

# ROUND MOUNTAIN WATER AND SANITATION

## BOARD OF DIRECTORS MEETING

THURSDAY, August 18, 2022

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

Call to Order at 2:00 p.m.

Roll Call: Steve Lasswell, Charles Bogle, Randy Wilhelm, Peter Ewing, Connie Thompson, Dave Schneider, Peggy Quint, Laura Ippolito. No Public were in attendance.

Pledge of Allegiance led by Randy Wilhelm

Additions to the September 22, 2022, Board of Directors Meeting Agenda

1. Steve Lasswell will not be attendance
2. Peter Ewing will be a little late
3. Audit Update – Not yet scheduled
4. By-Laws Finalization with Titles for Dave Schneider and Peggy Quint

Administrative Reports

1. District Business Manager – Peggy Quint
  - SDA Scholarship was awarded to Connie Thompson
  - Laura will be on vacation week of August 22<sup>nd</sup> to 26<sup>th</sup>
  - Speaking at a Webinar hosted by Invoice Cloud and Caselle
2. ORC – Steven Koch
  - Report sent via email
  - Dave Schneider reported that the Field Techs have been doing a lot of jetting. There will be a repair in Shadow Ridge.
3. District Operations Manager – Dave Schneider
  - Smith Well – Fourth try at a 72-hour test. They backed off the pump to 300 gallons per minute and it is staying with a steady flow. New generator was brought on-site.
  - Plumbing in the well building – requires an ADA compliant bathroom. Dave has made a variance request since putting a restroom over a community well is not recommended at all. CDPHE or EPA would never allow a bathroom to be installed above a community well.
  - Easel Solutions Update – extension on 2<sup>nd</sup> Street is completed. Seiferts did an amazing job!
  - Reservoir Update – RMWSD is working on acquiring an easement from Dan McGuire. Jerry Livengood is assisting the district writing a letter stating that Mr. McGuire has to comply with the illegal ponds. RMWSD and Upper Ark could augment for the easement. Dave is calculating about 5 acre-feet/year needed for augmentation, 2/3rds provided by RMWSD and 1/3<sup>rd</sup> provided by UAWCD.
  - The district needs the easement so that engineering can be done. The intended schedule would be late Summer/early Fall of 2023 to start the project if we can get the financing. Attorney is drafting up an agreement with Upper Ark. They have chosen to work with RMWSD again and its best to be proactive.

- **Johnson Ranch – Storage rights are full. Checking on it daily which is about 1 acre-feet/day evaporative loss.**
- **Wastewater Treatment Plant – Approved Demo Report has been received from CDPHE. That means that there will not need to be a test run for a year. There are six operational questions that they have asked, and they will be answered and sent back next week. Existing WWTP is responding well to the Hydrogen Peroxide and superbugs that were received by Powell Water at no cost to the district.**
- **New DOLA rep has not reached out to Dave yet.**

## **Consent Agenda**

- 1. Approval of the Minutes of the July 21, 2022, Regular Board Meeting**
- 2. Financial Report and Approval of Checks for July 2022**  
**Fromm was not able to get the bank recs completed. Motion to approve the minutes and financials was made by Randy Wilhelm and seconded by Connie Thompson. Vote was unanimous with 5-0 votes. September Financials will reflect the additions that were not in this month's report.**

## **New Business**

- 1. Randy Wilhelm – Use of District property by employees**  
**Resolution 2022-07 Section 7.40 regarding use of district property. 7.40 Use of District Property** District property is to be used only for official district business, in an appropriate manner, and in accordance with all applicable rules, operating procedures, or directives. No employee shall remove district property or the property of any other employee from district premises or work sites without proper authorization. Any employee who steals district property or the property of any other employee, or who abuses, misuses, damages, or destroys district property shall be subject to discipline, up to and including immediate discharge.
  - **Dave will email Jeff Parker and request his advice. Steve Lasswell stated that he thinks that district should keep the policy as it is unless Mr. Parker does not agree. Note: When on call, the Field Techs use a district truck. The on-call tech can drive a truck home but are not allowed to leave the district area.**
- 2. Resolution 2022-08 approving SDA Conference attendance**
  - **Charles Bogle made a motion to approve the resolution. Randy Wilhelm seconded the motion. Vote was unanimous in favor of the motion.**

## **Old Business**

- 1. Resolution 2022-06 - Amended District By-Laws Discussion**
  - **Discussion continued regarding the titles held by Dave Schneider and Peggy Quint. Connie Thompson suggested “District Manager” for Dave and “Assistant District Manager” for Peggy. Changes will be made to the District By-Laws to reflect this change. Dave is guiding Steven Koch, ORC, towards Operations Manager. With time, Steven will take over more of Dave’s responsibilities. An Organization Chart was also suggested to clarify who is supervisor over whom. Dave and Peggy will put that together. Tabled until Dave and Peggy can discuss this item.**

**2. Sale of Johnson Ranch update**

- **Property is under contract for \$1.5 million and scheduled to close on October 1, 2022. Buyer wants the grass for his own cattle and would like Ken Coleman's cattle off the property by September 30th. There are about 100 head on the property currently. Dave Schneider suggested that they offer Mr. Coleman \$20K for the lease buy-out. Mr. Coleman agreed to the amount and the request to remove the cattle. We would net about \$1.1 million after commission and the lease buy-out.**
- **Charles Bogle moved to accept the offer of \$1.5 million cash offer, lease payout of \$20k to Colemans, and grant Dave Schneider the authority to negotiate signing documents with the bank. Jeff Parker will write an agreement for the lease buy-out with the Colemans. Connie Thompson seconded the motion. Motion carried 5-0**

**Reminder – Next month's meeting will be a week later than usual.**

**Adjourn at 3:12 p.m.**

