

ROUND MOUNTAIN WATER AND SANITATION

BOARD OF DIRECTORS' MEETING

THURSDAY, July 17, 2025

2:00 P.M. – 3rd Street Gallery Building Conference Room
In-person or via zoom

Call to Order at 2:06 p.m.

Roll Call: Charles Bogle, Steve Lasswell, Randy Wilhelm, Connie Thompson, Dave Schneider, Peggy Quint, Becky Montanari (via zoom and Elliott Jackson, Wet Mountain Tribune)

Pledge of Allegiance led by Randy Wilhelm

Additions to August 21, 2025 - Board of Directors Meeting Agenda

1. Audit Presentation by Garren, Ross & DeNardo
2. Excuse Mark Dembosky from July 17th meeting

Administrative Report

1. Business Office Manager – Peggy Quint – Report included in BOD Packet. The only addition is that the Audit Extension has been filed with the State Auditor by Garren, Ross & DeNardo.
2. Field Operations Manager – Steven Koch – Report is included in the BOD Packet. Dave highlighted the topics:
 - a. The water line from Adams #2 to the new shop has been installed. Waiting on a backflow device will be installed once it arrives.
 - b. Lift Station was run on a floating switch called an avocado. We have upgraded to a new hanging device which measures the depth of the water.
 - c. The water storage tanks were inspected. They will be inspected again in five years. Eventually we will drain the tanks and make small repairs.
 - d. An excavator hit a water main that feeds our booster station from the water tanks. Field techs isolated the damage and repaired it within three hours. We will be sending an invoice to the company for the cost to repair the damage.
 - e. Gibbs has started and is doing great!
 - f. Kudos to Field Techs that the latest Sanitary Survey done by CDPHE resulted in a clean report! They received no violations! Dave is very pleased with this! A tracer line is put into water and sewer lines that assist in finding main lines.
 - g. Jetting – almost all of Silver Cliff is complete. We are required to jet 1/3 of our lines every year. We are trying to keep ahead of our schedule.
3. General Manager – Dave Schneider
 - Meter/Well Project – We received the \$28K from Iconergy for the overpayment of our project. Paperwork to close out loan will be submitted after resolutions are approved.

- **WWTP – Put in grant request for the desludging of the ponds and the requested \$251K was paid to the district. The funds were put back into the CSAFE account for capital improvements. We will be using those funds as matching funds for the rest of the project.**
- **Final designs – Dave worked with GMS on final designs and there were a couple of minor changes due to product availability. Final design and bid docs should be in Dave’s hands the last week of July.**
- **Reservoir – will continue with current engineer, Engineering Analytics. Easement issues are what is holding up the project. The water engineer of Division II will not let allow us to proceed forward until we acquire the easement.**
- **Augmentation – Macy Creek dried up the end of June. Still have a call if we get a lot of rain. If so, the junior holder above us cannot pull it before it gets to our gate. At the end of June we were at full storage in DeWeese.**
- **\$240K will be required to finish the design. No separate grant for the discharge pipe.**

Consent Agenda

- 1. Approval of the Minutes of June 19, Regular Board Meeting**
- 2. Financial Report and Approval of Checks for June 2025**

Becky Montanari requested that there be on record that there were amounts on the Delinquent List that had been updated and corrected in the early months of 2025, and the delinquent amounts were changed to the correct amounts. Motion to approve the consent agenda was made by Randy Wilhelm and a second by Connie Thompson. The vote was 4-0 in favor of the motion.

Old Business

- 1. Continued discussion regarding easement negotiations with Geroux – All communications have been sent to the board via email stating that an easement was required to discharge from the new reservoir back to the stream. The shortest distance is 635 feet across their property. Our attorney told us how to value the easement. The time of construction will be scheduled after haying and calving is done. The value that Attorney Parker put on the easement area is half the value of the actual value of whatever property that is being crossed or about \$831. The Geroux were offered \$10K. They countered with 6 water/sewer taps and a lifetime of free water. That was denied. A letter was sent stating that we will have to claim imminent domain if the value is not agreed upon. They countered back requesting \$20K. The district could easily spend \$15K to \$30K in attorney fees and it could take up to a year to finalize the claim. This would put the project way behind schedule. Randy Wilhelm made a motion to approve Dave’s suggestion to offer them the \$20K. Connie Thompson seconded the motion. The motion passed 4-0.**

New Business

- 1. Excuse Charles Bogle from May 16th meeting and Randy Wilhelm from June 19th meeting. Connie Thompson moved to excuse Charles Bogle from the May 16th meeting, Randy seconded the motion. Motion passed with a 3-0 Vote. Connie Thompson moved to excuse Randy Wilhelm from the June 19th meeting. Charles Bogle seconded the motion. Motion carried with a 3-0 vote.**
- 2. Resolutions on finalization of Well/Meter Project
Resolution 2025-9 – close out the SRF loan, accepting all subcontractors.**

Resolution 2025-10 – Steel City Solar – Solar Array and electric to lines and hardware and diesel power.

Resolution 2025-11 – Valley Electric Inc. – Electric pump hookup, diesel auto turn on, etc.

Resolution 2025-12 – Well Driller, Nemeir Drilling – drilled the well and installed needed equipment

Resolution 2025-13 - RMS Utilities Inc., majority of the new install - aluminum building, contract pipe, etc.

Resolution 2025-14 – Amcobi, Inc. - End Point and soft wire so that our computers could communicate with the new meters.

Motion to approve all resolutions listed above was made by Randy Wilhelm and seconded by Connie Thompson. Motion carried unanimously with a 4-0 vote.

- 2. Discussion regarding delinquent property at 111 N. Adams with a new tenant. Peggy Quint explained the situation at the property. The property had been given to the grandson of the property owner upon passing away. The grandson was not paying the water/sewer bill since last year and had told the office staff that he didn't have any money to pay the monthly bills. The tenant came into the office to have the bills put in her name. At that time, Peggy told her that we were not able to turn on the water because it had a delinquent balance. The tenant was not aware of this. Dave joined the conversation and the decision to let her pay the balance in August (8th). She was going to need to get in touch with the grandson and make sure she could use her August rent to pay the water bill. Upon approval, the water could be turned on for the tenant, but if she did not pay the balance owed, the water would be shut off. Motion to approve the agreement was made by Connie Thompson. Second, Charles Bogle, the motion passed with a 3-1 vote.**

Meeting adjourned at 3:05 p.m.

Adjourn at 3:05 p.m.