System/Pipelines –**

1. DEQ requires a minimum pressure of 35 psi
 - a. Exhibit – 13 lots do not meet this requirement
2. During EPA's visit last year, they visually saw this issue and flagged it
3. There are 2 solutions, at this time we are not sure which option is more economical
 - a. Dedicate a booster pump and new service lines to the affected lots
 - b. Boost the entire system by 25 psi

➤ **Forming a Service District (Evan)**

1. Need 60% of land owners to sign petition (must also meet 60% of assessed value)
 - a. Wyoming State Statutes – Title 18, Chapter 12 – Improvement & Service District (<http://legisweb.state.wy.us/NXT/gateway.dll?f=templates&fn=default.htm>)
 - b. See Handouts

➤ **Q & A**