

# ROUND MOUNTAIN WATER AND SANITATION

## BOARD OF DIRECTORS MEETING

THURSDAY, October 27, 2022

2:00 P.M. – 3<sup>rd</sup> Street Gallery Building Conference Room

Call to Order at 2:00 p.m.

Roll Call: Charles Bogle, Steve Lasswell, Connie Thompson, Randy Wilhelm, Peggy Quint, Dave Schneider, George Mowry, Laura Ippolito, Elliott Jackson, Tribune

Pledge of Allegiance

Additions to the November 17, 2022, Board of Directors Meeting Agenda

1. Audit Presentation – Special Meeting may be held
2. Tap Extension Resolution will be ready for approval November 17, 2022
3. Resolution 2022-13 Budget Amendment Resolution if needed
4. Resolution 2022-6 Update

Administrative Reports

1. District Business Manager – Peggy Quint
  - Auditors and Management Company were on site for first day of audit  
They will be back next week for the second day of audit.
  - LIHWAP Low Income Housing Water Arrears Program – New Vendor
2. ORC – Steven Koch – in packet, no questions for Steven from BOD
3. District Operations Manager – Dave Schneider
  - a. Smith Well and Meter Project
    - i. The treatment building at Smith Well is up and finished on the outside. The electrician is working on the wiring. The design engineer made some minor changes. CDPHE is now looking at the design. Concrete will be laid in front of the doors. MSPS has been here to reprogram the meters for freeze points. Solar array will have a backup generator, however there is about a year wait, so there will be a temporary source to run the array. Dave is hoping that in late January or early February the solar array will be up and running. If the grid goes down, the generator can take over.
  - b. Reservoir Project
    - i. Engineering company has been here to complete the final design. RMWSD has teamed up with Upper Ark and acquired a \$500k grant towards the installation of the reservoir. There is currently an intergovernmental agreement with Upper Ark at the

district attorney's office. There will be some negotiation taking place. Within a month, it should be completed. The easement with Dan McGuire, that is in exchange for augmented water, includes the pump station to get the water into the reservoir. There will be some infrastructure on his property. If we feed the reservoir farther upstream, it will not be included in this easement.

**c. Johnson Ranch**

- i. Closing took place on October 11, 2022, at noon. The easements are procured and established and recorded. Our water attorney did not want any wells on the property. The buyers were not happy with that. The final agreement was that the buyers could have up to, but not more than four wells on the property, one for each 80-acre parcel. The maximum irrigation would be four acres. Dave commented that he did not see any impact on the dry up. It was not worth losing the \$1.5 million offer. Kudos to Dave!**

**d. Wastewater Treatment Plant Update**

- i. Additional testing was done on injecting Hydrogen Peroxide. It took a significant amount to make a significant difference. Realistically operation-wise, they could not make it work. Even down to one milliliter/liter, it would cost roughly \$30k per month just to inject it. After meeting with Powell Water, Dave let them know that we could not charge enough to make that feasible or sustainable. The Electro Coagulation process has been tested to the point that we know what it can do. We are now concentrating on the front end of the treatment system. In the micro-algae lagoon system, we need to see if we can address nitrogen, phosphorus, and arsenic. Those are the three things that the EC can remove but not to the limits that CDPHE wants them. Jeff with Lagoon Logistics picked up a gallon of our water and sent it to a micro-algae research lab in Little Rock. They are "tearing" our water samples apart and researching which microbes could be used to achieve our limits. They are testing microbes that will absorb the arsenic and the EC can then take out the arsenic. Microbe studies have never had to go down to a specific type of level. They are customizing a micro treatment that would work in our system. So far, the initial testing is quite positive. These two treatment systems are very symbiotic. The lab should soon have for approval recommendations as to which microbes are needed, which can be sent on to CDPHE.**

- e. Dave spoke at a Small Community Workshop that was presented by DOLA. It was received well.**

**f. Haga Project**

- i. The 1879 water main went straight through diagonally across the property behind Subway. Mike Haga wanted it moved and Dave gave permission if they would pay for it. The water main is finished, and the sewer extension will service the lots.**

- g. Nolan Project**
  - i. Has started In Silver Cliff. All the infrastructure costs will be borne by the Nolans. There will be a dozen tiny homes. It is behind the home on Main Street. All the taps were purchased in 2021.**
- h. Property that may be available for purchase for new shop/office.**
  - i. This would be a perfect location which is right by the lagoons. There is a shop and a double-wide home. A lower level could be available for an employee to rent housing. It is not up for sale at this time, but we will keep our eyes open. At least, we should look at the shop, which is on a separate piece of property. It would be a prime location for Round Mountain. Dave is looking at a grant from DOLA to help purchase this property. Randy is concerned about asbestos in that shop. This would be county property, so zoning would not be an issue. We might need a special use permit from the County.**

#### **Consent Agenda**

- 1. Approval of the Minutes of the September 22, 2022, Regular Board Meeting**
- 2. Financial Report and Approval of Checks for September 2022**  
**Motion made by: Randy Wilhelm, Steve Laswell seconded the motion. Vote was 4-0**

#### **New Business**

- 1. Board Approval for a Sewer Tap Refund**
  - a. Bought by Feedstore duplicate purchase. The buyers of the Feedstore bought the lot to the east of the Feedstore. It was not known that the lot had both a water and sewer tap. In 2021, the owners purchased two 6-inch taps. One for the Feed Store property and one for the lot. They found that they were being charged for the two sewer taps on the property. We are refunding that cost of the tap plus the monthly fees that they had paid. Peggy stated that she applied the payments made on the monthly base rate to the other property. The owners will then get their \$7850.00 refunded to them.**
- 2. Resolution 2022-13 to amend the 2022 Budget. This was discussed last month to move \$150K from unallocated funds to the General Ledger. After discussion, action on this Resolution was tabled until next month, due to the possibility that a Budget Amendment may not be necessary.**
- 3. Resolution 2022-12 to approve the 2023 Budget. Motion to approve was made by Connie Thompson, seconded by Randy Wilhelm. Motion carried 4-0**
- 4. Tap Connection Extension - Discussion last month included the issues that are arising regarding the ability to acquire building materials and plumbing materials. The one-year policy with a six-month extension isn't realistic for people to build. Dave's opinion is to extend that time limit policy to four years, with no extension. This would cover unexpected shortages of materials for RMWSD and for construction supplies. As far as taps are concerned, this would remove the problem of property holders buying taps and not connecting to the system. When the moratorium is lifted, we will continue to use the four-year time limit. For the remaining tap owners, theirs will be extended as**

well. Upon approval, staff will need to notify the current tap owners that their deadline has been extended another 2 ½ years to a total of four years from date of purchase. If a customer has returned their tap, they are able to repurchase the tap at the rate they bought it. The repurchase date, at the original cost, will be the start date for the four-year limit. Dave will write the policy to reflect these changes. This will be tabled until the next meeting for further discussion and potential policy approval. The consensus of the board was to make formal changes to the policy.

5. **Board Member Vacancy Application Submittal – George Mowry was present to answer any questions regarding his interest in being on the Board. He is on the Board of Trustees in Westcliffe. He was on the Town Council in Silver Cliff in the 1970’s when Round Mountain was being formed and he was a teacher at one time. He also owned a business on Main St. Mr. Mowry had submitted a self-nomination to fill the vacant position left by Peter Ewing, which will be up for election in May of 2023. Motion was made to accept George Mowry’s nomination: Randy Wilhelm Seconded by Steve Lasswell. The vote was 4-0. Mr. Mowry will come by the office and be sworn in by Peggy Quint, who can also notarize his Oath. Welcome George!**

#### Old Business

1. **Resolution ~~2022-06~~ Amended District By-Laws Discussion – Draft is not ready, will have it for the November 17<sup>th</sup> meeting.**
2. **Audit Update**
3. **Peggy had sent an email showing that Invoice Cloud is interested in paying for her to attend the Caselle Conference in 2023. She is very interested in attending. The issues with Invoice Cloud seem to be more understandable. Peggy met with Invoice Cloud and covered the issues. Peggy is also working to make Fromm’s work easier on our end when it comes to the electronic deposits made by JP Morgan Chase and Invoice Cloud.**
4. **Charles updated George on the meter/well/solar project that was introduced to RMWSD at the SDA Conference in 2020. This was one of the benefits of board and staff attending the SDA Conference.**

**Adjourn at 3:09 p.m.**