

Florida River Estates HOA Inc. PWS 45-Day Sanitary Survey Response Letter

March 13

ATTN: KC Kay, Environmental Protection Specialist
Colorado Department of Public Health and Environment
Field Services Section-Northwestern Regional Unit Office
222 South 6th Street, Room 232
Grand Junction, CO 81501

This letter serves as the required 45-day response to the 2017 sanitary survey conducted on January 26 2017 for the Public Water System listed below.

System Name: Florida River Estates HOA Inc.
PWSID: CO 00134300
Date of Survey Letter: 2/7/17
Response Due: 3/24/17
Inspector Name: KC Kay

1) Deficiency D250-High Leakage Rates

The lower portion of the subdivision was experiencing very high leakage rates in the distribution system.

2) Corrective Actions Taken

Prior to and after the sanitary survey the operator and the Board of Directors began the process of trying to determine where the high rate of loss leak or leaks existed within the lower subdivision. After finding several valves and completing isolation processes two segments were identified. A contractor (Bonds Construction) was retained to help with leak detection on 12/31/16 on those two segments. These efforts lead to the fixing of one leak and to the possible location of another leak.

- a) The leak that was found was repaired and stopped an approximate 19 gpm leak. It involved the excavation of two meter pits and the service line near those pits. The copper from the pit to the plastic service line failed in several places with holes up to ¼ " and smaller in a 5 foot section going to the PVC service line.

Additionally a 3" main valve developed a leak after the isolation process.

Installation of new service lines to the two brand new pits and replacement of the 3" valve in the county road was started 2/6/17 and completed 2/9/17.

b) The second location did not yield success in finding the actual leak. It was a large excavation and did however allow Bonds to install one 2", and two 1" valves into a intersection that did allow us to determine, by isolation, which segment of the main was still leaking. Additionally efforts were made with locating equipment to find the main and the leak in this segment but the location effort was inconclusive. This leak is estimated at 10 gpm based on isolation efforts.

Installation of the isolation valves in the county road and location effort was started 2/14/17 and completed 2/24/17.

c) Quotes were requested from several contractors for the installation of 415 feet of new main and the adjustment of two meter pits in this segment to get them out of private property.

These quotes were requested during the week February 27.

d) A total of \$26,439.09 has been spent repairing and trying to find these leaks thus far. We estimate that one more similar repair effort will take us down to a critical level in the operations budget.

e) During the annual HOA meeting on February 25 the state of the system was discussed in a public meeting with many residents in attendance. At this time it was conveyed that the Board of Directors for Florida River Estates HOA Inc. will be modifying future water rates and structure.

f) Goff Engineering is developing a proposal for the Preliminary Engineering Report for a system analysis and future recommendations.

3) Corrective Action Plans

a) Since repair of leak 1 the plant now has sufficient capacity. The plant will operate in the interim as needed until the second large leak has been repaired. This will then get the system out of a high loss scenario and back to a historically manageable operating range. We anticipate this repair happening in April 2017 which would satisfy the 120 day deadline of June 7 for resolution of the deficiency without an additional plan. However the following plan is included should this repair get delayed

b) The board will decide by the end of March 2017 whether to proceed with main replacement on the segment that is leaking in the county road or to try chasing the main to find the leak through problematic access on private property.

c) By May 1 2017 the board will decide what the new rate structure will look like and send this information out to the residents in written form or email, and on the billing document.

d) On June 1 2017 Florida River Estates HOA will implement rate changes and begin putting a prescribed portion of the water bill into a Capital Improvement Account.

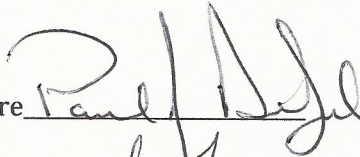
e) Leak events moving forward will be handled out of the operation account until such time as the reserve account must be used for repairs. This is estimated to be the case for three years.

f) It is estimated that by 2020 that there will be sufficient money in the Capital Improvement Account to obtain a loan in which to shop for bids to repair/replace the distribution system infrastructure in the lower subdivision and the upper subdivision to the point where total system leakage is minimal.

g) Grant effort processes for USDA Rural Development, Colorado Water Resource and Power Authority Revolving Fund, Southwest Conservation District and Southwest Basin Roundtable grants will begin in April 2017 to see if funds are available for this subdivision.

Paul DeJulio, HOA President

Signature



Date

3-13-17

Mark Fuson, ORC

Signature



Date

3-13-17