

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

November 18, 2025

Call to Order

Call to Order – The meeting was called to order at 3:07 pm.

Roll Call

Board Members Present

Ian Exelbert, President
Brendan Matthias, Vice President
Carter Barger, Board Member

Staff Present

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

M/S/C Brendan moved to excuse Tom Sherman and Paul Goldstein, Carter second, all in favor.

Administrator's Report

October Minutes

M/S/C Brendan moved to approve October 21, 2025, minutes as corrected. Carter second, all in favor.

Accounts Payable

M/S/C Brendan moved to approve the November accounts payable as presented, Carter second, all in favor.

2026 Budget Hearing

M/S/C Brendan moved to open the 2026 Budget Hearing at 3:10 pm. Carter second, all in favor. No members of the public were present. The District did not receive any questions or comments on the proposed budget, for which notice was provided and available for inspection. Copies of the budget were presented to the Board for consideration.

The Board reviewed the draft 2026 Budget at the October 21, 2025, meeting. Tonya presented the final 2026 Budget without an increase in water use fees, as decided at the October meeting. This resulted in a lower balance in the Water System Investment Fund. No other material changes were made to the finalized 2026 Budget from the draft reviewed at the October meeting. The Board, having discussed and reviewed the budget, did not have further questions.

- **M/S/C** Brendan moved to adopt Resolution No.1 to set the Mill Levy at 7.4. Carter second, all in favor.
- **M/S/C** Brendan moved to adopt Resolution No.2 to adopt the 2026 Budget as presented. Carter second, all in favor.
- **M/S/C** Brendan moved to adopt Resolution No.3 to appropriate the following sums of money:

▪ Water Operating Expense:	\$ 391,090
▪ Sewer Operating Expense:	451,410
▪ Developer Reimbursement:	346,500
▪ Capital Outlay:	<u>160,000</u>
TOTAL GENERAL FUND:	\$1,349,000

Carter second, all in favor.
- **M/S/C** Brendan moved to close the Budget Hearing at 3:20 pm. Carter second, all in favor.

Operator's Report

Water Leak Detection

Alan's work with American Leak Detection identified potential water line leaks in Aspen Glen and Ironbridge. The two most probable are in Aspen Glen under the cul-de-sac by 404 River's Bend and the intersection of Brookie and Golden Stone Drive. Alan and Mike did secondary work at Brookie and isolated line sections by closing valves. They could not find the curb stop for a vacant lot at the intersection of Brookie and Golden Stone Drive. Alan will find that curb stop to see if leaking, and if not, will close the valve to conduct a pressure test. Alan will do a pressure test on the line at River's Bend. There are areas in Ironbridge detected for possible leaks, and Alan and Mike will do additional testing of suspected locations.

Ironbridge Lift Station

Gemini Construction poured a concrete pad at the new lift station entrance and completed the slab for the floor of the old lift station building. The old building will be used for storage of extra pumps and supplies. Tonya received odor complaints from the neighbors. Alan, Mike, Tonya and Brandyn met at the station with neighbors to assess situation. Odors were coming from the floor drain, which Alan and Mike now plugged. Odors are emanating from the odor control system. They are working through solutions as odors persist.

Eastbank Lift Station

Pumps were tripping at Eastbank Lift Station. Alan met with the manufacturer representative to discuss the issue.

WWTP Blower

One of the positive displacement blowers that generates air throughout the plant and basins failed in August and was replaced. A representative for Aerzen, the manufacturer, came to the plant for installation. There are issues with excessive heat generated and now the motor has failed. Alan is working with Aerzen to identify the heat issue and Gavin with R&A will install the new motor.

Internal Recycle Pump

The new internal recycle pump is installed. Three pumps from a different manufacturer were installed since the plant expansion and failed. Falcon, the pump manufacturer, offered a pump from Sulzer on a three-month trial basis. The Sulzer pump costs significantly less than the prior pumps. If all goes well with the Sulzer pump, Alan suggests purchasing another for back-up.

Coryell Ranch Wellhouse

Water flows from the Coryell Ranch wells feed through lines to the Coryell Ranch water tank and then into the distribution lines. During high summer use, Alan identified a capital project to bypass the tank fill line and install a valve to divert water flows direct to the distribution lines. As it is now, the water tank fills and equalizes before more water from the wells can enter the system. This project is scheduled for completion within the next two weeks.

Engineer's Report

Ironbridge Lift Station

The new lift station has been operational and online since last July. The final payout for Phoenix is included in the accounts payable. Jeffrey Niemann, the neighbor next door at 344 River Bank Lane, complained about the odors coming from the new station. The station was designed with odor controls. Brandyn examined the system and found a flapper missing in the valve which leads to the floor drain seeping odors. Along with the missing piece, Brandyn will work with Mike and Alan to investigate other corrective measures. A smoke test is scheduled to identify other potential leaks.

There are problems with final site work. Hydra-seed was sprayed all over the side of the station and in the split-air unit. The final site grading is sloped toward the building and gravel is spread along the building over the siding. Phoenix will clean the building, the air unit, create a swale to drain surface water away from the building and redistribute the gravel edging correctly. Tonya will then release payment. The lift station completion was behind schedule due to delays from the pump manufacturer and delays from Black Hills Energy and Garfield County inspections.

Coryell Ranch Well #11

Last winter, customers in Coryell Ranch complained about excessive air in the water lines. Samuelson Pump came to inspect and determined that the well pump was sucking air, which leads them to believe there is no water in the cavity at the pump elevation. Samuelson Pump is coming back after examining the well records to try to investigate the well casing and consider options. When a well is developed, reports are submitted by the driller and the pump installer to record well information and determine the well capacity and pump size. At the time of the report, this well tested at 650 gallons/minute. Staff is working with Samuelson Pump to determine if adjustments can be made to the current well and pump or if another well source

needs to be explored. Well #13 in Coryell Ranch is producing without issue, as are the three Aspen Glen wells on the other side of the river. Two of the Aspen Glen wells are monitored for depth.

Attorney's Report

Water Court Application

A Water Court diligence application for rights of exchange is ready to be filed with Water court. The wells pump the District's water through the system and returns water after it processes through the wastewater plant to the stream. This process leaves the stream "dewatered" for a portion. This conditional water right is filed every six years. The water right is 3.5 cfs, and 2.5 cfs is currently classified as absolute. As the District develops, and more of the water right is used, more can be decreed absolute. **M/S/C** Brendan moved to authorize Scott to file the Diligence Application. Carter second, all in favor.

Developments

- The Reserve property sold from Aspen Glen Golf Company to Peak3 Reserve LLC. Peak3 LLC has not submitted their plans to Garfield County yet. Once they do, the District will know if Peak3 will need to apply for additional water rights over the 21 EQR dedicated to that site.
- Sages is moving through the County approval process. The District provided comments to the County regarding the development. The developer met with staff last July and agreed to additional tap fees and increased service fees related to the lift station within the Sages.
- Harvest Roaring Fork is moving through the approval process with Garfield County. If this development moves forward, the developer will expand the wastewater plant and construct a surface water treatment plant. The timing and scope will depend on the size of the development. If approved, Harvest Roaring Fork will petition for inclusion to the District. This will trigger becoming a part of the District's taxing area, which will generate revenue and allow the District to increase administrative and operations staffing to manage the increased size of the District.
- There is no further activity with the lots in the Aspen Glen Bald Eagle Protection Zone.

Open Items not on Agenda

Trespass at District Property

An EPC employee's personal vehicle had three windows shot out while parked at the wastewater plant. The employee filed a police report. Garfield County Sheriff's Office and Colorado Parks and Wildlife believe that stray gun shot from duck and goose hunting along the Roaring Fork River hit the vehicle. Based on shell casings along the path, CPW suspects that hunters are trespassing through the plant property along the ditch easement to the river. A neighbor reports gunshot activity and dead and wounded geese along the river. Fishermen have access rights along the property, but not hunters. CPW is investigating the case. Also, someone painted graffiti on the Westside water tank. Alan will install a camera by the tank.

Christmas Party

The Christmas Party is scheduled for 7:00 p.m., December 18, 2025, at Brass Anvil in Carbondale.

Next Meeting

There is no meeting scheduled for December. The next meeting is January 21, 2025, at 3:00 pm.

Adjournment at 4:20 p.m.

Read and approved this 21st day of January 2025.

Signed: _____

SEAL

Attest: _____