

(April 29, 2019) Board Minutes
Steamboat Lake Water & Sanitation District Regular Board Meeting
4-29-19

Steve called the meeting to order at 6:06pm at the North Routt Fire Station #2.

Members:

1. Jim Hillman 2. Suzy Chase
3. Jeff Wilson 4. Jim Standish 5. Steve Johnson

Jackie Johnson, SLWSD admin
Robert Hulton

Open Issues:

1. Discussion of potential rate increase:

- A) Jackie has received the following comments regarding the rate study and potential for a rate increase:
“We are owners of Lot 62 in Filing #1 and are planning to build in 2021, so we will soon be Lot A fee payers. We commend the district board on their leadership in developing a 3 year capital improvement plan and commissioning the rate analysis study dated January 2019. We are happy to see major initiatives proposed in the 2014 District Master Plan moving forward. We are providing comment based on the assumption the board’s proposals at the April 29, 2019 public hearing will be primarily based on and incorporate the rate analysis study’s recommendations. We also assume the rate analysis study’s recommended rate schedule supports the board’s capital improvement priorities noted in the District’s April 2019 quarterly newsletter. With those assumptions in mind, we have the following comments:
We would support the rate schedule as recommended on page 11 of the rate analysis study. We appreciate the board’s forward-thinking approach and their desire to work with the County on the County Road 129 improvements scheduled for 2020;
We oppose the application of a portion of the reserve fund to reduce any proposed Lot A fee increase. The reserve fund balance is not adequate, and the board should prioritize maintaining and increasing the reserve fund to recommended levels over reducing the Lot A fee increase;
and
We would support the recommended system development fees as set forth on page 13 of the rate analysis study.
We appreciate the opportunity to provide public comment on the board’s proposals, and we look forward to the board’s decision. Thank you.”
By copy of this email to Colin, we are asking him to incorporate the minutes of the public meeting into the next quarterly newsletter.
Thanks again,
Mark & Kathleen Eisenmann
AND:
Robert & Lucy Murphy.
We cannot attend 4/29 meeting. Here are our comments: We feel we already pay alot for water/sewer. So we do not want an increase. Plus you take \$300 for vacant land lots per year too. Our water quality is also not great so until you improve that don't make us pay more. Thank you for listening to our comments.

District member Bob Hulton provides the board with some history of past projects done while he was a board member. He asks the board to take the size of any new digester or replacement digester into consideration as the physical footprint of the current sewer area may not withstand

greater improvements. Bob also states that he would rather pay a property assessment than have the District incur additional loans. The current debt is due to mature in 2027.

- B) Two major projects that the district is setting aside funds for capital improvement are 1. Repairing the pipes under 129 to resolve some inflow and infiltration issues and 2. Digester replacement (along with this replacement the software and computer system will also need to be updated as the current software is obsolete). Questions about the piping size were addressed as the original piping (still in use) was sized for 5000 homes. The county is due to improve the section of 129 where the district pipes are located in 2020. The board deems it important to work with the county for this time frame to also make the necessary repairs so that the traffic and potential disruption to this area is minimized.
- C) Discussion regarding options to set new rates. One method recommended included using a “multiplier” method that is based on number of bedrooms and bathrooms in a home. Discussion of how to monitor and administer such a proposal. One of the base would be 3 bedroom, 2 bathroom home; adding beds and baths would increase the “multiplier” so 1.8 for example. The rate study found that the District has justification to raise rates up to \$2000 per year from the current \$1200 per year. The board discusses that this would detract building in the district and this is not the goal as well as overburdening current district members. In order to still put funds aside for capital improvements and to encourage building and tapping into the system and not to overburden current district members the board discusses finding a rate that is “agreeable” to all of these situations. Bob recommends getting Gilbert’s overall opinions on anything new with the digester regarding footprint and all items that pertain to it.
- D) After considering options and potential increase amounts, Jim H. motions to increase the quarterly fee for water and sewer service to A lots to \$400; \$1600 annually. Jim S. seconds, unanimous approval, motion carried. This will be sent out in a newsletter format in June and instituted in July billing. Jackie is still waiting information regarding ability to adjust B lot charges and carry beyond maturation of current debt due to mature in 2027. More to come on this since it is an annually billed charge.

- 2. **March minutes:** Jeff motions to approve as written, Suzy seconds, unanimous approval, motion carried.
- 3. **OTHER:** The board asks Jackie to ask Scott Smith if there is a way to test water in someone’s home to see if it is treated water that is seeping in. Ms. Emmanuel has expressed that she has water seeping into her home and Scott has advised her on how to determine causes. He has not noticed an increase in water usage so does not believe it is a break in the District system.
- 4. **Ekhart Ditch info** – Peter sent maps with 4 options of proposed dry up acreage, waiting to hear of coordination with Jay Fetcher.
- 5. **Financials** – Rosencutter, ask about any prepaid taps and proceed with lien. Two additional lots are getting far out so those will also be liened.
- 6. **Jeff overhang follow up** - Jeff will follow up again with Kenny, he will also connect with Suzy regarding contractor questions on HOA requirements of overhang, etc. Jeff will talk to Lance also.
- 7. **Suzy** - Snowplow issues. HOA will not address snowplowing issues until the current need for grading is completed.
- 8. **Pumps** - questioning ownership of those in the shed. Jackie will ask Scott and Gilbert and get them cleaned out.

Next Meeting: Monday, May 20, 2019 at fire station #2. There will be no June meeting due to lack of quorum with board members being out of town for overlapping times.

Meeting adjourned at 7:56pm Jim S.

Minutes recorded by Jackie Johnson

Board Minutes approved: May 20, 2019