

RECORD OF PROCEEDINGS
PAGOSA AREA WATER AND SANITATION DISTRICT
JANUARY 4, 2024, SPECIAL MEETING

Call to Order (0:01:10)

The Special Board Meeting for the Pagosa Area Water and Sanitation District (PAWSD) was called to order by Chairman Smith at 5:02 p.m.

Attendance (0:01:13)

The following Directors were present: Jim Smith, Glenn Walsh, Bill Hudson, Gene Tautges, and Paul Hansen.

In attendance from staff: Justin Ramsey, Aaron Burns, Renee Lewis, and Cyndi Foster.

Also present: Josh Pike.

Consideration of Agenda (0:01:30)

There were no revisions to the agenda.

Public Comment (0:01:45)

There was no public comment.

Consideration of Certification of Mill Levies (0:02:39)

Aaron Burns walked through the Mill Levies that were received from Archuleta County which brought PAWSD to 3.809 Mills for District #1 and 1.353 Mills for District #2. Director Tautges made a motion to certify the 2024 Mill Levies and was seconded by Director Hudson. The motion passed with a vote of 4 in favor, 1 abstained. Director Hansen abstained from the vote.

Consideration of Resolution 2024-01 to Adopt the 2024 Budget (0:19:57)

Aaron Burns explained that the 2024 budget meets all debt service requirements. The PAWSD board reviewed the budget documents Aaron Burns prepared and Director Tautges made a motion to adopt the 2024 budget as presented. The motion was seconded by Director Walsh, the motion passed with a vote of 4 in favor, 1 abstained. Director Hansen abstained from the vote.

Consideration and Approval of 2024 Board Meeting Schedule (0:42:28)

Aaron Burns explained that the proposed 2024 board meeting schedule will remain the same as it is now, which is the second Thursday of each month excluding July and November. Director Hudson made a motion to adopt the 2024 board meeting schedule as proposed and was seconded by Director Hansen. The motion passed unanimously.

Consideration of Resolution 2024-02 Board of Directors Annual Posting for Meetings (0:43:17)

The PAWSD board reviewed Resolution 2024-02 Board of Directors Annual Posting for Meetings.

Director Hansen made a motion to approve Resolution 2024-02 and was seconded by Director Hudson.

The motion passed unanimously.

46 **Manager Talking Points (0:43:55)**

47 Justin Ramsey explained that Snowball Water Treatment Plant construction is progressing, the slabs will
48 be poured beginning next week after the last encasement is done.

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50 Justin Ramsey explained that the asbestos remediation has been done at the house on the Running Iron
51 Ranch property and is ready to be torn down. Mr. Ramsey explained that the fire department has given
52 permission to burn the combustible materials after the building is torn down and the remaining
53 materials will be hauled to the dump.

54
55 Justin Ramsey followed up on some questions the board had from a previous meeting about Andy
56 Weber's proposal to continue mining operations. Mr. Ramsey explained that he spoke to someone with
57 Trautner, who is a Geotech Engineer that PAWSD has worked with and said that to determine the
58 amount of gravel remaining in the vein, they would need to drill test wells which would become
59 expensive. Mr. Ramsey also received a comparison for royalty per ton and explained the royalty offered
60 on Piedra was \$2.00 per ton.

61
62 Justin Ramsey explained that since PCL has been staying out at the Running Iron Ranch in the section
63 that was designated, he will be getting a lease agreement signed with PCL.

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65 Renee Lewis explained that things are moving forward and going well with PSSGID and that an MOU
66 draft will be done likely in February.

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68 **Any other Business Brought before the Board will be Duly Considered (1:13:51)**

69 With no other business being brought before the board, a motion was made by Director Tautges to
70 adjourn the meeting at 6:15 p.m. and seconded by Director Hansen. The motion passed unanimously.

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73 Respectfully submitted,

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76 Bill Hudson
77 Secretary
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RECORD OF PROCEEDINGS
PAGOSA AREA WATER AND SANITATION DISTRICT
FEBRUARY 15, 2024 SPECIAL MEETING

Call to Order (0:04:08)

The Special Board Meeting for the Pagosa Area Water and Sanitation District (PAWSD) was called to order by Chairman Jim Smith at 5:00 p.m.

Attendance (0:05:09)

The following Directors were present: Jim Smith, Glenn Walsh, Bill Hudson, and Gene Tautges.

In attendance from staff: Justin Ramsey, Renee Lewis, and Aaron Burns.

Also present: Josh Pike, Cheryl Bowdridge, Peter Adams, Debra Brown, Ken Bowles, Anita Bowles, Leah Ballard, Bruce Cooper, Shelley Low, Jenn Ott, Emily Lashbrooke, Kathleen McFadden, Dale Schmidt, Ellen Schmidt, Marybeth Snyder, Deborah Smith, Larry Smith, Lana Ferley, Dan Ferley, Yvonne Brunsul, Erik Winther, Brandy Winther, Kim Moore, Blue Pitcher Lindner, Brian Reid, DeEtte Harrington, Cobey Hampton, Nancy Rea, Jim Browne, Brandi Hampton, Nancy Klootwyk, and Lori Henrickson.

Consideration of Agenda (0:05:30)

A motion was made by Director Hudson and seconded by Director Tautges to accept the agenda as presented. The motion passed unanimously.

Consideration of Approval of Minutes – 12/14/23 Regular Meeting and 1/4/24 Special Meeting (0:07:11)

A motion was made by Director Tautges and seconded by Director Hudson to approve the minutes as presented. The motion passed unanimously.

Public Comment (0:08:34)

Debra Brown, Peter Adams, Dale Schmidt, Marybeth Snyder, Deborah Smith, and Brandi Hampton provided comments on 2024 rate increases. Lori Henrickson, Emily Lashbrooke (copy attached), Blue Pitcher Lindner (copy attached), and Leah Ballard (copy attached) provided comments on impacts to affordable housing. Cheryl Bowdridge, Jim Browne, and Ken Bowles provided comments on the new rate for short-term rentals.

Consideration of Appointing Renee Lewis as Recording Secretary to the Board (0:52:35)

District Manager Justin Ramsey stated the staff person that previously held this position, Cyndi Foster, is stepping down and Renee Lewis offered to fill the position. A motion was made by Director Hudson and seconded by Director Tautges to appoint Renee Lewis as Recording Secretary to the Board. The motion passed unanimously.

Consideration of Revisions to Rules & Regulations (0:53:00)

Renee Lewis provided an overview of the proposed revisions to the PAWSD Rules and Regulations for Sections 3.2 – Water and Wastewater System Construction Cost, 5.6 – Main Line Extension Permit, 6.3 – Inspection, 8.14 – Cost Recovery, 10.16 – New Development Water and Wastewater Fee, and 10.17.3 – Delinquent Charges and Fees (copy attached). A motion was made by Director Tautges and seconded by Director Hudson to approve the proposed revisions to the PAWSD Rules and Regulations as presented. The motion passed unanimously.

Consideration of 2024 Water & Wastewater Rate Increases (1:10:23)

A motion was made by Director Tautges and seconded by Director Walsh to approve the proposed 2024 water and wastewater rates as presented (copy attached). The Board discussed the rate study process, determination of the new short-term rental rate, the current affordable housing policy, and the historical context of raising rates for discretionary and non-discretionary capital projects. Chairman Smith called for the vote. The motion passed unanimously.

Consideration of 2024 Connection Charges and Adjustments to Other Non-Rate Revenue (not on recording)

A motion was made by Director Walsh and seconded by Director Hudson to approve the 2024 connection charges and other non-rate revenue as presented. The motion passed unanimously.

Consideration of County Request for PAWSD Customer Data Related to Short-Term Rentals (not on recording)

The Board agreed to table this item and invite Archuleta County representatives to a meeting to discuss this request.

Manager Talking Points (not on recording)

District Manager Justin Ramsey provided an update regarding the progress on the new Snowball Water Treatment Plant stating that everything was going as planned. He also provided an update on water loss stating that it seems to be increasing, but he has not yet determined the cause. Lastly, Mr. Ramsey stated that with the lack of snow this winter he did not expect the I & I to be as significant as it was last year.

Other Business

There being no other business to come before the Board, the meeting was adjourned at 7:30 p.m.

Respectfully submitted,



Bill Hudson
Secretary

**RECORD OF PROCEEDINGS
PAGOSA AREA WATER AND SANITATION DISTRICT
MARCH 7, 2024 SPECIAL MEETING**

Call to Order (not on recording)

The Special Board Meeting for the Pagosa Area Water and Sanitation District (PAWSD) was called to order by Chairman Jim Smith at 2:00 p.m.

Attendance (not on recording)

The following Directors were present: Jim Smith, Glenn Walsh, Bill Hudson, Paul Hansen, and Gene Tautges.

In attendance from staff: Justin Ramsey, Renee Lewis (virtual), and Aaron Burnes.

Also present: Candance Jones, Bill Nobles (virtual), Josh Pike (virtual) and Marcus Lock (virtual).

Consideration of Agenda (not on recording)

A motion was made by Director Hudson and seconded by Director Tautges to accept the agenda as presented. The motion passed unanimously.

Consideration of potential Executive Session pursuant C.R.S. § 24-6-402(4)(a),(b), and (e)(I), which respectively concern the purchase, acquisition, lease, transfer, or sale of any real, personal, or other property interest; conferences with an attorney for the local public body for the purposes of receiving legal advice on specific legal questions; and determining positions relative to matters that may be subject to negotiations, developing strategy for negotiations, and instructing negotiators. (0:01)

A motion was made by Director Hudson and seconded by Director Walsh to enter into Executive Session for the purposes cited above. The motion passed unanimously. The Board entered into Executive Session at 2:15 p.m.

A motion was made by Director Tautges and seconded by Director Walsh to exit Executive Session during which no decisions were made. The Board returned to Open Session at 3:49 p.m.

Consideration of SJWCD Response Letter (0:47)

A motion was made by Director Walsh and seconded by Director Hansen to approve the SJWCD Response Letter as created, revised, and discussed in Executive Session under attorney-client privilege. The motion passed unanimously.

Consideration of Running Iron Ranch Subcommittee (0:41)

Director Walsh stated it would be useful to have a subcommittee to attend meetings with San Juan Water Conservancy District to discuss matters related to Running Iron Ranch in a more frank manner and less formal environment. A motion was made by Director Walsh and seconded by Director Hudson to approve the formation of the Running Iron Ranch

Subcommittee with Directors Walsh and Hansen as the primary members and Director Hudson as the alternate. The motion passed unanimously.

Other Business

There being no other business to come before the Board, the meeting was adjourned at 3:54 p.m.

Respectfully submitted,

A handwritten signature in black ink, appearing to read "Bill Hudson". The signature is written in a cursive, flowing style with a large initial "B".

Bill Hudson
Secretary

RECORD OF PROCEEDINGS
PAGOSA AREA WATER AND SANITATION DISTRICT
MARCH 14, 2024 REGULAR MEETING

Call to Order (0:28:04)

The Regular Board Meeting for the Pagosa Area Water and Sanitation District (PAWSD) was called to order by Chairman Jim Smith at 5:00 p.m.

Attendance (0:28:12)

The following Directors were present: Jim Smith, Glenn Walsh, Bill Hudson, Paul Hansen (virtual), and Gene Tautges.

In attendance from staff: Justin Ramsey and Renee Lewis.

Also present: Derek Woodman, Mary Jo Coulehan, Kathleen McFadden, Warren Brown, Emily Lashbrooke, Jonathan Easling, Rosanna DuFour, David Harris, Chelle Keplinger, Candance Jones, Cobey Hampton, Christa Hampton, Jenneye Shugar, Jen Ott, Leah Ballard, Jim Garrett Debra Brown, George Brown, Brooks Lindner, Gary Williams, Kim Moore, Randi Pierce (virtual), Josh Pike (virtual), Pat Love (virtual), James Dickoff (virtual), Rick Holt (virtual), and Pam Flowers (virtual).

Consideration of Agenda (0:28:40)

Director Hudson requested the Consideration of Pagosa Springs Community Development Corporation Request and Consideration of Habitat for Humanity Request agenda items be moved to the beginning of the agenda. The Board agreed. A motion was made by Director Hudson and seconded by Director Walsh to accept the agenda as revised above. The motion passed unanimously.

Consideration of Approval of Minutes – 2/15/24 Regular Meeting (0:29:11)

A motion was made by Director Walsh and seconded by Director Hudson to approve the 2/15/24 minutes as presented (copy attached). The motion passed unanimously.

Public Comment (0:29:54)

Mary Jo Coulehan, Jim Garrett, Gary Williams, Warren Brown, Roseanna DuFour, Derek Woodman, David Harris, Kim Moore, Brooks Lindner, Chelle Keplinger, James Dickoff, and Rick Holt provided comments on the District's affordable housing policy, support for the Pagosa Springs Community Development Corporation projects, and support for the Habitat for Humanity projects. Jonathan Easling provided comments on 2024 rate increases.

Consideration of Pagosa Springs Community Development Corporation Request (0:45:51)

Emily Lashbrooke, Pagosa Springs Community Development Corporation Executive Director, presented the request for full waiver of the Capital Investment Fees for eight 2024 projects that will provide housing for applicants earning 80% of AMI or below (copy attached). The Board agreed that if the projects qualified as 80% of AMI or below upon completion, the Capital

Investment Fees would be waived as that would be consistent with proposed revisions to the affordable housing policy.

Consideration of Habitat for Humanity Request (1:52:34)

Leah Ballard, Habitat for Humanity Executive Director, presented the request for full waiver of Capital Investment Fees for three 2024 projects that will provide housing for applicants earning 80% of AMI or below (copy attached). The Board agreed that if the projects qualified as 80% of AMI or below upon completion, the Capital Investment Fees would be waived as that would be consistent with proposed revisions to the affordable housing policy.

Consideration of Resolution to Amend the Current Affordable Housing Policy (2:18:47)

Director Hudson presented the revisions he made to the affordable housing policy in Resolution 2024 – 03 – Resolution for the Reduction of Capital Investment Fees for Low-Income, Workforce, and Other Types of Affordable Housing stating he proposes full waivers of Capital Investment Fees for projects that qualify as 80% of AMI or below upon completion with a 15-year deed restriction, a 50% waiver of Capital Investment Fees for projects that qualify as 81-100% of AMI upon completion with a 15-year deed restriction, and the Board reserves the right to grant full waivers for projects at 81-100% of AMI and have a 15-year deed restriction that have broad community support. Director Walsh stated he would also like to add to the last revision a preference/dedication for PAWSD employee housing. A motion was made by Director Hudson and seconded by Director Walsh to approve the above-mentioned revisions to the affordable housing policy. The motion passed 4-1 with Director Tautges opposed.

Consideration of Resolution to Enact a Moratorium on Affordable Housing Rate Reductions (3:33:49)

A motion was made by Director Tautges and seconded by Director Hudson to approve Resolution 2024 – 04 – Resolution to Enact a Moratorium on Affordable Housing Rate Reductions. The motion failed 0-5 with all Directors opposed. A motion was made by Director Hudson and seconded by Director Walsh to change the April 2024 meeting from 11th to the 18th to effectuate the 30-day rate change noticing requirements and to change and notice the Affordable Housing Surcharges as follows:

WATER CHARGES

Monthly Affordable Housing Surcharge:	decrease from \$0.77 to \$0.57
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WASTEWATER CHARGES

Monthly Affordable Housing Surcharge:	increase from \$0.24 to \$1.65
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CAPITAL INVESTMENT FEES

Capital Investment Fees for Water	increase from \$8,958.00 to \$9,276.04
Capital Investment Fees for Wastewater	increase from \$15,697.00 to \$16,584.91

The motion passed unanimously.

Consideration of Request for 2023 Connection Fees for 65 Settler Drive (3:44:48)

Jonathan Easling presented the request for 2023 Wastewater Capital Investment Fees for 65 Settler Drive (copy attached). A motion was made by Director Walsh and seconded by Director Hansen to deny the request. The motion passed unanimously.

Consideration of Request for 2023 Connection Fees for Colorado Dream Homes (3:53:45)

Debra Brown, President of Colorado Dream Homes, presented the request for 2023 Capital Investment Fees on current projects (copy attached). Following a lengthy discussion, the Board did not take action on this item.

Consideration of Request for 2023 Connection Fees for San Juan Homes (4:24:03)

The San Juan Homes representative withdrew the request.

Consideration of Memorandum of Understanding for Exploration into the Future Operations and Maintenance of Wastewater Systems in the Pagosa Springs Area (4:24:18)

David Harris, Town of Pagosa Springs/Pagosa Springs Sanitation General Improvement District (PSSGID) Manager, provided an overview of efforts to date regarding the Consideration of Memorandum of Understanding for Exploration into the Future Operations and Maintenance of Wastewater Systems in the Pagosa Springs Area (MOU). Director Walsh requested a PAWSD and PSSGID Board Member be added to the working groups for the respective District's and nominated Director Tautges due to his years of experience with both wastewater systems. The Board agreed. A motion was made by Director Hudson and seconded by Director Walsh to approve the MOU as revised above. The motion passed unanimously.


Manager Talking Points (4:27:18)

District Manager Justin Ramsey stated the RFP for reversing the 7-mile wastewater pipeline between the PSSGID and PAWSD collection systems has been advertised. He also stated water loss has been increasing over the last two months, but has not yet found the source of the increase. Mr. Ramsey also provided updates on projected construction in District 1 over the next few years and the impacts on water resources, wastewater infrastructure, and infiltration and inflow in the collection system. Renee Lewis, PAWSD Programs Manager, provided an update regarding grant applications she planned to submit for the Vista Wastewater Treatment Plant project to address nutrient reduction per CDPHE Regulation 85.

Other Business

There being no other business to come before the Board, the meeting was adjourned at 9:27 p.m.

Respectfully submitted,


Bill Hudson
Secretary

RECORD OF PROCEEDINGS
PAGOSA AREA WATER AND SANITATION DISTRICT
APRIL 18, 2024 REGULAR MEETING

Call to Order (0:00:35)

The Regular Meeting for the Pagosa Area Water and Sanitation District was called to order by Chairman Jim Smith at 5:01 p.m.

Attendance (0:00:38)

The following Directors were present: Jim Smith, Glenn Walsh, Bill Hudson, and Gene Tautges (virtual).

In attendance from staff: Renee Lewis and Aaron Burns.

Also present: Debra Brown, Emily Lashbrooke, Jenn Ott, Jim Garrett, Candace Jones, Jodi Bunn, Jim Corbett, Don Ford, Randi Pierce (virtual), Josh Pike (virtual), Bruce Stuart (virtual), and Rosanna Dufour (virtual).

Consideration of Agenda (0:00:52)

A motion was made by Director Hudson and seconded by Chairman Smith to accept the agenda as presented. The motion passed unanimously.

Approval of Minutes – 3/7/2024 Special Meeting and 3/14/2024 Regular Meeting (0:01:19)

A motion was made by Director Hudson and seconded by Director Walsh to approve the minutes as presented. The motion passed unanimously.

Public Comment (0:02:44)

Debra Brown provided comments on the District's invoicing practices and future affordable housing projects. Jodi Bunn and Jim Corbett provided comments on the gravel mining activity on Running Iron Ranch.

Consideration of Pagosa Springs Community Development Corporation Request (0:14:20)

Emily Lashbrooke provided an overview for two of the homes the Pagosa Springs Community Development Corporation (PSCDC) plans to build in 2024 that are intended for applicants earning 81 - 100% of AMI (attached) and requesting a 100% waiver of the Water and Wastewater Capital Investment Fees (CIF) for both homes. A motion was made by Director Walsh and seconded by Director Hudson to approve the PSCDC request contingent on the submittal of District-approved income verification and deed restriction as will be required by 2024 – 03 – Resolution for the Reduction of Capital Investment Fees for Low-Income, Workforce, and other Types of Affordable Housing. The motion passed unanimously.

Consideration of Request for Shared Meter – 802 and 812 E. Condor Drive (0:55:14)

Don Ford provided an overview of an airport hangar project that he is constructing on behalf of the owners requesting the two hangars share a water meter. A motion was made by Director Hudson and seconded by Director Walsh to approve the request for a shared meter subject to approval by staff of a shared meter agreement that would be filed with the account. The motion passed unanimously.

Consideration of 2024 – 03 – Resolution for the Reduction of Capital Investment Fees for Low-Income, Workforce, and other Types of Affordable Housing (0:01:08)

Director Walsh presented Resolution 2024 – 03, stating that while the resolution in spirit was approved at the March 14, 2024 meeting, the directed revisions are coming back for ratification. Director Walsh also requested the revisions include:

- To revise in clause #3 “or is dedicated as housing for PAWSD employees” to “and/or is resulting *in part* as housing for PAWSD employees” as it provides greater flexibility.
- Add as the second paragraph of clause #5 - Applicability: “It is the intention of the Board to keep these policies in place for the purposes outlined herein; *provided, however*, economic circumstances, including but not limited to changes in the local real estate and construction markets, may cause the Board to modify, cap or place a moratorium on fee waivers whenever District budgetary limitations and financial projections require such modification, cap or moratorium. All discounts and waivers detailed herein are subject to Board approval and no property owner or project developer should rely upon the availability of these waivers and discounts at all times and under all local economic circumstances.”

A motion was made by Director Walsh and seconded by Director Hudson to approve 2024 – 03 – Resolution for the Reduction of Capital Investment Fees for Low-Income, Workforce, and other Types of Affordable Housing as revised above. The motion passed unanimously.

Consideration of 2024 – 04 – Resolution Revising Low-Income, Workforce, and other Types of Affordable Housing Water and Wastewater Surcharges (0:01:33)

Business Manager Aaron Burns stated he had prepared a spreadsheet in coordination with rate study consultants that shows the proposed affordable housing surcharges depending on the number of approved waivers. Director Walsh provided comments regarding his support of surcharges collected to offset affordable housing waivers, but would also like to explore recalculating the CIFs for 2025 as another method of accounting for the waivers. A motion was made by Director Walsh and seconded by Director Tautges to adopt 2024 – 03 – Resolution for the Reduction of Capital Investment Fees for Low-Income, Workforce, and other Types of Affordable Housing Water and Wastewater Surcharges as presented with the assumption of 13 Water CIF waivers and 10 Wastewater CIF waivers for 2024. The motion passed 3 – 1 with Director Hudson opposed.

Running Iron Ranch Subcommittee Update (1:57:26)

Directors Walsh and Hudson provided an update regarding a meeting they attended with San Juan Water Conservation District Representatives and Southwestern Water Conservation District Executive Director Steve Wolff.

Manager Talking Points (2:06:40)

Aaron Burns provided updates on the audit and campus security measures. Programs Manager Renee Lewis provided updates on the Snowball Water Treatment Plant construction, upgrades planning on the Vista Wastewater Treatment Plant, affordable housing policy efforts, and requested changing the board meeting for May from the 9th to the 23rd to effectuate the notice for the increases to the Affordable Housing Water and Wastewater Surcharges.

Other Business

There being no further business to come before the Board, the meeting was adjourned at 7:27 p.m.

Respectfully submitted,

A handwritten signature in black ink, appearing to read "Bill Hudson", written in a cursive style.

Bill Hudson
Secretary

RECORD OF PROCEEDINGS
PAGOSA AREA WATER AND SANITATION DISTRICT
MAY 23, 2024 REGULAR MEETING

Call to Order (not on recording)

The Regular Meeting for the Pagosa Area Water and Sanitation District was called to order by Chairman Jim Smith at 5:00 p.m.

Attendance (0:00:11)

The following Directors were present: Jim Smith, Glenn Walsh, Bill Hudson, Paul Hansen, and Gene Tautges.

In attendance from staff: Justin Ramsey, Aaron Burns, and Renee Lewis (virtual).

Also present: Louanne Martinez, Bonny Schilf, Ward Darrell, Chris Applequist, Travis Barber (virtual), and Josh Pike (virtual).

Consideration of Agenda (0:00:20)

The Board approved the agenda as presented.

Approval of Minutes – 4/18/24 Regular Meeting (0:00:42)

A motion was made by Director Hudson and seconded by Director Walsh to approve the minutes as presented. The motion passed unanimously.

Public Comment (0:01:19)

Louanne Martinez, Bonny Schilf, and Ward Darrell provided comments regarding water issues at North Cove Condos.

Consideration of The Trails at Pagosa Springs Request (0:33:00)

Chris Applequist provided an overview of The Trails at Pagosa Springs project that plans to build 50 apartment units intended for applicants earning 30 – 80% of AMI (attached) and requested a 100% waiver of the Water and Wastewater Capital Investment Fees (CIFs) for the entire project. A motion was made by Director Hudson and seconded by Director Walsh to waive 100% of the Water and Wastewater CIFs applicable to the project provided an agreement is reached between the developer and PAWSD to complete projects intended to increase wastewater capacity to serve the additional demand prior to connection. The motion failed 2 – 3 with Directors Hansen, Tautges, and Smith opposed. A motion was made by Director Hansen and seconded by Director Tautges to waive 100% of Water and Wastewater CIFs applicable to the units intended for applicants earning 30 – 60% of AMI, waive 50% of Water and Wastewater CIFs applicable to the units intended for applicants earning 61 – 80% of AMI, and impose a moratorium on fee waivers for affordable housing projects until after the PAWSD May 2025 election. The motion passed 4 – 1 with Director Hudson abstaining.

51 **Consideration of Revisions to Affordable Housing Water and Wastewater Surcharges**
52 **(2:13:01)**
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54 Aaron Burns stated the revisions presented reflect the 4/18/23 decision by the Board and the
55 required noticing. A motion was made by Director Walsh and seconded by Director Tautges to
56 increase the Affordable Housing Water Surcharge from \$0.77 to 1.91 and the Affordable Housing
57 Wastewater Surcharge from \$0.24 to 2.86 (copy attached). The motion passed unanimously.
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59 **Running Iron Ranch Subcommittee Update (2:14:42)**
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61 Directors Walsh, Hudson, and Hansen provided an update on recent meetings with San Juan
62 Water Conservancy District and the Webers regarding activities on the property.
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64 **Manager Talking Points (2:37:07)**
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66 Justin Ramsey provided updates on possible Hatcher to Stevens Reservoir pipeline, Snowball
67 Water Treatment Plant replacement project, reservoir levels, and water loss. Renee Lewis
68 provided updates on possible funding available for source water projects, DOLA grant applications,
69 connections to date for the season, and Vista Wastewater Treatment Plant upgrades funding
70 package. Aaron Burns provided updates on campus security and de-escalation training for staff.
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72 **Other Business**
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74 There being no further business to come before the Board, the meeting was adjourned at 7:53 p.m.
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76 Respectfully submitted,
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80 Bill Hudson
81 Secretary
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RECORD OF PROCEEDINGS
PAGOSA AREA WATER AND SANITATION DISTRICT
June 13, 2024 REGULAR MEETING

Call to Order (0:01:58)

The Regular Meeting for the Pagosa Area Water and Sanitation District was called to order by Chairman Jim Smith at 5:00 p.m.

Attendance (0:02:00)

The following Directors were present: Jim Smith, Glenn Walsh, Bill Hudson, Paul Hansen, and Gene Tautges (virtual).

In attendance from staff: Justin Ramsey, Aaron Burns, and Renee Lewis (virtual).

Also present: Louanne Martinez, Bonny Schilf, Candace Jones (virtual), Chuck Riehm, Shelley Raymond (virtual), and Josh Pike (virtual).

Consideration of Agenda (0:02:11)

A motion was made by Director Hudson and seconded by Director Hansen to approve the agenda as presented. The motion passed unanimously.

Approval of Minutes – 5/23/2024 Regular Meeting (0:02:30)

A motion was made by Director Hudson and seconded by Director Hansen to approve the minutes as presented. The motion passed unanimously.

Public Comment (0:03:11)

Louanne Martinez and Bonny Schilf provided comments regarding water issues at North Cove Condos.

Consideration of X County Rd 411 Request (0:17:42)

Renee Lewis provided an overview regarding the request from Ruben Castillo and Sonja Swenson as the property owners did not attend the meeting (attached). A motion was made by Director Tautges and seconded by Director Hansen to deny the request. The motion passed unanimously.

Consideration of Running Iron Ranch Lease Extension (Grazing) (0:27:35)

Justin Ramsey provided an overview regarding the lease negotiations and potential benefits to the District (attached). A motion was made by Director Hansen and seconded by Director Hudson to execute the Running Iron Ranch Grazing Lease Extension as presented. The motion passed unanimously.

Consideration of Running Iron Ranch Lease Extension (Mining) (0:29:50)

Justin Ramsey provided an overview regarding the lease negotiations and potential benefits to the District (attached). Director Walsh recommended the following revision to paragraph #4 of the terms and conditions:

"The Tenant is permitted to use, sell, or transfer any of the product resulting from said mining and sand and gravel activities beyond the required delivery and/or stockpiling of the approximately 5000 tons for PAWSD for the term of this RIR Sand and Gravel Mining Lease. Any product used, sold, or transferred apart from what is sold to PAWSD will require Tenant to pay PAWSD a \$2.00/ton royalty. Tenant shall provide for monthly inspections of product supply and stockpiles with PAWSD representatives."

A motion was made by Director Walsh and seconded by Director Hansen to approve the lease as revised above. The motion passed unanimously.

Consideration of 1st Quarter 2024 Financial Statement (57:37)

Aaron Burns provided an overview of the 1st Quarter 2024 Financial Statements stating that revenue and expenses were tracking as expected. He also requested the Board have a special meeting in July, preferably on the 25th, to accommodate the audit presentation with Ronny Farmer.

Manager Talking Points (1:08:15)

Renee Lewis provided updates on DOLA grant award, new Connections Coordinator employee, prospective large development projects, and EU policy revisions. Justin Ramsey provided updates on Snowball Water Treatment Plant construction progress and well approval within District boundaries policy.

Other Business (1:34:12)

Director Hudson provided an update regarding a recent meeting he had with the San Juan Water Conservancy District's Running Iron Ranch Subcommittee.

There being no further business to come before the Board, the meeting was adjourned at 6:36 p.m.

Respectfully submitted,



Bill Hudson
Secretary

RECORD OF PROCEEDINGS
PAGOSA AREA WATER AND SANITATION DISTRICT
JULY 25, 2024 SPECIAL MEETING

Call to Order (0:00:12)

The Special Meeting of the Pagosa Area Water and Sanitation District was called to order by Chairman Jim Smith at 4:00 p.m.

Attendance (0:00:17)

The following Directors were present: Jim Smith, Glenn Walsh, Bill Hudson (arrived late), and Gene Tautges.

In attendance from staff: Justin Ramsey, Aaron Burns, and Renee Lewis.

Also present: Robert Hagberg, Travis Barber (virtual), Chuck Riehm (virtual), and Josh Pike (virtual).

Consideration of Agenda (0:00:26)

The Board accepted the agenda as presented.

Approval of Minutes – 6/13/2024 Regular Meeting (0:00:36)

A motion was made by Director Walsh and seconded by Director Tautges to approve the minutes as presented. The motion passed unanimously. Director Hudson was not present for the vote.

Public Comment (0:00:59)

Robert Hagberg, San Juan Water Conservancy District, provided comments regarding the Running Iron Ranch Subcommittee meetings.

Consideration of 2023 Audited Financial Statements – Ronny Farmer (0:01:32)

Ronny Farmer presented the 2023 Audited financial Statements (attached). A motion was made by Director Walsh and seconded by Director Tautges to accept the 2023 Audited Financial Statements as presented. The motion passed unanimously. Director Hudson was not present for the vote.

Consideration of Main Line Extension Acceptance Agreement – Timberline (Trails at Pagosa Springs) (0:31:42)

Renee Lewis provided an overview of the Main Line Extension Acceptance Agreement – Timberline (Trails at Pagosa Springs) (attached). A motion was made by Director Walsh and seconded by Director Tautges to approve the Main Line Extension Acceptance Agreement – Timberline (Trails at Pagosa Springs) as presented. The motion passed unanimously. Director Hudson was not present for the vote.

50 **Consideration of Development Agreement for Public Improvements for Utility Service –**
51 **Timberline (Trails at Pagosa Springs) (0:39:49)**

52
53 Justin Ramsey provided an overview of Development Agreement for Public Improvements for
54 Utility Service – Timberline (Trails at Pagosa Springs) (attached). A motion was made by Director
55 Walsh and seconded by Director Tautges to approve the Development Agreement for Public
56 Improvements for Utility Service – Timberline (Trails at Pagosa Springs) as presented. The motion
57 passed unanimously. Director Hudson was not present for the vote.

58
59 **Consideration of Resignation Letter – Paul Hansen (0:46:40)**

60
61 Chairman Smith provided an overview of Director Hansen's resignation letter (attached). A motion
62 was made by Chairman Smith and seconded by Director Tautges to accept the resignation
63 effective immediately. The motion passed unanimously. Director Hudson was not present for the
64 vote.

65
66 **Consideration of Board Vacancy (0:47:46)**

67
68 The Board agreed the vacancy created by Paul Hansen's resignation should be advertised in the
69 newspaper and directed staff accordingly.

70
71 **Consideration of Draft Resolution 2024 – 05 – Resolution Clarifying Policy to Determine**
72 **Equivalent Units for Residential, Commercial, and Mixed-use Connections to the District's**
73 **Municipal Water and Wastewater Systems (0:55:11)**


74
75 The Board discussed Draft Resolution 2024 – 05 – Resolution Clarifying Policy to Determine
76 Equivalent Units for Residential, Commercial, and Mixed-use Connections to the District's
77 Municipal Water and Wastewater Systems with staff and provided feedback.

78
79 **Manager Talking Points (1:39:26)**

80
81 Justin Ramsey provided updates on water loss, a large leak located near Snowball Water
82 Treatment Plant, Snowball Water Treatment Plant replacement construction progress, and outlying
83 subdivisions that are more difficult to serve. Renee Lewis provided updates on the need to move
84 the August 8, 2024 meeting to August 29, 2024, connections completed and scheduled, water and
85 wastewater compliance, and progress working with Pagosa Springs Sanitation and General
86 Improvement District.

87
88 There being no further business to come before the Board, the meeting was adjourned at 6:15 p.m.

89
90 Respectfully submitted,

91 

92
93
94 Bill Hudson
95 Secretary

RECORD OF PROCEEDINGS
PAGOSA AREA WATER AND SANITATION DISTRICT
AUGUST 29, 2024 REGULAR MEETING

Call to Order (0:00:14)

The Regular Meeting of the Pagosa Area Water and Sanitation District was called to order by Chairman Jim Smith at 5:00 p.m.

Attendance (0:00:18)

The following Directors were present: Jim Smith, Glenn Walsh, Bill Hudson, and Gene Tautges (arrived late - virtual).

In attendance from staff: Justin Ramsey, Aaron Burns, and Renee Lewis (virtual).

Also present: Chris Stephenson, Bill Graham, Cathie Gaha, Victoria Coleman, Paul Coleman, Gail Oxford, Annie Stone, (virtual), Candace Jones (virtual), Doug Seely (virtual), Sandy Artzberger (virtual), and Josh Pike (virtual).

Consideration of Agenda (0:00:38)

The Board accepted the agenda as presented.

Approval of Minutes – 7/25/2024 Special Meeting (0:00:58)

A motion was made by Director Hudson and seconded by Director Walsh to approve the minutes as presented. The motion passed unanimously. Director Tautges was not present for the vote.

Public Comment (0:01:37)

Bill Graham, Cathie Gaha, Victoria Coleman, Paul Coleman, Gail Oxford, and Annie Stone provided comments regarding continued water service to the Elk Park service area. Chris Stephenson provided comments regarding the board vacancy.

Consideration of Alternative Funding for Vista WWTP Upgrades (0:33:32)

Aaron Burns presented the staff's recent efforts to secure alternative funding for the Vista WWTP Upgrades. The Board directed staff to continue with its efforts regarding the issuance of revenue bonds. Staff also stated its intent to continue with parallel efforts regarding State Revolving Fund and Water Infrastructure Finance Innovation Act loans until deemed no longer feasible.

Manager Talking Points (0:53:15)

Justin Ramsey provided updates on water loss, connection season to date, Snowball Water Treatment Plant replacement construction progress, and discussions with the Pagosa Fire Protection District regarding fire flow requirements.

Other Business (1:05:22)

51 Director Hudson suggested he provide parameters for board vacancies. The Board agreed to
52 review those at the 9/12/24 meeting. He and Director Walsh also provided an update on the visit
53 to Running Iron Ranch organized by San Juan Water Conservancy District. Director Tautges
54 provided an update on his survey of the District for potential water leaks.

55
56 There being no further business to come before the Board, the meeting was adjourned at 6:26 p.m.

57
58 Respectfully submitted,

59 
60
61

62 Bill Hudson
63 Secretary
64
65
66

RECORD OF PROCEEDINGS
PAGOSA AREA WATER AND SANITATION DISTRICT
SEPTEMBER 12, 2024 REGULAR MEETING

Call to Order (0:00:24)

The Regular Board Meeting for the Pagosa Area Water and Sanitation District (PAWSD) was called to order by Chairman Jim Smith at 5:00 p.m.

Attendance (0:00:30)

The following Directors were present: Jim Smith, Glenn Walsh, and Bill Hudson.

In attendance from staff: Justin Ramsey (virtual), Renee Lewis, and Aaron Burns.

Also present: Tim Ward (virtual), Josh Pike (virtual), and Mike Davis.

Consideration of Agenda (0:01:56)

A motion was made by Director Hudson and seconded by Director Walsh to accept the agenda as presented. The motion passed unanimously.

Approval of Minutes – 8/29/2024 Regular Meeting (0:02:20)

A motion was made by Director Walsh and seconded by Director Hudson to approve the minutes as presented. The motion passed unanimously.

Public Comment (0:02:51)

No comments were offered.

Consideration of Main Line Acceptance Agreement – Pagosa Springs Ventures, LLC (0:03:25)

Renee Lewis presented an overview of the proposed water main line extension and the properties that could potentially be served highlighting the potential fire flow issues at the end of the line as detailed in the modeling summary (copy attached). Ms. Lewis stated staff had contacted Pagosa Fire Protection District regarding its fire flow recommendation for the project, but it had since decided to no longer require a standard fire flow for the line because it was deemed residential. The District's general counsel had drafted a noticing letter to provide to each of the property owners that could potentially be served by the line describing the fire flow issues and recording the notice against the properties with the Archuleta County Clerk & Recorder's office. A motion was made by Director Hudson and seconded by Chairman Smith to approve the main line extension as presented for the 8.5 EUs that were considered in the modeling summary taking into account staff and Board concerns regarding the potential fire flow issues. The motion passed unanimously with Director Walsh reluctantly voting affirmatively due to the possible fire flow issues at the end of the line and potential related operations and maintenance obligations the District may have in the future.

Consideration of Board Vacancy (0:52:42)

52 Renee Lewis presented the status of Letters of Interest submitted for the board vacancy stating
53 the two previously submitted letters had since been withdrawn. A motion was made by Director
54 Hudson and seconded by Chairman Smith to advertise the vacancy in the Pagosa SUN as a
55 display ad. The motion passed unanimously.
56

57 **Consideration of Resolution 2024 – 05 – Preferred Policy Regarding Board Appointments**
58 **to Board Vacancies**
59

60 The Board agreed to table this item to a future meeting.
61

62 **Consideration of Resolution 2024 – 06 – Reimbursement Resolution for Certain Capital**
63 **Expenditures from Bond Proceeds (0:56:15)**
64

65 Aaron Burns presented the necessity of Resolution 2024 – 06 explaining it allows the District to
66 reimburse the respective enterprise funds for expenditures incurred prior to the receipt of
67 revenue bond funding (copy attached). A motion was made by Director Walsh and seconded by
68 Director Hudson to adopt Resolution 2024 – 06 – Reimbursement Resolution for Certain Capital
69 Expenditures from Bond Proceeds as presented. The motion passed unanimously. The Board
70 also agreed to schedule a second meeting for October on the 24th for a presentation by Piper
71 Sandler on the revenue bonds efforts.
72

73 **Consideration of 2nd Quarter 2024 Financial Statements (1:05:30)**
74

75 Aaron Burns presented an overview of the 2nd Quarter 2024 Financial Statements (copy
76 attached).
77

78 **Manager Talking Points (1:19:14)**
79

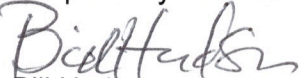
80 Justin Ramsey provided updates on the connection season to date, Snowball Water Treatment
81 Plant replacement construction progress, discussions with Pagosa Fire Protection District
82 regarding fire flow requirements, and Running Iron Ranch leases, maintenance, and fencing.
83 Renee Lewis provided updates on Running Iron Ranch leases, major projects, grant
84 applications, Vista Wastewater Treatment Plant Upgrades design approval and funding, and
85 availability charges across the District's customer classes.
86

87 **Other Business (1:39:03)**
88

89 Director Hudson offered the Running Iron Ranch Subcommittee meet with individuals with
90 various inquiries regarding the Running Iron Ranch rather staff at the initial stages. The Board
91 and staff agreed that would be preferable.
92

93 There being no other business to come before the Board, the meeting was adjourned at 6:41
94 p.m.
95

96 Respectfully submitted,
97

98 

99 Bill Hudson
100 Secretary
101

RECORD OF PROCEEDINGS
PAGOSA AREA WATER AND SANITATION DISTRICT
SEPTEMBER 12, 2024 SPECIAL MEETING

Call to Order (0:00:11)

The Special Board Meeting for the Pagosa Area Water and Sanitation District (PAWSD) was called to order by Chairman Jim Smith at 4:01 p.m.

Attendance (0:00:30)

The following Directors were present: Jim Smith, Glenn Walsh, Bill Hudson, and Gene Tautges (virtual).

In attendance from staff: Justin Ramsey (virtual), Renee Lewis, and Aaron Burns.

Also present: Tim Ward (virtual), Josh Pike (virtual), and Marcus Lock (virtual).

Consideration of an executive session to discuss Running Iron Ranch (the "Subject Matter") pursuant to C.R.S. Section 24-6-402(4)(b) for the purpose of receiving legal advice on specific legal questions from the District's general counsel on the Subject Matter and C.R.S. Section 24-6-402 (4)(e)(I), to determine positions relative to matters that may be subject to negotiations, developing strategy for negotiations, and instructing negotiators with respect to the Subject Matter. (0:00:43)


A motion was made by Director Hudson and seconded by Director Walsh to enter into Executive Session for the purposes cited above. The motion passed unanimously. Director Tautges was not present for the vote. The Board entered into Executive Session at 4:03 p.m.

A motion was made by Director Hudson and seconded by Director Walsh to exit Executive Session. The motion passed unanimously. The Board returned to Open Session at 4:55 p.m. A motion was made by Director Walsh and seconded by Chairman Smith to direct staff to comply with the consultation obligations with Colorado Water Conservation Board and San Juan Water Conservancy District provided in Section 5.2.1. of the Agreement to Restructure Colorado Water Conservation Board Dry Gulch Reservoir Loan Contract Number C150261. The motion passed unanimously.

Other Business

There being no other business to come before the Board, the meeting was adjourned at 4:58 p.m.

Respectfully submitted,



Bill Hudson
Secretary

RECORD OF PROCEEDINGS
PAGOSA AREA WATER AND SANITATION DISTRICT
SEPTEMBER 27, 2024 SPECIAL MEETING

Call to Order (0:00:54)

The Special Board Meeting for the Pagosa Area Water and Sanitation District (PAWSD) was called to order by Chairman Jim Smith at 2:00 p.m.

Attendance (0:01:09)

The following Directors were present: Jim Smith, Glenn Walsh, Bill Hudson, and Gene Tautges.

In attendance from staff: Justin Ramsey (virtual), Renee Lewis (virtual), and Aaron Burns.

Also present: Jodi Bunn, Candance Jones (virtual), Randi Pierce (virtual), and Marcus Lock (virtual).

Consideration of an executive session to discuss Running Iron Ranch and the 2015 Agreement to Restructure Colorado Water Conservation Board Dry Gulch Reservoir Loan Contract Number 150261 between San Juan Water Conservancy District, Colorado Water Conservation Board, and PAWSD regarding the same (the "Subject Matter") pursuant to C.R.S. Section 24-6-402(4)(a) concerning the purchase, acquisition, lease, transfer, or sale of any real, personal, or other property interest, C.R.S. Section 24-6-402(4)(b) for the purpose of receiving legal advice on specific legal questions from the District's general counsel on the Subject Matter, and C.R.S. Section 24-6-402 (4)(e)(I), to determine positions relative to matters that may be subject to negotiations, developing strategy for negotiations, and instructing negotiators with respect to the Subject Matter. (0:01:20)

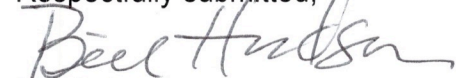
A motion was made by Director Walsh and seconded by Director Hudson to enter into Executive Session for the purposes cited above. The motion passed unanimously. The Board entered into Executive Session at 2:04 p.m.

A motion was made by Director Walsh and seconded by Director Hudson to exit Executive Session. The Board returned to Open Session at 2:41 p.m. Upon returning to Open Session, Director Walsh stated the Board had received the advice of counsel and directed staff based on that advice; otherwise, no decisions were made.

Other Business

There being no other business to come before the Board, the meeting was adjourned at 2:43 p.m.

Respectfully submitted,



Bill Hudson
Secretary

**RECORD OF PROCEEDINGS
PAGOSA AREA WATER AND SANITATION DISTRICT
OCTOBER 10, 2024 REGULAR MEETING**

Call to Order (0:15:29)

The Regular Board Meeting for the Pagosa Area Water and Sanitation District (PAWSD) was called to order by Chairman Jim Smith at 5:00 p.m.

Roll Call (0:15:35)

The following Directors were present: Jim Smith, Glenn Walsh, Bill Hudson, and Gene Tautges.

In attendance from staff: Justin Ramsey, Renee Lewis (virtual), and Aaron Burns (virtual).

Also present: Chuck Riehm, Alex Boehmer, Andrew Brown, Candace Jones (virtual), Josh Pike (virtual), and Mikaela Boehmer (virtual).

Consideration of Agenda (0:15:45)

Chairman Smith requested Consideration of Draft 2025 budget be tabled to the 10/24/24 meeting as Aaron Burns was ill and unable to attend the meeting in person. Director Hudson requested Discussion Regarding Running Iron Ranch be added to the agenda. The Board agreed to both revisions.

Approval of Minutes – 8/29/24 Regular Meeting, 9/12/24 Special Meeting, 9/12/24 Regular Meeting, and 9/27/24 Special Meeting (0:20:28)

A motion was made by Director Hudson and seconded by Director Walsh to approve the 8/29/24 Regular Meeting, 9/12/24 Special Meeting, 9/12/24 Regular Meeting, and 9/27/24 Special Meeting minutes as presented. The motion passed unanimously.

Public Comment

Candace Jones provided comments regarding Running Iron Ranch.

Consideration of Board Vacancy and Letter of Interest (0:27:23)

Alex Boehmer presented his interest in the Board of Directors vacancy. A motion was made by Director Tautges and seconded by Director Walsh to nominate Alex Boehmer for the vacant seat on the Board of Directors. The motion passed unanimously.

Consideration of EU Transfer – Harvey J Catchpole Jr. (0:32:53)

Renee Lewis presented the EU transfer request. A motion was made Director Hudson and seconded by Director Tautges to approve the EU transfer for a single-family residence with a 3/4" meter. The motion passed unanimously.

Consideration of On-call Sewer System Modeling Proposal – Plummer Associates (0:38:48)

Justin Ramsey presented the Plummer Associates proposal. A motion was made by Director Tautges and seconded by Director Hudson to accept the Plummer Associates proposal for on-call sewer system modeling. The motion passed unanimously.

Consideration of Draft 2025 Budget (0:44:13)

A motion was made by Director Hudson and seconded by Director Walsh to accept the Draft 2025 Budget as presented for dissemination to the public and schedule a public hearing on the Draft 2025 Budget for the 10/24/24 meeting. The motion passed unanimously.

Discussion Regarding Running Iron Ranch (0:45:45)

Director Hudson provided comments regarding a potential purchase offer for Running Iron Ranch, a presentation by San Juan Water Conservancy District's (SJWCD) attorney, Jeff Kane, at the Southwestern Water Conservation District's 10/10/24 meeting, and his concerns regarding Mr. Kane's presentation. Director Walsh provided comments regarding progress by SJWCD to date on the Dry Gulch Reservoir Project. Director Tautges provided comments regarding the District's historical efforts on water resource planning for growth.

Manager's Talking Points (1:26:02)

Justin Ramsey and Renee Lewis provided updates on water loss, Snowball Water Treatment Plant construction, connection season, Running Iron Ranch, progress on collection system, and progress on collaboration with Pagosa Springs Sanitation and General Improvement District.

Other Business (1:07:59)

Andrew Brown provided comments regarding a water leak on his service line.

There being no other business to come before the Board, the meeting was adjourned at 6:35 p.m.

Respectfully submitted,



Bill Hudson
Secretary

RECORD OF PROCEEDINGS
PAGOSA AREA WATER AND SANITATION DISTRICT
OCTOBER 24, 2024 SPECIAL MEETING

Call to Order (0:01:28)

The Regular Meeting of the Pagosa Area Water and Sanitation District was called to order by Chairman Jim Smith at 4:07 p.m.

Attendance (0:01:45)

The following Directors were present: Jim Smith, Glenn Walsh, Bill Hudson, Gene Tautges, and Alex Boehmer.

In attendance from staff: Justin Ramsey, Aaron Burns, and Renee Lewis.

Also present: Candace Jones, Tim Brown, Marybeth Snyder, Pattie Copenhaver, Marcus Lock (virtual), Rod Proffitt (virtual), Tom Weihe (virtual), Andrew Ma (virtual), Josh Pike (virtual), Elli Pospischil (virtual), and Chuck Riehm (virtual).

Consideration of an executive session to discuss Running Iron Ranch and the 2015 Agreement to Restructure Colorado Water Conservation Board Dry Gulch Reservoir Loan Contract Number 150261 between San Juan Water Conservancy District, Colorado Water Conservation Board regarding the same (the "Subject Matter") pursuant to C.R.S. Section 24-6-402(4)(a) concerning the purchase acquisition, lease, transfer, or sale of any real, personal, or other property interest, C.R.S. Section 24-6-402(4)(b) for the purpose of receiving legal advice on specific legal questions from the District's general counsel on the Subject Matter, and C.R.S. Section 24-6-402 (4)(e)(I), to determine positions relative to matters that may be subject to negotiations, developing strategy for negotiations, and instructing negotiators with respect to the Subject Matter. (0:02:10)

A motion was made by Director Walsh and seconded by Director Hudson to enter into Executive Session for the purposes cited above. The motion passed unanimously. The Board entered into Executive Session at 4:09 p.m. The Board returned to Open Session at 5:23 p.m.

Consideration of action regarding Running Iron Ranch and the 2015 Agreement to Restructure Colorado Water Conservation Board Dry Gulch Reservoir Loan Contract Number 150261 between San Juan Water Conservancy District and Colorado Water Conservation Board. (0:05:29)

A motion was made by Director Walsh and seconded by Director Tautges to direct the District's counsel to initiate legal proceedings for a declaratory judgment defining the rights, responsibilities, and contractual language of the 2015 Agreement to Restructure Colorado Water Conservation Board Dry Gulch Reservoir Loan Contract Number 150261 between San Juan Water Conservancy District, Colorado Water Conservation Board, and Pagosa Area Water and Sanitation District. The motion passed unanimously. A motion was made by Director Walsh and seconded by Director Tautges to resolve the Board makes public and very clear that it is

48 considering serious offers to purchase Running Iron Ranch and direct staff to continue with the
49 appraisal process required in order to do so. The motion passed unanimously. A motion was
50 made by Director Walsh and seconded by Director Boemher to direct the Running Iron Ranch
51 Subcommittee to continue discussions with potential buyers for the sale of the ranch in a manner
52 which is mutually acceptable and beneficial to both Pagosa Area Water and Sanitation District
53 and San Juan Water Conservation District. The motion passed unanimously.

54
55 **Consideration of 2024 – 07 – 2024 Enterprise Revenue Bonds Authorization Resolution –**
56 **Kutak Rock LLP and Piper Sandler & Co.; Consideration of 2024 Enterprise Revenue**
57 **Bonds Preliminary Official Statement – Kutak Rock LLP and Piper Sandler & Co.;**
58 **Consideration of 2024 Bond Purchase Agreement – Kutak Rock LLP and Piper Sandler &**
59 **Co. (0:09:30)**

60 Tom Weihe and Andrew Ma of Kutak Rock LLP and Piper Sandler & Co., respectively, presented
61 the abovementioned documents regarding the 2024 Enterprise Revenue Bonds. A motion was
62 made Director Tautges and seconded by Director Walsh to adopt Resolution 2024 – 07 – A
63 resolution authorizing the issuance by Pagosa Area Water and Sanitation District, acting through
64 its Water and Wastewater Activity Enterprise, Archuleta County, Colorado, of its Enterprise
65 Revenue Bonds, Series 2024, for the purposes of financing the cost of designing constructing,
66 and installing certain wastewater system facilities and improvements; authorizing the
67 establishment of certain reserves for the bonds; and paying the costs of issuance of the bonds;
68 providing for the imposition of rates and charges sufficient to pay the bonds; providing the form of
69 the bonds and other details in connection therewith; and approving other documents relating to
70 the bonds. The motion passed unanimously.

71 **Presentation by Representatives of Aspen House (0:51:50)**

72
73 Representatives of Aspen House presented their project to the Board. Renee Lewis will be the
74 point person moving forward.

75
76 **Discussion Regarding 2025 Draft Budget (1:11:00)**

77
78 Aaron Burns presented the 2025 Draft Budget to the Board.

79
80 There being no further business to come before the Board, the meeting was adjourned at 7:27
81 p.m.

82
83 Respectfully submitted,

84
85 

86
87 Bill Hudson
88 Secretary

RECORD OF PROCEEDINGS
PAGOSA AREA WATER AND SANITATION DISTRICT
OCTOBER 30, 2024 SPECIAL MEETING

Call to Order (0:0:15)

The Regular Meeting of the Pagosa Area Water and Sanitation District was called to order by Chairman Jim Smith at 5:00 p.m.

Attendance (0:00:22)

The following Directors were present: Jim Smith, Glenn Walsh, Bill Hudson, Gene Tautges, and Alex Boehmer.

In attendance from staff: Justin Ramsey, Aaron Burns, and Renee Lewis (virtual).

Also present: Candace Jones, Marcus Lock (virtual), Rod Proffitt (virtual), Kalei Pitcher (virtual), and Elli Pospischil (virtual).

Consideration of an executive session to discuss the potential sale of Running Iron Ranch and the 2015 Agreement to Restructure Colorado Water Conservation Board Dry Gulch Reservoir Loan Contract Number 150261 with the San Juan Water Conservancy District and the Colorado Water Conservation Board regarding Running Iron Ranch (the "Subject Matter") pursuant to C.R.S. Section 24-6-402(4)(a) concerning the purchase acquisition, lease, transfer, or sale of any real, personal, or other property interest, C.R.S. Section 24-6-402(4)(b) for the purpose of receiving legal advice on specific legal questions from the District's general counsel on the Subject Matter, and C.R.S. Section 24-6-402 (4)(e)(I), to determine positions relative to matters that may be subject to negotiations, developing strategy for negotiations, and instructing negotiators with respect to the Subject Matter. (0:0043)

A motion was made by Chairman Smith and seconded by Director Walsh to enter into Executive Session for the purposes cited above. The motion passed unanimously. The Board entered into Executive Session at 5:02 p.m. The Board returned to Open Session at 6:16 p.m.

Upon returning to Open Session, a motion was made by Director Walsh and seconded by Director Boehmer to direct staff and the Running Iron Ranch Subcommittee to continue discussions with the purchaser, but also suggest the purchaser submit a direct submission of the contract offer to San Juan Water Conservancy District because there are some very interesting aspects they will have to discuss. The motion passed unanimously.

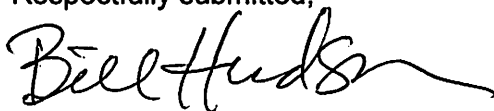
Consideration of Board Discussion and Potential Action Related to Matters of Executive Session as Cited Above

The Board did not consider this agenda item.

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There being no further business to come before the Board, the meeting was adjourned at 6:22 p.m.

Respectfully submitted,

A handwritten signature in cursive script, appearing to read "Bill Hudson", with a long, sweeping horizontal line extending to the right.

Bill Hudson
Secretary

RECORD OF PROCEEDINGS
PAGOSA AREA WATER AND SANITATION DISTRICT
NOVEMBER 14, 2024 SPECIAL MEETING

Call to Order (1:04:19)

The Regular Board Meeting for the Pagosa Area Water and Sanitation District (PAWSD) was called to order by Chairman Jim Smith at 5:05 p.m.

Roll Call (1:04:39)

The following Directors were present: Jim Smith, Glenn Walsh, Bill Hudson, Gene Tautges, and Alex Boehmer.

In attendance from staff: Justin Ramsey, Renee Lewis (virtual), and Aaron Burns.

Also present: J.R. Ford, Candace Jones, Chuck Riehm, Rod Proffitt (virtual), Randi Pierce (virtual), and Jodi Bunn (virtual).

Consideration of Agenda (1:04:44)

A motion was made by Director Hudson and seconded by Director Boehmer to table the remaining agenda items to the December 12, 2024 meeting to allow San Juan Water Conservancy District (SJWCD) to reconsider the recent offer to purchase the Running Iron Ranch. The motion passed unanimously.

Discussion Regarding and Consideration of SJWCD Contract Rejections, SJWCD Tenure as Project Leader of Dry Gulch Reservoir Project, and Vote of No Confidence Regarding SJWCD as Project Leader

The Board agreed to table this item.

Discussion Regarding and Consideration of Contract Negotiations Towards a Revised Dry Gulch Reservoir Project and SJWCD Participation

The Board agreed to table this item.

Discussion Regarding and Consideration of a PAWSD Board Declaration to Actively Sell Running Iron Ranch

The Board agreed to table this item.

Discussion Regarding and Consideration of Disclosure, by PAWSD and SJWCD, to Potential Funding Agencies of the PAWSD Board's Intent to Sell Running Iron Ranch

The Board agreed to table this item.

50 **Discussion Regarding and Consideration of Formation of a Public Outreach**
51 **Subcommittee Regarding the Sale of Running Iron Ranch and a Tentative Budget for**
52 **Customer Outreach Efforts Regarding the Same**
53

54 The Board agreed to table this item.
55

56 **Other Business (1:09:22)**
57

58 The Board opened the meeting to public comment. Candace Jones, Chuck Riehm, and J.R.
59 Ford provided comments regarding Running Iron Ranch.
60

61 There being no other business to come before the Board, the meeting was adjourned at 5:29
62 p.m.
63

64 Respectfully submitted,
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66 

67 Bill Hudson

68 Secretary
69
70

RECORD OF PROCEEDINGS
PAGOSA AREA WATER AND SANITATION DISTRICT
NOVEMBER 21, 2024 SPECIAL MEETING

Call to Order (0:00:05)

The Special Board Meeting for the Pagosa Area Water and Sanitation District (PAWSD) was called to order by Chairman Jim Smith at 5:00 p.m.

Attendance (0:00:11)

The following Directors were present: Jim Smith, Glenn Walsh, Bill Hudson, Gene Tautges (virtual), and Alex Boehmer.

In attendance from staff: Justin Ramsey, Renee Lewis, and Aaron Burns.

Also present: Jace Johnson, Alex Handloff, Candace Jones, Carl Young, Doug Dragoo (virtual), Kimberly Brown (virtual), Deborah Archuleta, and Veronica Medina (virtual).

Consideration of Agenda (0:00:20)

Chairman Smith requested Consideration of Water Modeling Results Extension – Archuleta County Airport be moved to the beginning of the agenda following Consideration of Agenda. The Board agreed.

Consideration of Water Modeling Results Extension – Archuleta County Airport (0:00:34)

Jace Johnson presented Archuleta County Airport's (Airport) request for a 12-month extension of its water modeling results. Justin Ramsey did not object as District Engineer. A motion was made by Director Hudson and seconded by Director Boehmer to approve the Airport's request. The motion passed unanimously. Director Tautges was not present for the vote.

Consideration of Appointment for PAWSD Office of Treasurer (0:02:48)

Director Boehmer expressed interest in the Office of Treasurer. A motion was made by Chairman Smith and seconded by Director Hudson to appoint Director Boehmer as the District's Treasurer. The motion passed unanimously. Director Tautges was not present for the vote.

Consideration of San Juan Headwaters Forest Health Partnership Request (0:04:24)

The Board agreed to move this item ahead of Public Hearing – Consideration of Proposed 2025 Budget as there was no one attending the meeting specifically for the public hearing. Alex Handloff presented the San Juan Headwaters Forest Health Partnership (SJHFHP) Request. A motion was made by Director Hudson and seconded by Director Boehmer to approve the SJHFHP request. The motion passed unanimously. Director Tautges was not present for the vote.

Public Hearing – Consideration of Proposed 2025 Budget (0:24:07)

Chairman Smith opened the public hearing at 5:24 p.m. No public comments were offered. Aaron Burns presented the Proposed 2025 Budget. Chairman Smith closed the public hearing at 6:24 p.m.

45 **Consideration of PAWSD Board of Directors' Meeting Rules (1:24:28)**

46 Renee Lewis presented the draft PAWSD Board of Directors' Meeting Rules. A motion was
47 made by Director Hudson and seconded by Director Boehmer approve the PAWSD Board of
48 Directors' Meeting Rules as presented. The motion passed unanimously. Director Tautges was
49 not present for the vote.

50 **Consideration of Draft Resolution 2024 – 05 – Resolution Clarifying Policy to Determine**
51 **Equivalent Units for Residential, Commercial, and Mixed-use Connections to the**
52 **District's Municipal Water and Wastewater Systems (1:27:40)**

53 Renee Lewis presented the proposed Draft Resolution 2024 – 05 – Resolution Clarifying Policy
54 to Determine Equivalent Units for Residential, Commercial, and Mixed-use Connections to the
55 District's Municipal Water and Wastewater Systems.

56 There being no other business to come before the Board, the meeting was adjourned at 7:09
57 p.m.

58
59 Respectfully submitted,

60
61 

62
63 Bill Hudson
64 Secretary
65

RECORD OF PROCEEDINGS
PAGOSA AREA WATER AND SANITATION DISTRICT
DECEMBER 12, 2024 SPECIAL MEETING

Call to Order (0:00:07)

The Special Board Meeting for the Pagosa Area Water and Sanitation District (PAWSD) was called to order by Chairman Jim Smith at 4:01 p.m.

Attendance (0:00:10)

The following Directors were present: Jim Smith, Glenn Walsh (virtual), Bill Hudson, Gene Tautges, and Alex Boehmer.

In attendance from staff: Justin Ramsey, Renee Lewis, and Aaron Burns.

Also present: Candace Jones, Leah Ballard, Rod Proffitt (virtual), Josh Pike (virtual), Kendall Burgemeister (virtual), and Marcus Lock (virtual).

Consideration of Agenda (0:00:23)

A motion was made by Director Hudson and seconded by Director Boehmer to approve the agenda as presented. The motion passed unanimously.

Consideration of an executive session to discuss the potential sale of Running Iron Ranch and the 2015 Agreement to Restructure Colorado Water Conservation Board Dry Gulch Reservoir Loan Contract Number 150261 between San Juan Water Conservancy District and Colorado Water Conservation Board regarding Running Iron Ranch and forthcoming litigation related thereto (the "Subject Matter") pursuant to C.R.S. Section 24-6-402(4)(a) concerning the purchase acquisition, lease, transfer, or sale of any real, personal, or other property interest, C.R.S. Section 24-6-402(4)(b) for the purpose of receiving legal advice on specific legal questions from the District's general counsel on the Subject Matter, and C.R.S. Section 24-6-402 (4)(e)(I), to determine positions relative to matters that may be subject to negotiations, developing strategy for negotiations, and instructing negotiators with respect to the Subject Matter. (0:01:06)

A motion was made by Director Hudson and seconded by Director Tautges to enter into Executive Session for the purposes cited above. The motion passed unanimously. Director Tautges was not present for the vote. The Board entered into Executive Session at 4:05 p.m.

The Board exited Executive Session at 4:45 p.m. during which no decisions were made.

Consideration of Potential Action Regarding Litigation Related to Running Iron Ranch and 2015 Agreement to Restructure Colorado Water Conservation Board Dry Gulch Reservoir Loan Contract Number 150261 between the District, San Juan Water Conservancy District and Colorado Water Conservation Board (0:06:22)

A motion was made by Director Hudson and seconded by Director Boehmer to direct the District's attorney to file the declaratory judgment and partition complaint as drafted, regarding Running Iron Ranch and 2015 Agreement to Restructure Colorado Water Conservation Board Dry Gulch Reservoir Loan Contract Number 150261 between the District, San Juan Water

48 Conservancy District and Colorado Water Conservation Board. The motion passed
49 unanimously.
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51 **Consideration of Potential Action Regarding Sale of Running Iron Ranch (0:07:06)**
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53 A motion was made by Director Tautges and seconded by Director Walsh to sell the Running
54 Iron Ranch. The motion passed unanimously. A motion was made by Director Hudson and
55 seconded by Director Boehmer to assign the marketing aspects of the sale of Running Iron
56 Ranch to the Running Iron Ranch Subcommittee. The motion passed unanimously.
57

58 **Other Business**
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60 There being no other business to come before the Board, the meeting was adjourned at 4:58
61 p.m.
62

63 Respectfully submitted,

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66 Bill Hudson
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RECORD OF PROCEEDINGS
PAGOSA AREA WATER AND SANITATION DISTRICT
DECEMBER 12, 2024 REGULAR MEETING

Call to Order (0:13:55)

The Regular Board Meeting for the Pagosa Area Water and Sanitation District (PAWSD) was called to order by Chairman Jim Smith at 5:00 p.m.

Attendance (0:13:56)

The following Directors were present: Jim Smith, Glenn Walsh (virtual), Bill Hudson, Gene Tautges, and Alex Boehmer.

In attendance from staff: Justin Ramsey, Renee Lewis, and Aaron Burns.

Also present: Candace Jones, Leah Ballard, Kathy Weber, Josh Kurz, Carl Young (virtual), Chuck Riehm (virtual), Josh Pike (virtual), and Elana Napoletano (virtual).

Consideration of Agenda (0:14:02)

The Board accepted the agenda as presented.

Public Comment (0:14:15)

Josh Kurz provided comments regarding public input on the use of Running Iron Ranch.

Approval of Minutes – 10/10/24 Regular Meeting, 10/24/24 Special Meeting, 10/30/24 Special Meeting, 11/14/24 Special Meeting, and 11/21/24 Special Meeting (0:22:47)

A motion was made by Director Tautges and seconded by Director Hudson to approve all of the minutes as presented. The motion passed unanimously.

Consideration of Habitat for Humanity Request (0:24:43)

Leah Ballard, Habitat for Humanity, presented the request for an exception to the current affordable housing waiver policy for one of the homes built in 2024. A motion was made by Director Hudson and seconded by Director Tautges to not rescind the 2024 waiver due to one of the homes closing at 84% of AMI. The motion passed unanimously.

Consideration of Running Iron Ranch Lease Agreements (0:30:50)

Kathy Weber requested the Board extend the grazing lease on the Running Iron Ranch for 2025. A motion was made by Director Hudson and seconded by Director Boehmer to request the District's attorney draft two leases to vacate and remediate the property for 2025. The motion passed unanimously.

Public Hearing and Consideration of Resolution 2024 – 08 – Resolution to Amend 2024 Budget (42:56)

Chairman Smith opened the Public Hearing and Consideration of Resolution 2024 – 08 – Resolution to Amend 2024 Budget at 5:30 p.m.

41 Aaron Burns presented the intent of the resolution is to allow for the transfer of \$500,000 from
42 the General Fund to the Water and Wastewater Enterprise Funds. A motion was made by
43 Director Tautges and seconded Director Hudson adopt Resolution 2024 – 08 – Resolution to
44 Amend 2024 Budget as presented. The motion passed unanimously.

45 Chairman Smith closed the Public Hearing and Consideration of Resolution 2024 – 08 –
46 Resolution to Amend 2024 Budget at 5:38 p.m.

47 **Consideration of Presentation by COLOTRUST (0:49:55)**

48 Brett Parsons, COLOTRUST, presented on current and future financial market conditions. No
49 action was taken by the Board.

50 **Consideration of Revisions to 2023 Rate Study (1:15:42)**

51 Aaron Burns presented proposed revisions to 2023 Rate Study that were requested by Director
52 Walsh. The Board agreed to appoint Directors Walsh and Boehmer to a Budget Subcommittee
53 to work with staff and Stantec on possible revisions to the 2023 Rate Study. A motion was
54 made by Director Tautges and seconded by Director Hudson to engage Stantec for
55 supplemental work on the 2023 Rate Study and appoint the Budget Subcommittee as agreed
56 above. The motion passed unanimously.

57 **Consideration of 2025 Budget (1:33:27)**

58 Aaron Burns presented the most recent revisions to the 2025 Budget. The Board agreed to
59 table this item until a special meeting later in December.

60 **Consideration of Certification of the 2025 Mill Levies to the Archuleta County Treasurer**
61 **(2:03:15)**

62 Aaron Burns presented Certification of the 2025 Mill Levies to the Archuleta County Treasurer.
63 A motion was made by Director Tautges and seconded by Director Walsh to certify the 2025 mill
64 levies to the Archuleta County Treasurer. The motion passed unanimously.

65 **Consideration of Customer Letter for Billing Statements (2:08:26)**

66 The Board discussed what they would like to see in a public relations piece regarding the
67 District's water demands. Directors Tautges and Hudson agreed to work on a public relations
68 piece.

69 **Manager's Talking Points (2:16:35)**

70 Justin Ramsey provided updates on water loss, Snowball Water Treatment Plant construction,
71 snowpack, and progress on Vista Wastewater Treatment Plant Upgrades.

72

73 **Other Business (2:17:01)**

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75 Director Tautges provided an update on conversation he had with 100 Lyn Ave neighboring
76 property owner regarding potential sale. Aaron Burns provided an update on the revenue bond
77 issuance. Chairman Smith thanked staff for all 2024/2025 budget efforts.

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80 There being no further business to come before the Board, the meeting was adjourned at 7:21
81 p.m.

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83 Respectfully submitted,

84 *Bill Hudson*
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87 Bill Hudson
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RECORD OF PROCEEDINGS
PAGOSA AREA WATER AND SANITATION DISTRICT
DECEMBER 20, 2024 SPECIAL MEETING

Call to Order (0:00:09)

The Special Board Meeting for the Pagosa Area Water and Sanitation District (PAWSD) was called to order by Chairman Jim Smith at 9:00 a.m.

Attendance (0:00:16)

The following Directors were present: Jim Smith, Glenn Walsh (virtual), Bill Hudson, Gene Tautges (virtual), and Alex Boehmer.

In attendance from staff: Justin Ramsey, Renee Lewis (virtual), and Aaron Burns (virtual).

Also present: Carl Young (virtual) and Chuck Riehm (virtual).

Consideration of 2025 Budget (0:00:25)

Aaron Burns presented the most recent changes to the 2025 Budget. A motion was made by Director Walsh and seconded by Director Boehmer to approve the 2025 Budget. The motion passed unanimously.

There being no other business to come before the Board, the meeting was adjourned at 9:40 a.m.

Respectfully submitted,



Bill Hudson
Secretary