

**MINUTES OF ACTION
OF THE
BOARD OF DIRECTORS
GRANBY SANITATION DISTRICT
Acting by and through its Wastewater Activity Enterprise
August 12th, 2026**

President Debra Brynoff called the regular meeting of the Board of Directors of the Granby Sanitation District to order at 7:00 p.m. on Wednesday, August 12th, 2026, at the Granby Sanitation District Treatment Plant. Board members Debra Brynoff, Andy Davis, and Chaz Fox were present in person, and Board member Chuck Crossan participated via Zoom. The absence of board member Kelly Griesch was excused by the Board. Also in attendance were District legal counsel Katie Randall of JVAM PLLC; District engineers Lauren Benton and Hannah Stevens of Merrick & Company; District Operations Superintendent Hopper Becker; and District Administrator Tom Swift. Members of the public in attendance were James Easley, Seth Stern, Jo Pfaff, Natascha Drekonja, and Nick Walther.

Debra Brynoff opened the floor for public comment. Seth Stern addressed the Board regarding the District's reassessment procedures and their potential impact on new and existing businesses in Granby. Mr. Stern expressed concern that reassessments could discourage business ownership and economic development within the community. He acknowledged the District's maintenance needs at the treatment plant and within the collection system but stated that he did not believe reassessment of businesses was the appropriate method for generating additional revenue.

President Debra Brynoff responded that the Board had discussed the matter extensively and adopted a reassessment policy identifying specific triggering events that require a property or business to be reevaluated. She explained that the policy was established to promote equitable and consistent billing for all District customers and to ensure accurate reporting to the State.

James Easley next addressed the Board regarding the District's pending reassessment of the commercial property located at 420 E. Agate Avenue following a change in business occupancy. Mr. Easley expressed concern regarding the potential financial impact of additional Plant Investment Fees and ongoing service fees on his business, Rolling Street Bakery, and stated that these costs had not been anticipated when planning the business's move to the property.

President Debra Brynoff responded that the Board had previously discussed at length how to address commercial properties that may be under-assessed. Those discussions resulted in the adoption of the reassessment policy which establishes consistent triggering events for District review. She emphasized that the Board's objective is to maintain accurate SFE records and equitable billing among similarly situated properties in keeping with the District's Rules and Regulations. It was further clarified that Plant Investment Fees are assessed to the property owner, not the tenant, and that once an SFE is purchased, it remains with the property. Any decision by a property owner to pass such costs along to a tenant would be a matter between the property owner and tenant and not within the District's control.

Under the District's Rules and Regulations, it is the property owner's responsibility to notify the District when a change in use category occurs.

Additional comments were received from Seth Stern and Natascha Drekonja regarding the reassessment policy and possible alternative billing approaches.

District legal counsel Katie Randall responded to questions concerning the District's authority to reassess properties and the terminology used in the policy. Discussion followed. The Board expressed their intent to continue with re-assessment procedures on this unit.

The members of the public in attendance left the meeting.

Lauren Benton reviewed current engineering tasks currently underway at the District. She noted that a report on the Inflow and Infiltration monitoring study will be ready for review by the Board shortly, no significant source points of Inflow or Infiltration have been identified in the study. Lauren noted that temperature sensors are still collecting temperature data from the river points near the WWTP, upon removal of the sensors Merrick will compile the data, Lauren reiterated that there is uncertainty regarding the upcoming temperature limits as the state is reviewing feasibility concerns for the proposed limits.

Merrick design engineers continue to work with District staff to determine the best placement and design possibilities for the metals removal expansion. It was noted that with the limited land the District owns, all potential options for placement of this facility contain some significant disadvantages. Merrick will continue to evaluate options for the placement of this facility.

Lauren Benton reported that District staff met with representatives from state agencies regarding the District's State Revolving Fund application for the metals removal expansion. The District has been approved to proceed to the Project Needs Assessment phase of the application, which will require additional documentation to be completed by the engineering team. Tom Swift noted that the District has been approved for a \$10,000 planning grant by Colorado Water Resources & Power Development Authority, which may be used to offset costs associated with completion of documents for the Projects Needs Assessment or Environmental Assessment.

Lauren Benton presented a Merrick Contract Amendment for Funding Support & Assistance for State Revolving Funding Pursuit. Lauren noted that the SRF funding was not originally contemplated and the initial engineering contract did not factor in the additional work that's necessary to secure SRF funding. This contract amendment for a lump sum of \$74,800.00 includes all design & engineering documentation and support for the District's SRF funding application. It was moved by Chaz Fox to approve the Merrick Contract Amendment for Funding Support & Assistance for State Revolving Funding Pursuit for a lump sum of \$74,800.00. The motion was seconded by Andy Davis and unanimously approved.

The minutes from the regular meeting held on July 8th, 2026 were considered. Chaz Fox moved to approve the minutes from July 8th, 2026. The motion was seconded by Andy Davis and unanimously approved.

Next, the July 2026 bills listing and financial reports were reviewed. Chaz Fox moved to pay the bills and approve the financial reports. The motion was seconded by Chuck Crossan and unanimously approved.

The delinquency & disconnection report was reviewed. Disconnect hearings were held and it was noted that there were no account holders in attendance. Chuck Crossan moved to authorize staff to proceed with collection and disconnection proceedings on accounts 20010.3, 11600.3, 32900.6, 3680.3 & 2030.3, 38700.3, 29344.2 & 35950.2. The motion was seconded by Chaz Fox and unanimously approved.

Hopper Becker updated the Board on current operational activities at the plant and discussed the following topics:

- District staff continue to work with the Engineering team to find the most suitable placement option for the new metals removal facility. Staff is currently encountering serious access concerns with all options and is exploring alternative solutions with engineering and legal teams.
- Operations staff are working on scheduling and completing budgeted maintenance items. Fire safety upgrades have been completed including installation of smoke detectors, Knox box, and repair of illuminated exit signage. Purchases of new electrical tag-out kits, DO probes, PH inline probes and a new benchtop multimeter. The removal of a large tree at the Granby West Lift Station has been scheduled along with the annual influent pump service.
- The District is having difficulties finding contractors to complete some other maintenance items including evaluating the plant's potable water well. The well water in the break room is currently flowing brown and the well must be evaluated to determine if rehab or replacement is necessary.
- Staff are attempting to schedule the rehab the non-operational 100HP process blower. Contractors are not returning calls and the District is having trouble sourcing some of the parts necessary.
- The outfeed conveyor door actuators for the solids handling screw press have failed, replacement actuator switches have been ordered and will be installed by electricians.
- Discussion occurred relating to the need for scissor jack or a man lift to allow operators to safely service equipment and lights at the plant.

Tom presented the administrator's report as written. He also noted that the District received notification that an insurance subrogation claim was filed against the District for a sewer backup that occurred at 171 E. Topaz. The subrogation claim has been sent to the District's insurance carrier along with documentation of maintenance records for this line. Hopper noted that staff witnessed no flow concerns

in the District's sewer main on E Topaz Ave on the date of the backup, indicating a likely individual service line issue. Discussion occurred regarding the history of backups at this home.

In the Attorney's Report, Katie Randall updated the Board on the current acceptance processes for the Smith Creek Crossing sewer infrastructure, noting that conversations are ongoing with counsel for Smith Creek to get the acceptance documents ready for final review. In addition, Katie provided a summary of recent communications regarding a property in the Town of Granby exclusion lands for which disconnection proceedings were scheduled.

In other business, Tom Swift presented a request by Sun Communities to convert an additional 10 RV sites at River Run to allow long term occupancy. Sun Communities has also expressed interest in moving additional sites beyond these 10 requested sites, as needed, to long-term occupancy due to an expected high demand for such sites. Each site converted to allow long term occupancy would require an additional 0.75 SFE to bring each long-term site total to 1.0 SFE. It was noted that it is Sun Communities' obligation to ensure that this long-term occupancy would not be in violation of Town of Granby zoning or code.

It was moved by Chaz Fox to allow sites 195-204 at Sun Communities River Run to be converted long term occupancy, pending the completion of the Plant Investment Fee Agreement and payment of fees; and to authorize the District Administrator to work directly with Sun Communities for any future site conversions. The motion was seconded by Andy Davis and unanimously approved.

There being no further business to come before the Board, it was duly moved by Chaz Fox, seconded by Chuck Crossan and unanimously adopted that the meeting stand adjourned at 9:10 p.m.

APPROVED

Chaz Fox – Secretary