

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

REGULAR MEETING
January 21, 2025

Call to Order

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

Roll Call

Board Members Present

Ian Exelbert, President
Brendan Matthias, Vice President
Paul Goldstein, Secretary
Carter Barger, Board Member

Staff Present

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

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

Administrator's Report

November Minutes

Paul had follow-up questions regarding topics in the November minutes.

Regarding the well data loggers addressed in the Operator's Report, Paul asked for clarification regarding the well pumps. There is a tank under the well house building. Pumps in the three Aspen Glen wells draw water to the tank where chlorine and polyphosphate is injected and mixed. High service pumps then pull from the tank and distribute to the lines and water tanks. The high service pumps are bigger than the well pumps and there is management to manipulate the rate so as to not draw down the wells too rapidly. The well draw down study will help staff evaluate this issue.

Regarding the Engineer's Report, Paul asked if Harvest Roaring Fork can begin work to bore across the river before obtaining Garfield County PUD approval. The developers need a permit from the Army Corps of Engineers to bring infrastructure across the Roaring Fork River. The developer bears the risk of completing this work before the PUD is approved.

Paul asked about as-built drawings for the Ironbridge Lift Station replacement project. The November minutes reference as-built drawings that were inaccurate for the north and south sewer line tie-ins. In practice, as-builts drawings are certified by the developer before infrastructure is conveyed to the District. Ironbridge Lift Station #1 was built during the first phase of Ironbridge. The Ironbridge developer claimed bankruptcy at that time and eventually changed ownership. The District changed policy based on issues during the bankruptcy. Documentation of lines improved during the second phase of construction because of this policy, along with Alan Leslie and Scott Leslie conducting walk-through inspections during phase-two construction. With construction of the new lift station, SGM has more accurate information

regarding water and sewer lines present on site, as well as Ironbridge's irrigation line that runs through. Prior to this construction, the District knew about the irrigation line, but didn't know the path through the site.

Paul approved of the Can and Will Serve letter that Scott drafted on behalf of the District for Harvest Roaring Fork's PUD application packet to Garfield County. Paul asked if one lift station will be big enough to serve that development. Brandyn said it depends on what development is ultimately approved and the scope of surrounding properties that tie-in. Once the development's submittal to Garfield County is deemed complete, the details are released for comment. The District's prior Pre-Inclusion agreement for the site outlines the potential EQR's available to service the property. The application for zoning density doesn't include how that density is achieved. CDOT is the approval agency for traffic impacts.

M/S/C Paul moved to approve the November 19, 2024 minutes. Carter second, all in favor.

Accounts Payable

M/S/C Paul moved to approve the December 2024 accounts payable list as presented. Carter second, all in favor.

M/S/C Paul moved to approve the January 2025 accounts payable as presented. Carter second, all in favor.

Designate Agenda Posting Locations

M/S/C Paul moved to designate the RFWSD wastewater treatment plant, Garfield County Clerk & Recorder's office, and the District's web-site, www.rfwsd.com as agenda posting locations for the Roaring Fork Water & Sanitation District. Brendan second, all in favor.

Resolution

M/S/C Brendan moved to pass Resolution No 1, Series 2025 to appoint Tonya Uren as the designated election official and authorize her to cancel the elections if there are not more candidates than offices to be filled. Paul second, all in favor. Tonya explained the election calendar and the process of Self-Nomination for the renewal of Brendan and Paul's terms along with the election of Carter to the Board. Carter was appointed to the Board in June 2023 to replace Ed Brown when he resigned. Scott explained that when there is a vacancy, the Board then appoints an interim director who serves until the next election and then stands for an election to fill out the remainder of the term. In this case, Ed's term would have ended in 2025.

Operator's Report

Well Data Loggers

The data loggers installed in two of the three Aspen Glen wells are measuring levels and temperature daily. This information will be analyzed by SGM to understand pumping capacity of the wells with the current pumps and the option of larger well pumps to match the high service distribution pumps. In the past, well levels were measured monthly.

Polyphosphate Mixers

Polyphosphate is injected to the water supply at the wellhouse to mitigate pipe corrosion from aggressive mineral content. In the past, the District purchased drums of liquid, but as the cost

of product and shipping increased significantly, Alan switched to a polyphosphate powder that he can mix with water on site. The District purchased the two mixing tanks and mixers to convert to this method.

Water Loss

Alan and Mike are investigating system water loss.

Fluoridation

Carter asked if the District fluoridates the water. Alan stated there is some fluoride naturally in the ground water source minerals. It is dangerous to deal with fluoride powder to mix and inject, as well as costly. The District is not required to inject fluoride into the system.

Engineer's Report

Well Date Loggers

SGM will analyze data from the well loggers to determine whether the District can install larger well pumps. The wells run from 200-400 gallons/minute, but are permitted for 700 gallons/minute. He would like to determine what supply the Aspen Glen wells could produce with the higher pumping capacity. The performance of the existing well pumps will influence the timing of Harvest Roaring Fork development installation of additional water infrastructure.

Ironbridge Lift Station Replacement

The lift station project is going well and concrete basins are in place and backfilled. The contractor is working on the piping and dirt work. The new pumps are scheduled to arrive the end of February with work proceeding on the building and pump installation. The new lift station is scheduled to be complete in late March or early April. Paul asked about the concrete tanks and the leaks discussed in prior meetings. Cracks in the basins were injected with polyurethane and slurry grout with fibers for concrete adhesion. There is water proofing on the outside and inside of tanks to prevent groundwater infiltration. This process is designed to last the life of the lift station.

Harvest Roaring Fork

The developer submitted plans to the Army Corps of Engineers to bring infrastructure across the Roaring Fork River and Cattle Creek. At this stage, the pipe casings will be installed under the river and wetlands by open cutting the river. In the past, the Army Corps and Colorado Division of Wildlife allowed this type of work October through the end of March. These parameters may be changed and restricted due to white fish populations and work may be pushed to August 1st through September 15.

Attorney's Report

RE-1 and Eastbank Easement Agreements

Scott presented Agreements and Easements from Roaring Fork School District for infrastructure installed through Eastbank LLC property during school construction. The District's Pre-Inclusion Agreement with RE1 prior to the construction of the Riverview School called for RE-1 to extend the water and sewer lines from the Ironbridge development, along the county road, and through

the Eastbank property to the school. Additionally, the Eastbank Lift Station was built. Upon completion and with the proper easements in place, RE-1 would dedicate this infrastructure to the District. There was turnover of staff at the School District and their attorney retired, which delayed the completion of the agreements. Separately, RE-1 will work with Ironbridge to complete the section of easements within Ironbridge. The agreements outline the easements to RE-1, then the conveyance of these easements to the District, and a Bill of Sale to convey the infrastructure to the District.

The Board reviewed the Easement Deed Agreements and Bill of Sale. Carter commented on the language of "Reasonable" Attorney Fees. Language for these terms is left broad rather than limiting for the unforeseen. The District Rules and Regulations dictate a lot of standards that defined RE-1's work.

Easements for infrastructure installed by RE-1 is not complete. Water and Sewer lines that extend from Ironbridge Lift Station #2, across the Ironbridge property for unbuilt Phase III and to the county road, is not included in this set of agreements. RE-1 still owns these lines. Ironbridge is moving forward with Phase III, and easements will need to be complete to for work in that Phase. Dedication of infrastructure with the Bill of Sale triggers the two-year warranty period.

M/S/C Brendan moved for the District's acceptance and signature of Easement Agreements and Bill of Sale. Carter second, all in favor.

Harvest Roaring Fork Facilities License Agreement

Scott presented a Revocable License Agreement between the District and Harvest Roaring Fork which allows the developers access to the District property and across the District's easement to install casings under the river and through the wetlands. This license doesn't guarantee access or rights to connect. The District provided a Can and Will Serve letter to Harvest Roaring Fork and this agreement allows access for construction. Harvest Roaring Fork is working with Army Corps of Engineers for approval and timing of the work, which could be delayed per Brandyn's update regarding Roaring Fork River access. With the License Agreement from the District, the developers have this piece in place to move forward when granted approval. **M/S/C** Brendan moved to approve the Revocable License Agreement. Paul second, all in favor.

Open Items

Hunting Access

Aspen Glen Security contacted Alan regarding hunters that were crossing District property to duck hunt on private property along the river. The District owns two parcels of land at the plant. Aspen Glen HOA owns adjacent parcels. The Kaiser-Sievers Ditch runs along the edge of the plant property and has an easement for maintenance and operation of the Ditch. There is a parcel of private land across the river with property that extends through the river and borders Aspen Glen HOA property. Aspen Glen Security patrols the area around the plant. The hunters claimed they had permission to hunt the private property and were crossing through the plant to access. Scott confirmed that hunters need written permission from the private land owner and are required to present that permission. Further, the hunter's rights to hunt the private land doesn't give them permission to trespass the plant property to get there.

Next Meeting

Tuesday, February 18, 2025 3 p.m.

Adjournment

Meeting adjourned at 4:20 p.m.

Read and approved this 18th day of February 2025.

Signed: _____

SEAL

Attest: _____