

# **ROUND MOUNTAIN WATER AND SANITATION**

## **BOARD OF DIRECTORS' MEETING MINUTES**

**THURSDAY, September 25, 2025**

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

**Call to Order at 2:01 p.m.**

**Roll Call: Charles Bogle, Steve Lasswell, Randy Wilhelm, Connie Thompson, Mark Dembosky, Dave Schneider, Peggy Quint, Becky Montanari, Steven Koch, Elliott Jackson, Wet Mountain Tribune**

**Pledge of Allegiance led by Randy Wilhelm**

**Additions to October 16, 2025 - Board of Directors Meeting Agenda**

- 1. CSAFE Representative visit**
- 2. Second Review of Budget**

**Administrative Report**

- 1. Business Office Manager – Peggy Quint – Report in Board Packets. Peggy suggested that funds could be moved to a Cash Account in CSAFE since the major projects are being postponed until 2026. Public Hearing Notice will be published 30 days prior to the Public Hearing regarding the 2026 Budget and Rate Increases.**
- 2. Field Operations Manager – Steven Koch – Report was included in the Board Packets. In addition to the report, Charles Bogle complimented Steven on his report. Steve Lasswell asked what High Tide Equipment was. High Tide is how we monitor our wells, lift station and tank that are online, and the levels can be monitored through SCADA. The charges that Steven mentioned were more expensive than before.**
- 3. General Manager – Dave Schneider**
  - Meter/Well Project loan is officially closed and amortized. Mark Spetz is still working with Black Hills Energy on solar power and how it should be refunded in the utility bill. After two years of requesting an onsite visit. All the connections at the Smith Well are working well. They checked the actual programming, and it didn't work to check. Other methods were used and the amps were measured. Once the solar array was fired up, it dropped the amps. Before we can get the billing situation cleared up, Black Hills will need to bring a new smart box to the Smith Well to get an accurate reading. Iconergy is still working on this. We cannot find any emails stating the method of refund we get from solar energy.**
  - Wastewater Pilot – GMS sent the final design draft. There were some changes that were made, but no cost estimate. Some items we cannot afford. They put in more equipment than we need. They over engineered the project. Sludge judging was done to see how successful the project was. Dave had expected that within 60 days the lagoons would settle down and start clarifying. Lots of floating (flock) and limited treatment throughout. We need to dial the front-end of the treatment in because that is part of our improvment process. If we can't prove to CDPHE that our front-end improvements will work, the whole project goes out the window. After talking to the field techs and our engineer, we believe that we took out our mature bugs that the**

young population of bugs are not heavy enough to float to the bottom. Skirting will be installed before the snow flies and put two skirts in the first pond to slow down the process and capture those bugs to get heavier. This will replace the zigzag plan. A 36 x 36 hole will be in the skirt to have more treatment control within the system. Dave is looking for a company that sells the skirts. The cable is above the ponds, and the skirt hangs like a shower curtain. This will be used until Spring.

- Reservoir Project is on hold until the easement agreement is complete
- Upper Ark Water Lease Agreement draft is still in negotiations.
- West Filing #2 Project – the initial surveying is completed. Engineering Company has been asked to check on Dave’s ideas on where the mains should be located. A 1-foot increment survey is what is needed because the terrain is very diverse.

#### 4. SDA Conference Summary

- Steve’s conference takeaway was that it was very valuable, had outstanding keynote speakers, and met with Granicus. Granicus agreed that we are a small district, and they are expensive. Steve also talked to another district that is doing a project with Iconergy. He also thought Iconergy was unique, but there were three other companies that do what Iconergy does.
- Dave stated that he wanted to learn more about AI, loans and financing, and Progressive Design Build, the concept of having engineers and contractors working together on the design with help from other owner/operators. Cost is laid out and followed because they are working together. AI is here and we need to know how to use it. It is public now and the security needs to be specifically for your business. We need our own platform for the district. Dave also wanted to learn about bonds.
- Peggy agreed that the keynote speakers were exceptional. Always encouraging to be amongst other special districts. She gets a lot out of being face to face with CEBT, CSD Pool, Fromm, and CSAFE.

#### Consent Agenda

1. Approval of the Minutes of August 21, 2025, Regular Board Meeting
2. Financial Report and Approval of Checks for August 2025  
Motion to approve the consent agenda was made by Steve Lasswell and seconded by Connie Thompson. Motion carried with a 5-0 vote.

#### Old Business

1. Update on easement negotiations with Geroux after the third time with the agreement, Geroux completely rewrote the whole document. Issues are down to three from ten. Our attorney has looked it over again. Hoping by the end of the month, if an agreement cannot be finalized by October meeting, then board needs to go into executive session and suggest eminent domain. This agreement process is holding up the whole project until Spring or even later. Charles suggested that if a final agreement is reached, that during the October meeting, the attorney should be contacted to be advised about eminent domain.

## **New Business**

- 1. Presentation of Draft 2026 Budget – Final Draft is due October 15, 2025. Both the auditors and management companies have advised us where to include extra funds so that when the audit is done, we are not over budget. Grant proceeds that are remaining for DOLA were included. That was included in capital improvements. We added a line of mandated reserves because they put that against our budget. We have also added to our water/wastewater enterprises, salaries and wages and employee contributions. What is owed for sick and vacation time to our employees is now a liability and that was added to the employee contributions. Projections on Property Tax Revenue and Water Metered Sales and other revenues. The EQR concept for water has been included. Also adding another penny to the bulk water rates, which is actually lower than it could be. There is also a 5% across the board increase for water and sewer rates.**
  - Addressing ADUs – Westcliffe passed an ordinance regarding ADUs which went against our Rules and Regulations. The Rate Study is almost done. Dave is suggesting about \$7000.00 for a connection fee. Connie Thompson suggested \$5000.00. The district needs to come up with an equitable connection fee for the additional living spaces being connected to an existing tap and service line set. Also, how do we charge for the additional water and sewer demand that is put on our system by the addition of that. Setting an ERU for the ADUs should take care of the demand cost. But only at a 50% of the rating.**
  - ERUs for water are included in the projected revenue. Resolution will be written and will address how the rates will be figured.**

**We included capital improvements that were padded even though there are not significant improvements planned. This was advised by our management company.**
- 2. CEBT Renewal – Insurance coverage for the employees remains the same except it will increase about 18% for the health insurance policy. This is reflected in the 2026 Budget. Randy Wilhelm moved to renew with CEBT. Connie Thompson seconded the motion. Motion carried with a 5-0 vote.**
- 3. Tap Refund Deadline Removal Discussion – Moratorium was put into place December 31, 2021, with an installation deadline of December 31, 2025. The expense and ownness is now on the property owner. Those that aren't installed will be bought back at the original tap price. Dave suggested that we leave it up to the owner how they want to proceed. He will write a resolution regarding this decision.**
- 4. CSAFE Cash Account discussion – Peggy suggested that we open a Cash Account with CSAFE for the funds that have been allocated for the reservoir and the WW Pilot Projects. Since the projects have been postponed until 2026, interest could be earned on those funds until it is time to use them. Randy Wilhelm made a motion to open a cash account with CSAFE with \$200K. Connie Thompson seconded the motion. Motion passed unanimously.**
- 5. Excuse Connie Thompson from August 21, 2025 board meeting – Randy Wilhelm moved to excuse Connie Thompson from the August 21<sup>st</sup> board meeting. Steve Lasswell seconded the motion. Motion carried with a 4-0 vote (Connie did not vote)**

**Meeting adjourned at 4:27 p.m.**