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

REGULAR MEETING
July 21, 2026

Call to Order

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

Roll Call

Board Members Present	Staff Present
Brendan Matthias, Vice President	Alan Leslie, Operator
Paul Goldstein, Secretary	Scott Grosscup, District Attorney
Tom Sherman, Board Member	Tonya Uren, District Administrator
Carter Barger, Board Member (by phone)	Brandyn Bair, District Engineer

M/S/C Tom moved to excuse Ian Exelbert. Paul second, all in favor.

Also Present:
Cary Glickstein, Ironwood Properties (by phone)
Jay Engstrom, Crystal River Civil, LLC
Tim Malloy, Land Planner for Sages development

Aspen Glen Sages Development Lift Station

Tim Malloy, Jay Engstrom, and Cary Glickstein for the Aspen Glen Sages development, joined the meeting to discuss design review and permitting for the project's 14-unit lift station. Garfield County's resolution of approval requires the developer to provide all CDPHE approvals for the lift station that will serve the additional units. The deadline to submit a final plat is February 9, 2027. Referencing SGM's proposal dated May 28, 2026, Tim expressed concern that SGM's schedule for design and permitting of the lift station went beyond Garfield County's deadline. Brandyn noted CDPHE's Site Application and Final Plan and Specifications phases, each roughly four to six months, can now run concurrently rather than sequentially, and his proposal is an estimate dependent on CDPHE. In hopes of expediating the timeline, Jay proposed a process in which SGM sets design standards and reviews the Sages team's design and submittal to CDPHE on behalf of the District. The District will ultimately own and operate the lift station, so CDPHE will require the District as owner, to be the applicant. Board members raised concerns about future District infrastructure and maintaining control of facilities that the District will own and operate. Cary argued for the shared approach of separation between designer and reviewer. Cary spoke about his experience managing municipalities and noted the size of the lift station limits its design flexibility and feels his team can move through design and permitting most efficiently. Brandyn and Jay confirmed they have already begun discussing the lift station's location and sizing. The District recently completed construction of a new lift station, so design standards are current. Tim reaffirmed the District retains final design review authority and ownership of the facility regardless of the process.

Scott spoke to infrastructure development within the District and precedent in both directions of the District providing oversight or complete internal design and permitting of facilities. A Line Extension Agreement is necessary to outline the lift station agreement and other aspects of inclusion. The Board voiced they are not prepared to make a final decision at this time. Cary, Jay and Tim exited the meeting.

The Board asked for discussion regarding negotiations pursuant to Sages Line Extension Agreement.

Executive Session 3:50

M/S/C at 3:40 Paul moved that the Board go into Executive Session to develop strategy for negotiations relative to matters that may be subject to negotiations under C.R.S. (24-6-402(4)(e). Tom second, all in favor.

M/S/C Carter moved to conclude the executive session at 4:06 p.m. Paul second, all in favor. No action was taken. No party who participated in the Executive Session raised any objection to the matters discussed therein or stated that any improper action occurred during the Executive Session in violation of the Open Meetings Law.

Administrator's Report

<u>June Minutes</u>
M/S/C Tom moved to approve the June 16, 2026, minutes. Carter second, all in favor.

<u>Accounts Payable</u>
M/S/C Tom moved to approve the July accounts payable as presented, Paul second, all in favor.

Operator's Report

<u>Ironbridge River Bank Lift Station</u>
Alan continues work on odor reduction at the lift station. The odor control equipment has filtration media which required replacement. Alan added more odor masking agents to exhaust fans and basins and sealed all building penetrations. Complaints peaked in early July but are now reduced after recent efforts. Odors seem to be elevated in the evening, most likely due to increased flows. Tonya continues to field inquires and comments about the station. Alan, Mike, Brandyn, Tonya, and Brian from Phoenix Industries met at the lift station before the board meeting to discuss the issue. Brian proposed installing an exhaust fan inside the station to draw odors out through exhaust piping. This fan would take room odors that may be seeping from inside the station and direct them through media out the building.

Homeowners are unhappy about how the site looks. Ironbridge HOA has landscape plans for the site which may be delayed due to drought conditions.

Metered Water Loss
Alan is still focused on water loss. Water loss increases during irrigation season and is difficult to isolate during high use.

Engineer's Report

Development Activity
Brandyn meets with Harvest Roaring Fork engineers tomorrow. Garfield County will not allow the river crossing this year. The county is mandating a 1041 review and proof that the HOA is allowing a utility easement. Aspen Glen Reserve is still in process with Garfield County, back to the original 21 EQRs. Nothing new to report from Harwick Crossing, near Riverview School.

Attorney's Report

No further items to report

Other Items
Brendan asked the status of customer water use. Tonya reported second quarter water use was down and water use revenue for the billing cycle was $20,000 less than last year at same time. Alan communicates with Jake from Aspen Glen Golf about the status of the ditch. Irrigation for the golf course is from Crystal River ditches.

Next Meeting
3 pm, August 18, 2026

Adjournment
Meeting adjourned at 4:30 pm.

Read and approved this 18th of August, 2026.

Signed:___________________________________

SEAL

Attest: ___________________________________