

San Juan River Village Metropolitan District Regular Monthly Meeting Minutes

April 12, 2018

The meeting was called to order at 6:30 pm by Carrie Wienckowski, President. The directors present were Bill Wittwer (via phone), Steve Wilkins and Louise Sumner Woods. Homeowners, Dennis & Suzi Schlichter, Bonnie Weathers, Chantelle Jordan, Joe Jordan (via phone), Lisa Baker, Christine Hicklin, Addie Greer, Pat Kahn, Doug Hampton, Robert Ludwig and Robert Soniat were also present. Tim McRee, Maintenance Operator, was present. Cynthia Purcell, District Manager, took minutes.

Steve moved to approve the minutes from March 8, 2018. Louise seconded and the motion carried.

Tim gave a brief report to the board about the LPEA line replacement project on the lower half of the subdivision. The project is anticipated to take 14+ weeks and Descent Drive will be closed for a day as they dig up the middle of the road to replace a line. He is currently working on the lift station repair and anticipates completing by end of next week. CW Divers will be performing the water tank inspection tomorrow.

Road Department Report:

The board discussed the future of Little Beaver Place. A portion of the road is currently being maintained by Joe Jordan per a resolution that was signed in 2001 by the District. The 2001 resolution stated that the owner of the island, Mike Allen, would be responsible for drafting the easement and vacation documents for signature and then filing them with Archuleta County. This never happened. As the road is within the Metro District boundaries and publicly platted, Joe would like to open discussions to reinstating this as a Metro maintained road and he would begin paying the \$80/month infrastructure fee. He currently pays taxes to the Metro District and simply either wants to be fully in the District or fully out of the District through exclusion. Steve stated that all property owners within District boundaries should receive equal treatment and because the road is publicly platted, it should be maintained by the Metro District. Robert Soniat stated that Mike Allen had to have a letter from the Metro District releasing him from the District in order to receive a building permit. He requested that the board table this discussion until the letter could be found. The board instructed Cynthia to contact Archuleta County to find the letter and again discuss the issue with Jeff Driscoll, attorney. The matter was tabled until next month.

The board discussed the two road maintenance quotes received for grading and adding additional road base to the existing roads. As LPEA will be digging up the roads in the lower part of the subdivision for the majority of the summer, the board wanted to wait until they are finished to consider what is needed there. The board discussed the timing of grading and maintenance due to freeze/thaw during certain times of the year. The availability of when the contractors could perform the work also comes into play. A quote was sought from CrossFire, but they never responded. Dennis Schlichter volunteered to follow up with them to see if he could obtain a quote. The board will review the quotes and discuss again next month. Dust suppression measures were discussed. The District could purchase Mag Chloride from Archuleta County at their cost, but would need to pick it up from their facility at the Road & Bridge Bldg. The District doesn't have the ability to do this. Addie Greer inquired about the alternatives she had suggested at a meeting in the past. Cynthia investigated these options and reported to the board at the following meeting with costs, which were more than twice the cost of Mag Chloride. The board will continue to research options.

Robert Ludwig inquired about when the installation of speed bumps would be complete. He would like an additional two speed bumps installed on Alpine Dr. As Tim is currently working on the lift station rehab, the speed bumps may not be installed for a few more weeks.

Water Department Report:

The customer water usage report was reviewed for March – 368,600.

The board discussed the brown water issue. Steve Omer, FEI Engineer, provided a follow-up report on the findings of additional tests performed (see attached report). They will continue to work toward a solution. The water plant computer CompactLogix was to be upgraded this month, but due to scheduling, has been pushed back. It will include an alarm to monitor the pH levels at all times.

Sewer Department Report:

The new lift station pump and associated parts will be arriving next week. Tim is working to drain, clean and patch the interior this week.

Parks & Recreation Department Report:

Cynthia reported that she has spoken with Larry Lynch to piggy-back an order of carp for the upper pond. Larry is not ordering carp this year but is inquiring with the vendor to see if anyone else along the route is. The fish usually come in May. Cynthia will follow up with Larry.

Administrative Report:

The District is in compliance.

As the 2018 election of officers was cancelled and the current officer terms expire on May 8th, Cynthia reported that new officers should be elected to conduct the next regularly scheduled meeting on May 10th. Steve nominated Louise to be president. Carrie seconded and the motion carried. Louise accepted. Louise nominated Bill to be secretary/treasurer. Steve seconded and the motion carried. Bill accepted. Bill nominated Steve to be vice president. Louise seconded and the motion carried. Steve accepted. Cynthia will make arrangements with the bank to add Bill Wittwer as a signer on all Metro accounts as the new secretary/treasurer.

Thirteen delinquencies totaling \$4,687.73 were noted.

Treasurer's Report:

Cynthia reported on the P&L's, Balance Sheet, General Fund, Sewer Fund, and Water Fund for March, 2018. Steve moved to accept the financials. Bill seconded and the motion carried.

There were no bills presented for payment.

Old Business:

Cynthia reported on the Harman Ave. road vacation. The final application and associated paperwork has been submitted to Archuleta County. The preliminary sketch plan phase is complete and the final plan will be presented at the BOCC planning meeting on April 25, 2018 and then finalized at the BOCC board meeting on May 15, 2018. Cynthia will attend both meetings to represent the District. Once the application has been approved, the District has one year to complete the conditions of the application (move the shed and delineate the curve in the road), get final signatures on the plat and record it at the clerk's office.

New Business:

The maintenance building was discussed. Steve reported that the proposed building will consist of a 750 sq. ft. meeting room, a small office and bathroom on one end; a 1500 sq. ft. maintenance shop to store and work on equipment in the middle; and a 900 sq. ft. lean-to on the other end to store equipment. Cynthia reported that Archuleta County will require a Conditional Use Permit. This will allow the county to approve the maintenance building, along with grandfathering in all existing infrastructure within the District. This process could take 3+ months to obtain. Dean Schultz did a preliminary survey of the area and found that the structure could be built within the confines of one of the District owned lots within the vicinity of the old meeting house. This would eliminate the need to apply for an additional permit through the county to consolidate and vacate easements to build across lot lines. In order to move forward with the conditional use permit, a notice would need to be sent to all property owners within the District. The county was amenable to including the notice with our monthly billing, which would be this Monday, April 16th. The question arose as to what the timeframe was for the conditional use permit and construction of the building. Steve moved to direct Cynthia to begin the process of applying for the conditional use permit only if the permit was good for over one year; if the permit was only valid for a year or less, Cynthia should wait to begin the permit process and not include the notice in the monthly billing. Louise seconded and the motion carried.

Bill reported that there were no new well permit applications.

Other Business:

Steve reported on the POA meeting. They approved a building permit and variance to move a house closer to the road on Alpine Dr.

Louise stated that as the new president she will be enacting Robert's Rules for conducting meeting in the future and will allow for public comments at the end of each meeting. This will allow the board to work through their agenda and conduct business, yet also allow homeowners the opportunity to make comments. Any new items can then be added to the agenda for discussion at the next meeting.

There being no other business, Carrie adjourned the meeting at 8:35pm.

Respectfully submitted,

Cynthia Purcell
District Manager

From: [Steve Omer](#)
Sent: Thursday, April 12, 2018 2:22 PM
To: [Cynthia Purcell](#)
Cc: [Tim McRee](#); [Mark Dahm](#); [Patrick OBrien](#)
Subject: FW: San Juan River Village WTP

Hello Cynthia,

I'm writing to provide you an update on the turbid water investigation at the San Juan WTP.

Since our last communication, a more thorough round of testing has been completed to confirm the source of the observed turbidity. Samples were collected from both raw water wells, the finished water leaving the WTP, and from three locations within the distribution system (see attached lab results). The sampling has confirmed an accumulation of iron and manganese solids in the distribution system, this is certainly the source of the observed turbidity.

The EPA has set secondary contaminant limits for iron and manganese at 0.3 and 0.05 mg/L, respectively; water containing less than these quantities are not expected to show significant impacts of staining and turbidity related to the presence of these metal ions. Concentrations of both iron and manganese are expected to vary seasonally in the raw water; the initial testing shows iron at ≤ 0.05 mg/L and manganese at 0.03 - 0.05 mg/L. The water leaving the plant tested a bit higher at 0.065 mg/L for manganese, and distribution samples revealed a concentration of up to 4.25 mg/L. Based on testing completed to date, the current treatment process is removing iron. It is likely that iron and manganese solids have been accumulating (settling out in low areas) in the distribution piping for a significant period of time (possibly the entire lifespan of the system).

There are two leading options (among several potential options) for treating water with iron and manganese. The preferred option is to oxidize these metal ions to an insoluble form and remove them at the filtration step of the treatment process. There are also chemical additions that can sequester the metal ions and keep them in solution. There are 2 major drawbacks to the sequestering approach; 1) water heaters can break down the chemical bond leading to staining from the household hot water (even though the cold water would be clear), and 2) the phosphate introduced in this process is released at the WWTP and is an environmental concern for algal blooms.

At this time we are ready to evaluate treatment options. There are two potential approaches to oxidizing and removing the iron and manganese before water enters the distribution system. One option is to use a pressure filter with a specialized media that would accelerate the reaction time and remove the resulting solids before the (existing) membrane filter. Another common approach is to inject an oxidizing chemical (ie. potassium permanganate) to cause the metal ions to precipitate and allow the membrane filter to remove them. Both options are likely viable; FEI recommends evaluation of each option, which may include bench-scale treatability testing, to determine which is preferable for both plant operations and long term cost benefit.

Please let me know if you have any questions or concerns with the proposed approach.

Thank you,
Steve

Steve Omer, PE, CWP
Project Engineer
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