

ROUND MOUNTAIN WATER AND SANITATION

BOARD OF DIRECTORS' MEETING

THURSDAY, June 19, 2025

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

Call to Order at 2:03

**Roll Call: Board Members: Charles Bogle, Steve Lasswell, Connie Thompson and Mark Dembosky.
RMWSD Staff: Dave Schneider, Peggy Quint, Steven Koch and Becky Montanari (via zoom)**

Pledge of Allegiance led by Steve Lasswell

Additions to July 17, 2025 - Board of Directors Meeting Agenda

- 1. Presentation of 2024 Audit**
- 2. Resolutions for Meter/Well Project Final**

Administrative Report

1. Business Office Manager – Peggy Quint – Report in Packet

- **Firewall installation at Bulk Water Station June 20, 2025**
- **Becky organized the shredding of old documents. Great job!**
- **Audit is scheduled for June 26 and 27th**
- **Reminder of SDA Conference in September**
- **Caselle Conference is October 7th and 8th – Office will be closed**
- **Office will be closed on the 4th of July**

2. Field Operations Manager – Steven Koch – Report in Packet

- **Bulk Water Station Paving is done**
- **Booster Station repair**
- **Line to the new shop update**
- **Lift Station equipment upgrade**
- **Jetting starts in July – 3 to 4 weeks**
- **July 8th – Sanitary Survey (3 to 5 year test on reporting focused on the water side)**
- **New Tech has been hired and will start on July 7, 2025 – Gibbs Bedenbaugh**

3. General Manager – Dave Schneider

- **Well/Meter Project – Close to completing the final paperwork. Newspaper notifications have been published, and resolutions will need to be written stating that the contracts have been completed. Dave will present the resolutions at the next meeting.**
- **WWTP – the desludging went well and is complete. Aerators have been turned on and are helping with the odors and some bioaugmentation is helping as well. There is an unexpected holdup in getting the bid documents done. There are skeptical parts suppliers**

that are not willing to sell us parts for our pilot study. They feel it won't work, and they don't want the responsibility. Dave will contact GMS and see if he needs to step in and write a waiver or disclaimer. He feels they should sell us the product we are requesting.

- **Reservoir – Dave asked Engineering Analytics to give us a completion phase additional expenses report. The first phase was the design and approval of the reservoir facility itself, and phase two is the cost of the pipeline and construction oversight. There is about \$200K additional engineering cost. There will be onsite engineering to keep an eye on the contractor. There is an individual that lives in Westcliffe that works for another engineering company as a construction manager and is very interested in working on this project. Dave asked Engineering Analytics if they would allow a sub-engineer. They said we could do that, but their engineers would still be there. Dave received an amended scope of project. We are about \$1 million short of the cost of the reservoir. It becomes a critical issue about 2/3 of the way through the project. We will have to finance the remainder of the project with a loan.**
- **Easement with Geroux – Dave met with Darell and Twila Geroux yesterday. We have requested a 20-foot by 635-foot easement for the discharge pipe. It will be buried, and it will not have fencing and nothing will be disturbed. The Geroux would like 5-6 Tap Sets and free water. Our attorney responded to Dave saying that value assessment is half the value of the property if it was sold. We are asking for 1/3 acre. The Johnson Ranch was sold at \$4700/acre. At \$5000/acre for ranch land would be about \$833 for that easement. Dave does not recommend bargaining for the land and would like to offer a \$10K cash payment for a permanent easement, which is way over the value of the land. Dave checked into the Imminent Domain proceedings. It is not off the table and if they do not take our offer, this is the direction we would go. The board's consensus is to make the \$10K offer to the Geroux. The cost of pipe to install would be \$28,000 or so. It will be four to five feet underground.**
- **Augmentation – the creek is slowing down. We are taking about 8-acre feet per month to pay for our evaporative cost. It is diverted off Macy Creek, measured and put back in the stream. We have 355.8-acre feet of storage in DeWeese. There is a new crew that are watching the measurements more closely.**
- **Discussion of Lease Agreement with Upper Ark – a 40-year contract is not in our best interest. The \$100 per acre feet need to be adjusted to the current value of the water at least every 10 years. Upper Ark will draft an agreement. There would be an annual escalation of about 2% would be considered.**

Consent Agenda

- 1. Approval of the Minutes of May 15th, Regular Board Meeting**
- 2. Financial Report and Approval of Checks for May 2025**
Motion to approve: Connie Thompson Second: Steve Lasswell Vote: 4-0

Old Business - None

New Business

1. Josh Martin, Mortar Men Group – July 4th Fireworks location

- Josh met with Dave. They have permission from Alice French, property owner along with blessings from Silver Cliff, the Sheriff's Department and the Fire Chief to shoot fireworks off the hill by the water tanks. Plus, they have been trained and have insurance. There will be 3 to 4 firetrucks staged on site, and they will use Bart (the water truck) to soak down the dirt surrounding the area. Steven thought it would be a good idea to have a field tech stationed at the booster station in case there is a fire and additional water is needed. Two of the field techs live very close to the site and could get there quickly.

Adjourned at 3:00 p.m.

