



AGENDA

Town Hall 551 Hot Springs Blvd
Pagosa Springs, CO 81147

Sanitation General Improvement District Meeting
July 21, 2026 @ 5:00 PM

REMOTE PARTICIPATION

Join Zoom Meeting By Computer - <https://zoom.us/j/94262129511>
Dial by Phone - 1-669-900-6833 US - Meeting ID: 942 6212 9511

A Zoom link is made available. The Town cannot guarantee internet service or online broadcasting. Remote participation is at the risk of attendees. The meeting will continue in person regardless of the broadcast capability.

I. CALL MEETING TO ORDER

II. ROLL CALL

III. DISCLOSURES AND/OR CONFLICT OF INTEREST

IV. PUBLIC COMMENT

V. CONSENT AGENDA

1. Approval of the July 7, 2026 Meeting Minutes

VI. NEW BUSINESS

1. Update on Pump Station Pump Replacements, Installation, and Inspections

2. McCabe Creek Sewer Project

3. Wastewater Treatment Facility update

VII. NEXT BOARD MEETING AUGUST 4, 2026 AT 5:00 PM

VIII. ADJOURNMENT

Shari Pierce
Board President

Public comment and agenda comment item sign-up sheets are available at the meeting
Copies of proposed Ordinances and Resolutions are available to the public from the Town Clerk



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MINUTES
Sanitation General Improvement District Meeting
July 7, 2026 @ 5:00 PM

A regular meeting of the Town of Pagosa Springs Sanitation General Improvement District was called to order on July 7, 2026 at 5:00 PM in the Town Hall, located at 551 Hot Springs Blvd.

BOARD PRESENT: Board President Pierce, Board Member Bergon, Board Member deGraaf, Board Member Martinez, Board Member Williams, Board Member Shabro

BOARD ABSENT: Board Member Lindner

I. CALL MEETING TO ORDER

II. ROLL CALL

III. DISCLOSURES AND/OR CONFLICT OF INTEREST

None

IV. PUBLIC COMMENT

None

V. CONSENT AGENDA

1. Approval of the June 16, 2026 Special Meeting Minutes

Board Member deGraaf moved to approve the consent agenda, Board Member Williams seconded. Motion Passed

VI. REPORTS TO BOARD

1. Sanitation District Update

Town Manager David Harris introduced Nick Freelen, the new Public Works Director, to the Sanitation Board. Interim Public Works Director Phil Bennett presented the Sanitation update. He said the Flygt pump purchase order was sent out. They are expected to arrive within five to eight months. Sanitation is preparing for the pipe inspection and representatives will be guiding the department on what is needed for the new pumps and lines. Interviews are being conducted to fill the second Sanitation Operator position. The Sanitation Department is discussing the options for a back-up diesel pump that can be moved from one pump station to the other just in case the new electric pumps go out, and so we can stop renting. Staff is trying to determine if the installation of the new electric pumps should go out to bid or be sole-sourced because of the specialized skills needed for the piping. Staff have reached out to four companies qualified to perform the work. Out of the four responses back, two declined to submit a bid, a third has scheduling conflicts and can't meet the required time frame and the final company submitted a bid.

Board President Pierce asked if we still had the backup pumps or if they were returned. Bennett said we still have the backup pumps because of the glitches happening with the current system and the sound dampening panels are still in place. Board Member Martinez asked if there is a lowering of the pumping volume and flow due to drought. Bennett stated that the system is pumping 100,000 to 300,000 gallons per day.

2. McCabe Creek Pipe Replacement

Projects Manager Kyle Rickert said they finished the pipe replacement on Loma Street Alley and are working on the culverts down Florida Street. One more service line needs to be replaced before the paving and Rosita Street project can start.

Board Member Martinez wanted to know what kind of impact the inflow and infiltration (I&I) has at this point. Rickert said it is hard to tell with the current drought conditions.

Town Manager Harris thanked staff for all the hard work with all the transitions and projects going on.

VII. NEXT BOARD MEETING AUGUST 4, 2026 AT 5:00 PM

VIII. ADJOURNMENT

Board President Pierce adjourned the meeting at 5:17 pm.

Shari Pierce
Board President



AGENDA BRIEF

MEETING: Pagosa Springs Sanitation General Improvement District

FROM: Nick Freelen

PROJECT: Update on Pump Station Pump Replacements, Installation, and Inspections

ACTION: Information Only

PURPOSE/BACKGROUND:

- Update on PS1 and PS2 pump replacements and install (Evolve \$1.3M, Ulliman, Moltz)
- Xylem Smart Ball inspection week of August 3rd and preparation (Xylem \$140,000)
- Surge tank quotes



AGENDA BRIEF

MEETING: Pagosa Springs Sanitation General Improvement District

FROM: Kyle Rickert

PROJECT: McCabe Creek Sewer Project

ACTION: Information Only

PURPOSE/BACKGROUND:

There was a gas line strike last Tuesday at approximately 11:00 am while TRC was digging the trench for the headwalls for the culverts for installation. Black Hills Energy responded to the incident quickly and was able to stop gas flow at approximately 1:45 pm. Black Hills repaired the gas line that afternoon and TRC crews started installing the culverts again last Wednesday morning. The culverts have been backfilled and TRC is working towards completing them in the next week or two. They will be moving over to the Rosita St. Project (700 block) after they finish there.



AGENDA BRIEF

MEETING: Pagosa Springs Sanitation General Improvement District
FROM: Kyle Rickert

PROJECT: Wastewater Treatment Facility update
ACTION: Information Only

PURPOSE/BACKGROUND:

Town Staff met with industry experts to discuss the WWTF procurement on July 9th and evaluated the procurement methods and discussed the project specifics. The three procurement methods that were discussed were Construction Manager at Risk (CMAR), Design-Build, and Design-bid-Build. It was decided that the CMAR option is the best fit due to it shifting much of the risk and responsibility involved in the construction project over to the construction manager/general contractor. This method hires a GC early in the Design & Engineering process (approximately 30% design) to collaborate and capitalize on the expertise of a seasoned GC before they finalize the project design. This will help lead to more accurate cost and schedule projections.

It was also recommended that Town should hire an Owner's Representative for the WWTF project prior to starting the procurement process for an Engineering Firm. We would then move towards a Statement of Qualifications (SOQ) to gather a shortlist of Design/Engineering firms that would then submit bids under an RFQ/RFP. This would allow us to thoroughly research the candidates and their prior experience with other WWTF's with comparable scopes, as well as other qualifications.

We are simultaneously pursuing funding for this project through CDPHE State Revolving Fund loan/grants, The Water Infrastructure Finance and Innovation Act (WIFIA), DOLA, and other opportunities.

ATTACHMENTS:

1. WWTF Procurement Options

WWTF PROCUREMENT OPTIONS

CMAR

Construction Manager at Risk. The owner hires designers and builders under separate but overlapping contracts. The owner contracts a construction manager during the design phase (apx. 30% design) and oversees the project from buyout through closeout. Give a GMP at 100% design.

Positives

- Offers improved collaboration and potentially faster project timelines.
- Shifts much of the risk and responsibility involved in the construction project over to the construction manager; guaranteed maximum price (GMP).
- Allows owners to capitalize on the expertise of a seasoned general contractor before they finalize project designs. Could lead to more accurate cost and schedule projections. Greater efficiency and shorter timelines.
- Open books, the GC should be required to present the overhead and profit numbers to avoid cutting corners.

Negatives

- Two separate stakeholders that the owner is in between; potential for additional collaboration.
- When a GC gives a GMP, they might cut corners to save money.

Design-Build

The owner enters into a single contract to cover both the architectural design services and the physical construction of the build, streamlining the collaboration, communication, and coordination process.

- One bidding process at the beginning of the project.
- Could advertise RFQ, select a group of the most qualified bids and then request proposals.
- The design-builder proposes the preliminary design for the project as part of the procurement process
- Single point of responsibility for all aspects of design and construction.
- Enables the owner to transfer risks associated with design liability and disputes between design subcontractors and construction subcontractors to the design-builder.
- Potential faster project delivery
- Ensures consistency and continuity throughout the project

- Limited design input, less control over design
- Risk associated with change orders
- Less contract flexibility and less competition
- Potential for conflict of interest using cost-saving measures that compromise design integrity

Design-Bid-Build

A traditional construction project delivery method that involves the completion of three distinct phases in sequence. Construction does not begin until the design process is complete (and a bid accepted), so there is no overlap between design and construction.

- More control over the price since the designer and contractor are hired separately
- Can give more project creativity and clarity
- More owner involvement

- Extends timeline
- Cost can be fluid, potential for complications is greater because the designer and contractor are not working in tandem.
- Communication issues

ADDITIONAL CONSIDERATIONS:

- Would want the Design/Engineer to be able to be on site regularly through the construction process.