

Minutes
Board Meeting & Budget Hearing
South Fork Water & Sanitation District
April 14th, 2021
28925 W Hwy 160, South Fork, CO 81154

Board Meeting called to order at 6:30 PM Board members present Darrell Davis, Ellie Fluck, Tom Slade, Rob Navara, and Ron Carpenter District Manager.

Approve March Minutes - Motion to approve February minutes made by Fluck, 2nd by Navara. Motion carried.

Additions or Corrections to Agenda – Motion to approve as corrected made by Fluck, 2nd by Slade. Motion carried.

Public Comment – None

Financial Report as of *April 13th, 2021*

General Fund

Motion to approve financial report made by Fluck, 2nd by Slade. Motion carried.

Operator's Report – The system is running well again and our sample numbers look good for the month. Ron and John will be out 3 days next week attending the Colorado Rural Water conference in Denver. Ron will also need to take some time off at the end of the month due to family medical issues.

The District has had a lot of locate requests for the month. Ron is also working with the Town as they install their new water system. They will be digging close to our lines along Ponderosa Drive this week or next, and Ron has reminded them for the last 3 weeks that they need to have an independent inspector on site while they are digging next to our lines.

We are not having any problems with water infiltration into the system during the melt this year, so it looks like the plug we installed in Jackson Heights seems to be working.

Continuing Business –

Lift Station #4 – We have everything in place to transition to the new Lift Station at the end of the month as soon as we pick up the new concrete ring from Valley Precast. Work is anticipated to last 2 or 3 days before the new left station is up and running. Ron has a plan in place with the electrician to use the old electric panel until the new generator arrives. Then they will install a new electric panel with the generator and transfer switch at the same time. The district will be getting the generator about a month earlier than anticipated.

New Building – The District signed a contract with SLV Builders and paid the 20% down payment on the new shop building. We should have engineered drawings next week, and concrete plans the week after. Once we have both, then we can get the building permit. RG Civil will be ready to move on the site prep as soon as we have a building permit.

Rio Grande RV & Resort – Ron attended the Town meeting for the proposed Rio Grande RV & Resort. The Town did decline to approve the development at this time due to a lack of information on the planning. The Town wants to see more information about the development plans, engineering, and worst-case scenario planning in the event the developer defaults.

Ron met with Roland Zimmerman about the proposed new RV Park. Roland plans to run the resort like an RV Park and lease the RV lots. All utilities will be in the streets. The developer will be responsible for the cost of all engineering and inspections. But Roland would like to pay the system development fees when he leases the lots, instead of upfront, and he would like us to bill the lot lessees instead of the RV park.

After discussion, the board determined that the District will follow our Rules and Regulates and treat this proposed development as any other RV Park. The entire waste-water system for all phases will need to be built to District specifications and tested before any use. The System Development Charge (SDC) will have to be paid before building permits are issued and lot development is started. The SDC can be paid for in phases as the lots are developed, but each phase must be paid for before being developed. Billing will be one commercial bill for all of Rio Grande RV Park and Resort, and billing will begin as soon as the building receives a certificate of occupancy or as lots come available to lease, or 1 year from the date the SDC is paid, whichever is first, as per our regulations.

RR Easement – Ben Gibbons has the paperwork for an easement sent to the railroad management company. If they will not sign the easement, Ben is ready to file with District Court to force the easement.

New Business – None.

Adjourned – Motion made to adjourn made by Slade, 2nd by Navara. Motion carried.

Respectfully submitted this 19th day of May, 2021.

Darrell T. Davis, President

Ellie Fluck, Secretary