

The Brush Creek Metropolitan District
Thursday, March 17, 2022 at 5:30 p.m.
Zoom Meeting

- Jerry Scheinbaum, President
 - Lawson Wills
 - Joyce Hardy
 - Jerome Meister
 - Jim Laing
 - Rick Stevens, BCMD Manager
 - Tammy Thurber, Bookkeeper
 - Rebecca Driscoll, Meeting Recorder
 - Maggie McHugh & Adam Racette – Water Engineer, Roaring Fork Engineering
 - Judith and Steve Shapiro – Guest Landowner
 - Rick Ballentine and Jake Andersen – Aspen Fire Department Chief
 - Ellen Sassano – Pitkin County Community Development
 - Tim Malloy – Consultant, TG Malloy consulting, LLC
1. **Call to Order:** The meeting was called to order at 5:30 p.m. by Jerry Scheinbaum.

 2. **Minutes:** Minutes of the February 17, 2022 were approved, with a motion by Jim Laing and a second by Lawson Wills. All were in favor.

 3. **Guest Comment:** Steve Shapiro, Landowner
Steve Shapiro, owner for 22 years, discussed a mysterious water loss of 150,000 gallons at his Juniper Hill residence. He asked if the Board could adjust his bill, given the lack of expediency at which the leak was brought to his attention, and the lack of resulting leaks discovered. Rick informed the Board that the his much deeper investigation revealed a yard hydrant used for irrigation periodically leaking 10-15 gallons per minute underground, and had already credited the bill by 50%. Rick also noted Shapiro will be one of the first to get the new Badger meters, which will alert the landowner quicker in the event of future leaks. The Board was satisfied that the cause of the leak was addressed, and a 50% bill reduction was an appropriate compromise.

 4. **Manager's Report: Rick Stevens**
 - **Meter Update – The Badger/CUSI transition is slowed a bit with the departure of both the bookkeeper Tammy Thurber and the engineer Maggie McHugh.** The several meters already installed are performing well.
 - **Dumpsters** – The Trash shed doors were fixed. Rick recommended in his report that BCMD should consider raising the rates to cover additional maintenance and capacity, and the illegal dumping, which should not be Metro's responsibility.

 5. **Water Report:** Adam Racette and Maggie McHugh, Roaring Fork Engineering.
Adam Racette introduced himself as a replacement for Maggie McHugh, who is leaving Roaring Fork Engineering to pursue a job with the U.S. Forest Service. The Board discussed two leaking hydrants, one which Riley turned off pending repair. Rick recommended bringing back American

Leak Detectors before irrigation season begins to locate a few end-of-season leaks, which the Board agreed was a good idea.

6. **Fire Mitigation:** Rick Balentine and Jake Andersen, Aspen Fire Protection District
Fire Chief Rick Balentine, who is also a landowner, discussed a new quick-alert camera system being implemented to detect wildfires; one camera is focused on the Brush Creek area. He discussed mitigation needs on the BCMD roadways, with priority to clear routes necessary for ingress and egress. Jake Anderson said they are trying to get matching funds toward mitigation through grants. Rick Stevens recalled Pitkin County in the past would pick up brush piled beside the road, and estimated \$1500-\$3000 in labor costs per acre mitigated; a \$20,000 price tag. He suggested identifying at-risk homeowners to work with the fire department to mitigate their own properties, as BCMD mitigation is limited to roadways. Rick Balentine emphasized that every homeowner is welcome to a free inspection. Lawson Wills asked if the community grants might partially cover a generator for the pump station; Rick Balentine suggested reaching out to Ali Hager, Director of Community Wildfire Resilience, to create that proposal, in addition to matching funds for the clearing of egress.

7. **Master Plan Discussion:** Ellen Sassano, Pitkin County Community Development, and Tim Malloy, Consultant, TG Malloy Consulting, LLC.
Ellen Sassano reviewed the current draft of the Master Plan process and incorporation of the recent public comments. Tim Malloy went into detail on the current draft, and clarified some of the language as related to Cozy Point; for instance, special events are not considered “commercial” because they are temporary. Lawson lamented that the City of Aspen’s projects don’t really seem to have a review process, so feels they are free to do whatever they want on the Cozy Point property, including housing projects which would be like the Lumber Yard project. Lawson asked to add language that could limit the growth of housing outside the established urban growth boundary to include temporary housing, like trailers. The Board discussed other planning issues in the area, including house size, TDRs, water usage and traffic. Tim noted that house size is not a direct indicator of water usage, as many of the larger houses in Pioneer Springs, for instance, use wells for irrigation. Sassano suggested working within the newly created Brush Creek Caucus to coordinate goals. Tim Malloy and Ellen Sassano asked for the traffic studies and water usage study. Jerome discussed plans for a 9000-square-foot religious facility, with a school, daycare, and 75 parking spaces on the other side of Highway 82, who are requesting an easement though Brush Creek Park and Ride so they don’t have to get an access permit to enter Highway 82. Tom Newland requested adding bicycle, pedestrian, and bus access to Cozy Point plan. He reminded the Board also that the neighboring solid waste center has only about 19 years left of existing use. Tom Newland said he would submit an updated letter to the County in hopes of strengthening the language of the draft document to include concerns aired by the BCMD Board.

8. **Bookkeepers Report:** Tammy Thurber
 - Rick noted that Tammy will be moving on but will cover until a new full-time person is up to speed, though would like to be gone by the end of April. Jerry said he had someone that would be able to replace Tammy.

- The Board discussed the conversion to E-billing and the challenges of the new system. Rick said Roaring Fork Engineering will work with the new CUSI software system.
 - The Board went through financials, including the few remaining receivables.
9. **Date of Next Meeting:** The next meeting was moved from its Thursday, April 21st to one week earlier, and will take place Thursday, April 14th.
10. **Adjournment:** Jerry motioned to end the meeting at 7:45.