

ROARING FORK WATER & SANITATION DISTRICT
P.O. BOX 1002 * GLENWOOD SPRINGS, COLORADO 81602
Tel (970) 945-2144

REGULAR MEETING
September 17, 2024

Call to Order

Call to Order – The meeting was called to order at 3:00 pm.

Roll Call

Board Members Present

Ian Exelbert, Board President
Paul Goldstein, Secretary
Tom Sherman, Board Member
Carter Barger, Board Member

Staff Present

Tonya Uren, District Administrator
Brandyn Bair, District Engineer
Scott Grosscup, District Attorney
Alan Leslie, Plant Operator

M/S/C Tom moved to excuse Brendan Matthias, Carter second, all in favor.

Also in attendance:

Richard Myers
Sarah Brown
Yancy Nichol
Colby Christoff

Administrator's Report

August Minutes

M/S/C Carter moved to approve the August 20, 2024, minutes. Paul second, all in favor.

Accounts Payable

The Board discussed the progress of the Ironbridge lift station replacement project and Brandyn's review of the Phoenix Industries payment application. **M/S/C** Tom moved to approve the September accounts payable as presented. Paul second, all in favor.

Harvest Roaring Fork

Richard Myers and Sarah Brown of Realty Capital, along with their engineers Yancy Nichol and Colby Christoff of Sopris Engineering attended the meeting to update the Board regarding development plans for the property formally known as Rivers Edge. The development company purchased the property in March 2024 and are initiating community input to develop the master

plan for the proposed community with a focus on workforce housing. The owners worked with CDOT to pinpoint two new access points, and are in conversation with Habitat for Humanity with adjacent property and Roaring Fork Conservancy because of the easement along the river.

The development team conducted a geological investigation for the water and sewer line river crossing. A contractor mobilized equipment last week on District property for drilling on Aspen Glen HOA property. They hit bedrock on the east side of the river and are now exploring the west side. The developers will need a "Can and Will Serve" letter from the District for their Garfield County PUD application. They will also work with Brandyn to determine line sizing and phasing. The development of Harvest Roaring Fork will trigger surrounding properties inquiry for connection to District services. The developers are moving towards a new Pre-Inclusion agreement and determining the amount of EQR's necessary to serve the property. As the property owners are seeking flexibility in the planned community, the District may need to determine a development cap and preferred zoning based on the subsections or "communities" within the property. The property had 1,200 EQR's attached for prior proposals. The Board discussed the wastewater plant capacity and timing of expansion for this project. The Board directed Scott to build in protections for the District should the developer halt development and District wastewater plant require expansion.

2025 Budget Review

Budget Overview:

- Operating Expenses are relatively level except for the unknown of repair and maintenance issues.
- Property Tax revenue will increase slightly from development within the District.
- Continue to retain funds in Water and Sewer Reserves for updates and replacement of aging infrastructure.
- Complete Ironbridge lift station replacement in 2025.
- Increase customer water and sewer fees in 2025.

Proposed Rate Increase:

- Increase Water Usage Rate Tiers
- Increase Water Service Fees
- Increase Sewer Service Fees

Sewer System Investment Fund:

- The Board began setting aside funds in 2024 for increased filtration standards at the wastewater facility. Staff estimates that the filtration systems required to comply may cost \$5 million or more by 2033. Tonya proposes a funding goal of \$100,000 in 2025 drawing from increased customer rates, sewer tap revenue and property taxes.

Tonya met with Ian prior to the board meeting to review the proposed budget and a customer rate increase. Proposals include multiple increments of increase and water use history for customers.

Current Rates:

\$70 Water Service Fee

\$139 Sewer Service Fee

Water Use:

0-13,500 gallons: \$1.70/1,000 gallons

31,501-135,000 gallons: \$2.00/1,000 gallons

135,001-206,300 gallons: \$3.00/1,000 gallons

206,301 gallons and up: \$5.00/1,000 gallons

Tonya outlined proposed rate increases of both 5% and 7% to water and sewer service fees and incremental Water Use charges.

The District last increased service fees in January 2016 and water use charges were not included in that increase at that time. The Board discussed and directed Tonya to prepare the 2025 Budget Draft with the following increase:

- Sewer Service Fee 5% rate increase from \$139 to \$146 per quarter
- No Water Service Fee increase. Instead, target water consumption for the increase.
- Increase Water Use Charges on each tier. \$2/1,000 gallons on first tier, \$3/1,000 on the second tier, \$5/1,000 gallons on the third tier and \$7/1,000 gallons on the fourth tier.

If the Board accepts a draft budget with fee increases, then the District will hold a properly noticed rate increase hearing during the November board meeting. Tonya will present the draft budget to the Board at the October 15, 2024, Board meeting.

Engineer's Report

Ironbridge Lift Station Replacement

Brandyn reviewed the pay application from Phoenix Industries and progress. The concrete basins are poured and curing. The basins will be water tested and certified by SGM. The concrete work is about 75% complete, while the overall project is about 25% complete.

Operator's Report

Holy Cross Power Issues

After power issues with Aspen Glen wellhouse pumps, Alan met with Kevin Madison of Western Colorado Electrical Control Specialties, the contractor working with the District during the power issues. Kevin also met with Holy Cross Energy to discuss the District's power imbalances at the wellhouse. During another recent issue, Tonya contacted Holy Cross to notify of the power imbalance and an incident timeline is building on the District's account notes with Holy Cross. Alan wants to track and record the incidents to use this in discussions and response from Holy Cross to see if they are able to adjust their routing to improve the quality of power coming through to the District's infrastructure.

Attorney's Report

No further updates.

Next Meeting

3 pm, October 15, 2024

Adjournment

Meeting adjourned at 5:20 pm.

Read and approved this 15th day of October 2024.

Signed: _____

SEAL

Attest: _____