

Hoback Junction Water and Sewer District (HJWSD)

Regular Meeting

August 13, 2025

1:30 PM

Board Members Present

Bob Frodeman, Chair

Chris Jaubert, Vice Chair

Marty Camino, Treasurer

Daniel Oas, Secretary

Colin Lovestad

Guests Present

Chris Peltz, Water Resources Coordinator

Meeting Minutes

Bob Frodeman, Chair, called the meeting to order

Approval of Previous Minutes —The minutes from the previous meeting were presented. Marty Camino moved to approve them, with a small update to clarify that the fiscal 2026 budget discussion was technically a budget hearing. Chris Jaubert seconded. The motion was approved unanimously.

Chair Report

1. Board Membership: Colin Lovestad expressed interest in joining the board as its fifth member, replacing John Mickus (who had previously replaced Trevor Robinson) with less than two years remaining on the term.

- a.) Motion: Chris moved to approve Colin's membership; Dan seconded.
- b.) Decision: Motion carried.

2. Nelson Engineering / Water Project Update

Easements: 28 of 29 easements secured; Moonrise Property outstanding.

- a.) Issue: Moonrise requested a waiver of the connection fee. Alternatives include a potential workaround, but costs would exceed the waiver.
- b.) Engineer Input: Bob Frodeman and Ty Ross (Nelson Engineering) advised against paying for easements or waiving fees, noting this would set a precedent since all other property owners signed easements without compensation.
- c.) Board Action: Dan will continue outreach with Moonrise to secure the easement without compensation.

Marty moved to decline providing any compensation (including waiving tap fees) for property owners from whom easements are needed, except where storage tanks will be located. Chris Jaubert seconded.

a.) Decision: Motion carried.

Next Step: Project must reach 50% design status with all easements resolved by August 30 to apply for ~\$1.2M from the Wyoming Water Development Committee (WWDC).

3) Upper Bench Infrastructure

Chris presented a recommendation to exclude infrastructure on the upper bench and showed a map indicating suitable development areas in green. Nelson Engineering confirmed this approach is feasible.

- a.) Facilities administration and housing prefer to preserve valuable developable locations.
- b.) Setbacks/Variance: Bob raised setback concerns. Chris noted they will argue the facilities are essential infrastructure; a variance may be required.
- c.) Preferred location: Area south of the laundry building was discussed as favorable due to prior structures and likely sound geotechnical conditions.
- d.) Coordination: Chris requested that Nelson Engineering notify Facilities before any on-site work.

4. Community Grant Application

Objective: When the water project is secured, HJWSD plans to host a community charrette on future development possibilities. Funding Options:

- a.) Opportunities Grant Fund: Requires an initial meeting by end of month; awards by year-end.
- b.) Competitive Grant: Opens Q1 2026; funds distributed by end of Q2.
- c.) Bob suggested preparing A, B, and C options for both grant applications and the charrette.
- d.) Marty will discuss further with Annie Rydell and report back.

5. Wastewater Planning

Chris Peltz presented wastewater planning as part of a county-wide effort under the Water Quality Management Plan (WQMP). Each district's needs assessment would remain separate, though part of a coordinated approach to funding. Funding Update:

- a.) HJWSD has received \$15K in commitments for its feasibility study.
- b.) The board discussed joining a larger county-led process rather than pursuing an independent study. Contribution would likely be proportional to the district.
- c.) Bob contacted Nelson Engineering to request a quote and asked if the study could be completed for \$40K or less.

Regulatory Guidance: Chris advised that if Clean Water State Revolving Fund monies are pursued, the district must follow state bidding requirements.

- a.) Upcoming: BCC meeting on the 19th will include easements on county property.

6. Treasurer Report

Account status: No bills have been charged to date; an additional \$5K remains available as previously noted.

State reimbursement: Process has not started and is complex, requiring multiple signatures.

- a.) Chris Peltz asked to be included in all State pay-request communications.
- b.) Bob agreed to email Chris and Marty on these matters.