

MEETING MINUTES – December 4, 2024

IN ATTENDANCE:

Ted Helston - Clear Creek
K.C. Williams - Singleton
Steve Carlson - Steve's Plumbing
Scott Olsen - Forester-
Rick Davis– Bolotas
Val Johnson Vice Chairman – Campsite –
Rudy Metelko Chairman – S. West
Christian Bryner – Legal Council
Geni Hawk, Secretary - Absent
Soleil Melo, Administrator

OTHERS ATTENDING:

The meeting was called to order at 10:00 a.m. in the 2nd floor Conference Room of the County Administration Building by Rudy Metelko.

1. Roll Call – See Above
2. Review and possible approval of minutes from previous meetings
Motion – Rick Davis
Seconded – Ted Helston
Unanimous
3. Review of Financial Report – No comments
Motion to approve – KC Williams
Seconded – Scott Olsen
Unanimous
4. Open and Public Meetings Act training – Done by Christian Bryner
5. Public hearing on 2024 budget amendments

Fund 611 increased to cover legal fees. No other comments
6. Open and approve amendments to 2024 budget
Motion to approve – Scott Olsen
Seconded – Ted Helston
Unanimous
7. Public hearing on 2025 tentative budget - Soleil said everything will stay the same as last year with the exception of fee's for legal counsel. Called for Comments. No comments.

Motion to Approve the 2025 Budget– KC Williams
Seconded – Rick Davis
Unanimous

8. Consideration and approval of 2025 budget - voted above

9. Review and possible adoption of the 2025 meeting schedule – Some days changed to fit Christians schedule

Motion to approve – Val Johnson

Seconded – Scott Olsen

Unanimous

10. Review of large underground wastewater disposal system (LUWDS) report

11. Steve Carlson update on sewer system – Yearly inspection has been done and submitted and is good to go.

We have a new inspector and he was more thorough, there was a few things that need to be corrected

When the pumps go into alarm, there is a visible alarm and a digital alarm. Some of those were not Operational at different levels. Steve contacted the State to see if we were required to have those.

It is required so we will have to get those upgraded and functional. It is just the alarms on the Panels, Steve still gets the calls. KC asked if the cost would be substantial and Steve does not feel like it will be. Steve has already been in contact to get a cost to get them fixed. Steve asked the board if they want him to come back for approval or just get them fixed. The board gave him permission to get them fixed because it is a State requirement. Soleil will pull the cost from the yearly maintenance fund which has \$7,000 in it. Bolotas used more water in the winter because people leave their water on so it doesn't freeze.

12. Discussion on adding another tank to Helston's – Ted said it was looked into a couple years ago

To see if adding another tank would cut the cost of pumping, but it was turned down because of expense. Rudy asked if there was room for another tank. Steve said there was room. Delivered a 2000 gallon holding tank would be just under \$5,000 and additional to dig the whole and set up it would probably cost 12,000. The pumping has gone down since Covid. Rudy suggested to table the item until next year and see if we can get a better idea since Covid is over. Val asked what the cost to pump was last time and it was thought to be 8,000. It serves 2 cabins, Helsten's and Paneers. Val said even with 2 tanks we would then have 2 tanks to pump. Steve suggested getting a grant to get our own pumping tank. Val said can we get Steve certified to pump. Scott asked how big of a tank would it take. Steve said - The truck we use now are 1,500 gallon. Steve has no idea what the cost of a pumping truck would be. Scott said they would be \$50,000. Scott said then we would have to park it and maintain it and it would take us 20 years to recoup our fees unless we could get a grant. Scott asked if we have the money to put in another tank, Steve said it would save money in the long run and KC agreed. Christian asked if it \$136,000 roughly and what are we saving it for. Val said we need to look at some of the things that we need to improve the system. What is the amount that we want to keep in there? Rick asked how long it would be to recoup our money if we get a new tank. Soleil stated the only one required by the state is \$5,000. Steve will get bids and we will have further discussion at the next meeting on March 6.

Motion to have Steve get further information on the tanks and discuss at next meeting – Scott Olsen

Seconded – KC Williams

Unanimous

13. Ben Grimes to present condominiums project Ben Grimes represents Kenny Horsel who is the owner of the

Property that we are dealing with, It looks like your copy is fairly small. He has the property outlined by the black line. It's above the water line. The red line is the BOR water line. He is proposing to develop that property, we have been in discussions with County Planning and Zoning Commission. They are holding a hard line on, initially he wanted to do just lots, but they changed the zone regulation some years ago and they require 12,000 square feet lots for that property he would only be able to put in 3 or 4 lots. Which is not economical for him. So the ordinance provides for condominiums so that is what you are seeing laid out is 13 condominiums 1-10 on the north side and 3 unites to the south. We have concept approval from Planning and zoning so we are here to talk to you about hooking into the sewer system. Power is close, the water system, Kenny Holmes is handling that to see if they can handle that many units for the water line. But I am here today to talk to you about connecting to the sewer system. There is a man hole, if you look

carefully, between units 10 and 12. There is a line going to the North East, I do not know how far it goes up. That man hole is in position to handle this. It is an 8" line. Val asked how many beds and baths per condominium? Concept only, each unit would be 2 floors with double car garages total of 2400 square feet per unit. 3 bedrooms with 2 baths. Rudy asked will that system handle 13 units. Steve asked what is a normal lot size in the area right now? Ben answered – That's an interesting question and I didn't bring all my numbers but I presented those Numbers to Planning and Zoning over a month ago and the average lot size was in Bolotas 6800-7000 square feet. So when they changed the zoning to 12,000 square feet per lot, Steve asked if they where to do 6-7000 square foot lots, how many would that be. Ben assumes much more than 13. Steve stated – I am assuming when they designed the system that they designed the system to accommodate all the lots that would be built there. Ted questions – how many units are in that condominium? 13. Ben – If you look at the foot print of the 13 they are all the same size. 1-6 would be basically one building connected if you look at the photographs on the right you would see the concept. Steve said – so that was my question is there 13 lots in there according to the size of the lots used to be. Ben said he didn't look at it that way so he does not know.. Val said so you can look at what the size of the lots are here and if that is what they planned and if those are 12,000square feet lots, if that what they originally had before they rezoned it, and each one of these spots 24,000 square feet so 12,000 square feet is what that foot print is. Is W cubed the ones who can tell us how much the system can handle. It's going to cause strain and where to the system and be a cost to us, because if you normally have 6 cabins right there if they were to stick with what they originally planned for. Val was confused as to why they changed the zone because that adds parking issue also. Ben said he didn't know why Zoning was changed. If you look at Belotus alone those are only 6,800 square feet lots and why these are 12,000. Steve asked the property size Ben said 1.3 acres. Steve said so break that down and break that down into 6,000 square feet lots do the math on that. Another think to consider is each of those condominium owner are going to have to pay a sewer connection and a yearly fee. Val said that would be 13 connections. Because you are adding 13 cabins essentially. Rudy said will an 8" pipe take care of 13 more cabins. Steve said yes you will just have more wear and tear on the line. Rick ask about pump capacity. The answer is yes they will just run more. Ben stated - Planning and zoning will require us to make sure the system can handle this, so we will have to come back to you to justify how many unites we can have. Same thing on the water system. Steve is recommended to have some engineering done to determine this. Ben said with the man hole there they planned to have the area developed. Ben said the man hole is dry and never had anything in it. Steve said it should be able to handle it. Val said cost will go up but revenue will also go up with 13 more residents. They will have sewer hookup and sewer fee's every year. Ben said he has a lot to still consider, he has to consider the Bureau of Reclamation issue, which Ben is very familiar with. Ben said – So at this point we need some direction, what can we do to help. Steve suggested going back to the company who first designed the system, Steve has copies and will find out. Ben had some discussion with Jones and Demille to look at the plans. Rick stated – the map needs to be updated. It doesn't show a road by his place to US 6. Ben said it is 2016, but for this property in discussion it is accurate. Ben's client would like to start in the spring of 2025. Ben said that Contact has been made to surrounding home owners and have had no response. Ben stated the Black like is correct 99%. The others have encroached on to Bens clients property. Rick asked if Steve had the original drawings and Steve responded, Yes. Ben's next step is to finalize the survey and record it and then send out and they will have X number of days to respond and then they can challenge it. Ben will meet with Steve December 5 at 10. Clarification was made on a single family dwelling. Rudy asked – Can we give him a tentative ok, Christian said it is not on the agenda to make a recommendation so this just a presentation. Ben explained that they have been approved by Planning and Zoning for their concept. Ben asked Christian if they can approve the concept and Christian said No, it was not on the agenda that way so it will have to be put on the next agenda.

Motion to put the condominium Plan on the March 2025 meeting for Ben Grimes – Val Johnson
Seconded – Scott Olsen
Unanimous

Christian recommended that Ben tell us where he is at in his process and we will work with them. This Board Just approves the connection. If you are ready with final plan in March we can do that.

Ben asked what the rates are? Soleil - Sewer hookup is \$1,200 per hook up and then \$300 a year. Ted said they would also have to pay for all of Steve's work and inspections. \$20.00 for inspections.

14. Discussion of general system capacity – Already touched on this and Steve will get back with us.

15. Election of new board members

Christian said to give your recommendations to the Commissioners. It will be re-advertised.

Ted recommends Jerry Zumbrunnen for Clear creek.

16. Consideration and possible approval of system maintenance contract with Steve Carlson (Steve's Plumbing)

Christian said this contract will be from Jan 2025 through 2028, increase of an additional year if it is not cancelled within 60 days, 3030 per month which is 36,369.72 per year. 2% annual increase. Parts Inventory list, Contractor shall take whatever means is necessary for emergency purposes and time is of the essence.

Motion to approve the contract with Steve's Plumbing – Rick Davis

Seconded – Scott Olsen

Unanimous

17. Other Business that may be brought before the Board – Val asked if we need to get other bids when we are doing maintenance. Scott asked Christian, If we are going to spend over 8,000 we have to go to bid. Christian said he would recommend to go to bid. Christian said the question is Does an engineer have to approve the adding of another tank. Christian said it is not required but Ted recommends to have formal plans drawn up. Steve didn't think it would be technical enough that you would need an engineer Val agreed and he feels Steve is qualified to do it and Scott agreed. Ted said Steve does but if it goes out to bid those people would need to submit some plan or document. Scott said Steve could be the project manager and manage the project. Rick Davis you could ask for an RFP and Christian said you could make it so they have one if they purchase the tank themselves and also if we have the tank what they would charge to install it. Christian said we might get a better price if we buy the tank so there is not a markup. You could ask for a Bid for each way of doing it. Steve said he could talk to 2 or 3 contractors and see what he could come up with. Christian said you would need to do a bid and he suggested to put a bid limit and approve that on the next agenda. Scott said then we would have more information from Steve to make that call on the limit. You can set an amount before it goes out for bid. So the board would need to decide the amount. Christian said there is no set limit from the state. Val's question – why do we not have a representative from that property at these meetings when we are discussing their property? Ted doesn't feel you need a representative from the home owner. Christian said he thinks the issue is not so much as an individual homeowner but the individual system. They cost as much as other areas like Belotis or any of them. Maybe not quite as much but the fact that they are a system by themselves, we mention their system individually in the contract so. Christian that may need to be added to a future agenda as a discussion item at our next meeting to expand the board to give them a seat. The issue is interesting because they are a system but only pay one connection fee. Christian's concern is to be Frank, they do not carry their own weight what they cost us. So we put them on the board and they are not representing a group of people but they are representing a system. It's kind of a counter balance that certainly would be in their best interest to whenever votes come up. Christian recommends the board holding off and consider it a little more, think about it a little bit more and have further discussion. Scott asked if there is a mechanism in place were we can equalize their burden on our system. Christian said that it has been discussed before and there is not mechanism. Val asked KC, who is on his own system, and he is on the board. KC said he is an important part of the system and he always goes back to the leases on the sewer system have expired all around the lake. There is a problem. Val agreed that we need to discuss these leases in 2025 and find out what we need to do about it. KC said that in the 80's a lease agreement with the BOR for the sewer system. The end date was over 10 years ago. Rudy said he and Ted looked into it and there really was no problem. KC said the problem he sees is we had a lease and the lease is up. Rick asked Christian if he had this information, Christian does not. But if KC has the information Christian will look into it. Ted said – Years ago we tried to get senator to help us and he was taking it to congress and they dropped it. Christian said you will not get the sewer part resolved unless that entire thing get resolved. Christian recommends adding these things to another agenda. Rudy said to table these thing to the next agenda.

Establish minimum bid amounts as a line item on the next agenda – Scott Olsen

Seconded – Rick Davis

Unanimous

KC is nervous about snow removal around his area with open connections

18. Adjourn

Motion to adjourn – Val Johnson

Seconded – KC Williams

Unanimous

A handwritten signature in blue ink, appearing to read "Val Johnson", is written over a horizontal line.

Val Johnson Vice Chair