

ROARING FORK WATER & SANITATION DISTRICT
P.O. BOX 1002 * GLENWOOD SPRINGS, COLORADO 81602
Tel (970) 945-2144

REGULAR MEETING
January 20, 2026

Call to Order

Call to Order – The meeting was called to order at 3:00 p.m.

Roll Call

Board Members Present

Ian Exelbert, President
Brendan Matthias, Vice President – by phone
Paul Goldstein, Secretary
Carter Barger, Board Member
Tom Sherman, Board Member

Staff Present

Tonya Uren, District Administrator
Alan Leslie, Plant Operator
Scott Grosscup, District Attorney
Brandyn Bair, District Engineer

Also in attendance:

Siri Olsen
John Neiley
Mike Jeronimus

Harvest Roaring Fork

Public Comment

Property owners in the District and a member of the public were present and asked questions about the inclusion of the proposed Harvest Roaring Fork development within the District. Siri Olsen spoke about monitoring the PUD application with Garfield County. She obtained and reviewed the developer's water supply report, Garfield County's referral review, and response comments and asked if the District has any further information from the developer since the meeting she attended last September.

Scott and Brandyn spoke about intermittent communication with the development team relating to infrastructure planning and development phasing. The District's master water and sewer plan includes development of the Harvest Roaring Fork property. In the prior PUD application, an outline as to how the property would be served was established. The prior PUD expired and the District will evaluate the required infrastructure when there is more information as to what is approved by Garfield County.

The developer pays for wastewater plant expansion and is responsible for providing the necessary legal and physical water supply to serve the PUD. A surface water treatment plant will be necessary to serve the contemplated development. The District's wastewater facility location includes vacant land for a water treatment plant but now may be used for expanding

the wastewater facility. Harvest Roaring Fork is allowing space for a water treatment plant within the development and would extend sewer lines to the current wastewater facility.

Groundwater wells in the southern section of the District serve existing customers. Ironbridge originally planned a surface water treatment plant within the development but ultimately connected to existing District wells. The Harvest Roaring Fork development plans include connection to existing District water lines and expanding the water supply with the surface water treatment plant which draws from the Roaring Fork River.

The current water rights for the Harvest Roaring Fork property are for 1,200 EQR's. If a larger development is approved, the developer can obtain more legal water rights to serve the customer base. The District has an EQR schedule that includes commercial calculations to assess the impact. Domestic water consumption generally has a 90% rate of return to the river after processed by the wastewater treatment plant. Irrigation of the property is from the Thompson Glen Ditch. The developer needs the legal water supply before connection to the District.

Siri asked about a 1041 Permit for environmental impact analysis. She voiced her concern about impacts on the Roaring Fork River and, as she understands, this permit is for activities of state interest. Can the District trigger a 1041 review? Scott responded that this process allows Garfield County authority to review when land use code doesn't already do so. The Board voiced the importance of environmental review and questioned if the District could compel the developer to perform analysis as a condition of inclusion? Brandyn spoke about the environmental evaluation embedded in District operations and activities. As an example, the developer's timing of installing conduit across the river is dictated by Colorado Parks and Wildlife and fish habitat. As it pertains to the functions of providing drinking water and processing wastewater, permitting and compliance and environmental impact are a part of daily processes as well as construction projects by or are at the direction of the District.

Mike Jeronimus spoke about the federally protected orchid species habitat within the development property, and he is surprised that a survey of the property isn't included. Mike owns property along the river adjacent to the District wastewater facility property. He has problems with hunters trespassing on his property. The District does as well and is working with Colorado Parks and Wildlife to educate the community as to where fishing access is adjacent to the wastewater treatment plant. The District is installing signs to show the fishing access and that no hunting is permitted. Mike feels that hunters are trespassing along the Ditch easement and through District property to get to his land and is available to partner in locking access.

Siri and John are concerned that current customers of the District are financially protected during the phasing of development that could take years to complete. Scott spoke about various mechanisms to enforce financial agreements. The developer will be responsible for bonding and/or posting a Letter of Credit to be drawn on to ensure completion of the project.

Administrator's Report

November Minutes

M/S/C Tom moved to approve the November 18, 2025 minutes. Carter second, all in favor.

Accounts Payable

The payment to Bobcat of the Rockies in the January accounts payable is a General Fund Capital Expense included in the 2026 budget. Alan and Mike will be the operators and use the equipment to unload deliveries and lift heavy plant equipment. The Skid Steer comes with forks and a bucket. EPC has a plow at the plant and Alan will equip it to use with the Skid Steer. Bobcat will provide maintenance when necessary. The Skid Steer price includes a government discount and warranty.

M/S/C Tom moved to approve the December 2025 accounts payable list as presented. Paul second, all in favor.

M/S/C Tom moved to approve the January 2026 accounts payable as presented. Paul second, all in favor.

Designate Agenda Posting Locations

M/S/C Paul moved to designate the RFWSD wastewater treatment plant, Garfield County Clerk & Recorder's office, and the District's web-site, www.rfwsd.com, as agenda posting locations for the Roaring Fork Water & Sanitation District. Tom second, all in favor.

Operator's Report

- Alan is working with CPW to control trespass issues on plant property. CPW recently ticketed three hunters walking through the property. Alan will hang signs that show where the fisherman have access on the other side of the entrance gate. Also Alan created signs to inform no hunting is allowed in the easement area.
- Gavin installed the new motor for the positive displacement blower at the plant. The District purchased this blower and soon after installation, the motor failed. There are problems with excessive heat and Alan is working to determine if the heat is from the blower or motor. The manufacturer's representative is scheduled to come in February to perform startup of the blower.
- One of the Coryell wells is pumping dry. Samuelson Pump came to pull the pump to evaluate but couldn't get a valve shut to isolate the well. Once the valve can be repaired, Samuelson will come back to diagnose the issue. It could be with the pump itself, the location of the pump in the well or recharging of the aquifer.

Engineer's Report

Water Master Planning

Brandyn is working on District water master planning to evaluate the ability of the District's wells to supply water during high use periods of summer irrigation. Additionally, Harvest Roaring Fork is asking SGM to begin planning the surface water treatment plant for the proposed development. Brandyn met with Harvest Roaring Fork engineers to discuss planning and permit process, which with construction, can take up to three years before the plant could supply water. The engineers are evaluating if the developer could build the water treatment plant before they install the water line across the river, connecting to County Road 109. The engineers agreed to provide a bullet list of phasing for Brandyn to work from. Before SGM would begin this work, The District will need to collect a greater retainer from the developer

because SGM invoices would pass through the District for reimbursement by Harvest Roaring Fork.

Sages and The Reserve are still in Garfield County approval process. Brandyn spoke with Sages engineers regarding water line looping through Sages or through The Reserve.

Attorney's Report

No further issues to report.

Open Items

Carter noted that the 2026 meeting schedule lists the September board meeting on the 22nd of the month, which is the fourth Tuesday rather than the third. Tonya will correct the schedule to September 15.

Next Meeting

Tuesday, February 17, 2026, 3 p.m.

Adjournment

Meeting adjourned at 4:50 p.m.

Read and approved this 17th day of February 2026.

Signed: _____

SEAL

Attest: _____