

RECORD OF PROCEEDINGS
PAGOSA AREA WATER AND SANITATION DISTRICT
JANUARY 13, 2025 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 Jim Smith at 11:04 a.m.

Attendance (0:01:28)

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 (virtual), and Aaron Burns (virtual).

Also present: Carl Young (virtual) and Marcus Lock (virtual).

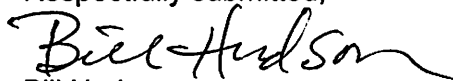
Consideration of an executive session to discuss the potential sale of Running Iron Ranch, the Agreement to Restructure Colorado Water Conservation Board Dry Gulch Reservoir Loan Contract Number C150261 between the District, the San Juan Water Conservancy District, and the Colorado Water Conservation Board, and pending litigation (Case No. 24CV30069) related thereto (together, 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. (0:02:03)

A motion was made by Director Tautges 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 11:09 a.m.

The Board exited Executive Session at 12:15 p.m. during which negotiators were instructed, but no decisions were made.

There being no other business to come before the Board, the meeting was adjourned at 12:17 p.m.

Respectfully submitted,



Bill Hudson
Secretary

RECORD OF PROCEEDINGS
PAGOSA AREA WATER AND SANITATION DISTRICT
January 30, 2025 REGULAR MEETING

Call to Order (0:00:07)

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 (0:00:23)

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

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

Also present: Joe Tedder, Paul Hansen, Carl Young (virtual), Marcus Lock (virtual), Jeff Sams (virtual), and Chuck Riehm (virtual).

Consideration of Agenda (0:00:37)

A motion was made by Director Walsh and seconded by Director Hudson to table Consideration of Revisions to PAWSD Bylaws until the May 2025 meeting at the earliest. The motion passed 3 – 2 with Chairman Smith and Director Tautges opposed.

Approval of Minutes – 12/12/24 Special Meeting and 12/12/24 Regular Meeting (0:07:27)

Renee Lewis presented Approval of Minutes – 12/12/24 Special Meeting and 12/12/24 Regular Meeting requesting the minutes be tabled to the next regular meeting because the District's attorneys had revisions. A motion was made by Director Hudson and seconded by Chairman Smith to table the minutes until the February 13, 2025 meeting. The motion passed unanimously.

Public Comment (0:08:07)

No comments were offered.

Consideration of an executive session to discuss a proposed final lease extension to the Webers of 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)(l), 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. (0:08:28)

A motion was made by Director Hudson and seconded by Director Boehmer to enter into Executive Session for the purposes cited above. The motion passed unanimously. The Board entered into Executive Session at 5:15 p.m.

The Board exited Executive Session at 5:53 p.m. during which the District's attorneys were instructed, but no decisions were made.

Consideration of Draft Running Iron Ranch Final Lease Extension (0:18:40)

A motion was made by Director Walsh and seconded by Chairman Smith to direct staff to send the draft Running Iron Ranch Final Lease Extension to the lessee for review and comment. The motion passed unanimously.

Consideration of Resolution 2025 – 01 – Board of Directors Annual Posting for Meetings (0:20:24)

A motion was made by Director Tautges and seconded by Director Boehmer to adopt Resolution 2025 – 01 – Board of Directors Annual Posting for Meetings. The motion passed unanimously.

Consideration of Resolution 2025 – 02 – A Resolution Calling for the 2025 Regular District Election and Appointing a Designated Election Official (0:21:40)

Renee Lewis presented Resolution 2025 – 02 – A Resolution Calling for the 2025 Regular District Election, Appointing a Designated Election Official, and approving related election documents. A motion was made by Director Tautges and seconded by Director Hudson to adopt Resolution 2025 – 02 – A Resolution Calling for the 2025 Regular District Election, Appointing a Designated Election Official with Renee Lewis as the Designated Election Official, and approving the related election documents. The motion passed unanimously. Director Walsh suggested staff look at hiring a third party to conduct the election. The Board agreed and directed staff to do so.

Consideration of Revisions to PAWSD Rules and Regulations (0:28:55)

Renee Lewis presented the proposed revisions to PAWSD Rules and Regulations. A motion was made by Director Hudson and seconded by Director Boehmer to approve the revisions to the Rules and Regulations as presented. The motion passed unanimously.

Consideration of Revisions to PAWSD Bylaws (0:36:44)

This item was tabled to the May 2025 meeting at the earliest.

Consideration of Draft Customer Letter (0:36:45)

A motion was made by Director Hudson and seconded by Director Boehmer to appoint Directors Hudson and Tautges as the Running Iron Ranch Public Relations Subcommittee. The motion passed unanimously.

Manager's Talking Points (1:07:17)

Justin Ramsey provided updates on Snowball Water Treatment Plant construction, meeting with Dutton Creek Ranch representatives, freezing infrastructure, meeting with Pagosa Fire Protection District, and requested clarification on board meeting agenda setting. A motion was made by Director Hudson and seconded Director Boehmer to clarify that any one member of the Board can place an item on the agenda without it being rejected by the District Manager and/or the President of the Board except for items that involve any resources other than the staff time to include the

item on the agenda, which would require presentation and approval by the full Board. The motion passed 4 – 1 with Director Tautges opposed.

Other Business (2:09:58)

Director Tautges provided comments regarding a recent site visit to the Snowball Water Treatment Plant commending the progress made. Director Walsh inquired if the District was adequately staffed for all of the engineering tasks planned over the next few years. Justin Ramsey stated he would review the proposed staffing for upcoming projects and prepare a response.

There being no further business to come before the Board, the meeting was adjourned at 7:58 p.m.

Respectfully submitted,

A handwritten signature in black ink, appearing to read "Bill Hudson", with a stylized flourish at the end.

Bill Hudson
Secretary