

ROUND MOUNTAIN WATER AND SANITATION

BOARD OF DIRECTORS Minutes

THURSDAY, FEBRUARY 17, 2022

2:00 P.M. – 3rd Street Gallery Building Conference Room

Call to Order at 2:01 p.m.

Roll Call: Dave Schneider, Charles Bogle, Steve Lasswell, Randy Wilhelm, Peggy Quint, Laura Ippolito (zoom), Trinity Huffman, Kristen Dalla, Tony Dalla, Peter Ewing (zoom), Greg Smith (zoom), Tracy Ballard (zoom), Jordan Hedberg (zoom) and Greg Quinones (zoom)

Pledge of Allegiance led by Steve Lasswell

New Business

1. Trinity Huffman – Resolution 2022 – 03 was discussed regarding a water tap variance and purchase request. A map of the property was presented. This property is located below the district’s gravity feed system. Trinity already has a sewer tap variance. Dave Schneider suggested that the board approve this resolution. Randy Wilhelm made a motion to approve Resolution 2022-3 with discussed amendments to the resolution. Steve Lasswell seconded the motion. Motion passed 5-0.
2. Anthony Dalla and Kristen Dalla – Water/Sewer Tap - Mr. Huffman explained the timeline for the Dalla’s construction of their home in Shadow Ridge. Trinity took full responsibility for the fact that the tap was not purchased. Dig started in September 2021. House was fully framed in December of 2021. No tap had been bought prior to the moratorium. Dallas requested that the district grant them an exception to the moratorium since they were unaware of the moratorium. It was assumed that all the paperwork was in place from the contractor, the Town of Westcliffe, and Round Mountain Water and Sanitation. Charles stated that building permits should not be issued without proof of water/sewer tap purchase. Perhaps a place on the form itself should reflect that purchase. (28 building permits vs 77 taps purchased in 2021) Charles also informed the Dallas the historical road of the wastewater treatment plant project so that they are aware of how hard RMWSD has been working for the past several years.
3. Greg Quinones – After 2 ½ years of extensive work on the development, there are eight duplexes planned that will be kept as rentals for the local workforce, not low-income (30% AMI). He has worked with financial institutions to bring a housing development for the

community. He brought up the school superintendent having to resign because he could not find housing. Mr. Quinones did not purchase any taps for the duplexes. A complete sewer line was installed before building started in the first quarter of 2021. The first unit is near completion. Dave Schneider contacted Mr. Quinones stating that a tap had not been purchased, even after \$70,000.00 had been invested in the project. He assumed that the tap purchase had been grandfathered in. Mr. Quinones continued that there has to be some responsibility for communicating the requirement and where did it fail and whose responsibility was it to communicate that the moratorium was going into effect. Dave Schneider explained that Greg's investment was on infrastructure extensions, which was a wastewater extension with stub ins to the property and a proposed water main extension. Tap purchases are completely separate from the extension expenses. The developer does not automatically receive a free tap if they put in an extension. A water line for two blocks was installed to supply water to the properties that are planned. The first dwelling needs the waterline to be completed so that the closeout can be done in April. Dave Schneider will write a resolution regarding the two properties based on the information provided and the Board will make a decision on the resolution at the next board meeting on March 17, 2022.

Additions to the March 17, 2022, Board Agenda

- 1. Resolution regarding the Water/Wastewater Tap exception for Dalla property and Quinones' development project.**

Administrative Reports

1. District Business Manager – Peggy Quint

- a) Iconergy/Aquahawk dashboard training is going well. There is still more training in the future. We are so grateful for the product and support from the developers.**
- b) CBS of Colorado IT Support continues to work hard on our computers, server, licenses, and programs. Communication is consistent and welcomed. Staff is very happy with their work.**
- c) ARPA Application has been submitted for \$5K for radios for alternative communication in the event of an emergency. Peggy and Dave met with Adrian Washington, the WMVFD and a radio vendor. They felt that \$5,000.00 would cover the purchase.**
- d) Streamline hosting and website support request – SIPA (a Colorado hosted website) is a difficult platform and requires excessive hours to maintain and update. Dave agreed that our website presence does need to be improved and should be more user friendly for staff.**

2. ORC – Steven Koch – Not in attendance

3. District Operations Manager – Dave Schneider

- a) Variance request for a property that is in-district. Closest water and sewer are blocks away. The well and a private sewer variance is for a single-family residence. Planning Commission of Silver Cliff is looking at this and suggested that the lot becomes a single parcel, and the alley is vacated. The likelihood of anyone using the alley is virtually nil. Silver Cliff will write up legal documents stating what the buildable area is and where it is located. Sufficient soil and perk are in that area. County says there is no flood insurance. County has turned down free flood maps. Consensus of the board is to draw up the variance.**
- b) Diamond Maps – Westcliffe and Silver Cliff will have a read-only version of the map. Roger Camper is delighted to have this tool! Dave Schneider is going to ask the county if there is a parcel layer that could be added.**
- c) Dave Schneider – the plant in Hydro, Oklahoma is letting us test on-site to see if the samples of effluent can reach the target limits. Three of the nine target limits have been reached. Dave has received the green light from CDPHE to go ahead and design a scalable demo or pilot project in Westcliffe. Scalable size limit is not clear, but the plant has to be covering all the requirements that have been set. Pilot project will be at least a year to cover the four seasons. Dave will be going on vacation starting February 18th and returning on February 28th or March 1st. He is going to stop in Hydro, OK and visit the plant there that uses the Electro Coagulation process. This is on his way home and perfect timing for the visit.**
- d) Charles requested that someone make a motion to approve two tap purchases for the Dallas and Quinones, with exception to the existing policy regarding the moratorium. Peter made the motion; motion was seconded by Steve Lasswell. Discussion was started by Charles. He feels strongly that the two towns need to clean up their procedure in reference to RMWSD and tap fees. Both towns are involved in the issuance of building permits without taps being purchased. Based on the decisions being made, and how the state could respond to the moratorium on tap purchases, 77 taps were sold with the only limit placed on sold taps was that they had to be purchased by December 31, 2021. Two have been cancelled. All parties involved were given RMWSD Rules and Regulations and Techs and Specs. Peggy will visit the Town of Westcliffe and Town of Silver Cliff to compare building permits to taps purchased and report back to the board and to Dave. Dave will write a resolution for the board to vote on at the next board meeting. With the conclusion of the discussion, the board chose to table the motion until the next meeting.**

Consent Agenda

1. Approval of the Minutes of the January 20, 2022, Regular Board Meeting
2. Financial Report and Approval of Checks for January 2022

Motion to approve the Consent Agenda was made by Randy Wilhelm and seconded by Greg Smith. Randy stated that there is a lot of activity in the bank account. Iconergy checks are being written as soon as the funding is deposited. Motion approved with a vote of 5-0.

Old Business

1. Project Updates

Iconergy Well Project - some additional design challenges will slow the project down. Likely will have to drill the well so that the water quality can be tested, or 3 mil/liter of chlorine will have to be added (comparable to hot tub water) we are currently adding .6 mil/liter. Dave does not want to go that route. Well will need to be drilled as soon as possible. There is also a GWUDI (Ground Water Under Direct Influence) challenge. We had to prove this on the old well a few years ago. This well will be 75 feet farther back and shouldn't have to go through this 6-to-8-month process. If it was GUDI, that will dramatically change the project. The old well was 60 feet deep.

Solar - posts could not be put in the ground due to the frostline. Cast-in-place concrete supports will start soon.

Invoicing went much smoother, and funds are coming in at last!

Reservoir - meeting was held to discuss the reservoir, including a gravity ditch as part of the permit. The potential cost/benefit ratio doesn't make sense as it will cost twice as much. Our water attorney is encouraging us to at least include it the design permit, so that down the road it would be already included. This needs to be upstream at least three miles.

Johnson Ranch - Coleman's lease will run through the end of the year. The year that the Johnson Ranch sells, the Colemans may remain on the land until the end of that year. This was sent to Jeff Parker, District Attorney to clarify the verbiage. Our water engineer is working on final dry-up documents. By late-Spring or early Summer we should be ready to put the ranch on the market.

Adjourned at 5:17 p.m.