

MINUTES OF THE REGULAR MEETING OF
THE BOARD OF DIRECTORS OF
GREEN MOUNTAIN WATER AND SANITATION DISTRICT

October 11, 2022

A Regular Meeting of the Board of Directors (the “Board”) of the Green Mountain Water and Sanitation District, (the “District”) was held at 6:00 p.m. on Tuesday, October 11, 2022.

This document is an edited version of the audio recording of the District Board meeting.

<p>Attendance:</p>	<p>A regular meeting of the District was scheduled in compliance with the laws of the State of Colorado, with the following directors in attendance:</p> <p>Jeff A. Baker, President Karen Morgan, Vice President Dave Wiechman, Secretary Todd Hooks, Treasurer Roger Wendell, Director</p> <p>Also present were: Jeff Tyus, District Manager Sam R. McKay, District Information Technology Jesse Daveport, District Information Technology Dylan Woods, Coaty Merchant Woods, P.C.</p> <p>Members of the Public: Imara– District constituent (via teleconference) Terry Kenyon, District Engineer (via teleconference) Austyn Pantano, District Field Supervisor (via teleconference) Dave McGraw, Fossil Ridge Metro District No. 1 Terry Larson, Fossil Ridge Metro District No. 1 2 staff from Green Mountain Water & Sanitation District</p>
<p>Call to Order / Declaration of Quorum:</p>	<p>Director Baker, noting the presence of a quorum of all directors, called to order the Regular Meeting of the Board of the Green Mountain Water and Sanitation District at 6:00 p.m.</p>
<p>Directors & Disclosure Matters:</p>	<p>Director Wendell thanked Mr. Tyus and crew/staff for the tour of their facilities, operations, and equipment that took place 3 weeks prior.</p> <p>Director Wendell stated that he had received a comment from a constituent who suggested that the agenda was not detailed enough for the meetings.</p>

<p>Approval of/Additions to/Deletions from the Agenda:</p>	<p>There was no approval of/additions to/ deletions from the agenda presented.</p>
<p>Public Comment:</p>	<p>Imara raised concerns about the draft proposed 2023 budget projecting an \$8.3-million loss - which averages out to about \$755 per customer. She pointed out a large portion of the budget proposal was for capital expenditures and outlays for new infrastructure, mostly explained under Phase 1 Union corridor Fed Center. Her main concern is developers should be paying for the infrastructure improvements and not the constituents. She suggested the budget go back to the drawing board to be revised.</p>
<p>Approval of the Minutes:</p> <p>a. August 9, 2022, Regular Board Meeting Minutes</p> <p>b. August 11, 2022, Special Board Meeting Minutes</p>	<p>Director Baker MOVED to approve the August 9th, 2022, Regular Board Meeting Minutes and the August 11, 2022, Special Board Meetings Minutes. Director Morgan seconded and upon vote, the motion PASSED unanimously.</p> <p>Director Morgan stated in the discussion that she had reported edits that needed to be made and requested that the minutes be circulated prior to the meeting to confirm the edits had been captured prior to approval at the meeting.</p>
<p>District Manager Report:</p> <p>a. Full Report</p> <p>i. Recognition</p> <p>ii. Dashboards</p> <p>iii. Maintenance Report</p> <p>iv. Project Management</p> <p>v. Operations</p>	<p>Mr. Tyus asked the Board if there was anything in the detailed District Manager’s Report in the Board packet that the Board wished to discuss.</p> <p>The following items were brought forth:</p> <ul style="list-style-type: none"> • Mr. Tyus recognized customer service at Green Mountain and their response to customer concerns, cleaning up of the water leaks, and saving water due to the record hot summer this year. He also stated the technicians are sent out free of charge and they build a great client relationship. • Director Baker inquired as to the number of endpoints the District still needed to install. Mr. Tyus reported there were 20% remaining that needed to be installed, and the installation cost had been added to next year’s proposed budget. • Director Morgan brought forth concerns regarding ground shrinking due to drought, and the bedding was not proper. She would like to see remedies to those issues in future engineer’s report. Mr. Tyus responded that new Rules and Regulations had been put in place to prevent poor bedding.

- Mr. Tyus reported that they had made progress on the sewer line at Kipling and Alameda. and it has been put out to bid.

Director Morgan **MOVED** to put a stop work on the Kipling & Alameda project due to there being no agreement between the developer and the District. Director Baker **SECONDED** the motion.

During discussion, Mr. Woods reported the reason there had been no signed agreement between the developer and District, was due to the developer requesting a cost estimate before signing the agreement. Mr. Kenyon noted they had been very conservative on the estimate due to the climate of quoting business currently.

Director Morgan **WITHDREW** her motion due to the district being far along in the process, but would recommend that the district get a signed agreement quickly.

- Mr. Tyus reported the sewer pipeline at Bear Creek golf course was moving along. GIS updates and Mr. Kenyon had been communicating with the owners of the golf course regarding all the construction.
- Mr. Tyus stated the new signs were posted with the correct signage that was recommended at the ravine crossing, and Mr. Kenyon was working on bids for the barricades.
- Mr. Tyus brought forth the recommendation of the District purchasing five (5) flow insert meters that were budgeted through the capital investment fund. He mentioned they could be moved throughout the District, are very accurate, and would be an asset tool to show capacity issues in the whole sewer system. There was further conversation regarding the number of meters necessary since the District already knows there are five (5) areas that are over capacity. There was discussion clarifying the use of the meters. If for development, the meters should be funded through tap fees, if used for existing infrastructure, then capital investment fund.
- President Baker asked staff to inform the Board at its next meeting when the IGA involving Tamarisk comes up. The

	<p>current IGA is not covering the district's costs of the lift station.</p> <p>Director Morgan MOVED to remove the sewer flow monitor station from the budget and to contract the work out if needed in the future. Director Baker seconded, and upon vote, the motion PASSED unanimously.</p> <ul style="list-style-type: none"> • Mr. Tyus brought forth the discussion regarding increasing the flow capacity of the peak zone station and the need for larger pumps. • There was discussion regarding purchasing PVC pipe due to increased costs and limited inventory, to ensure supply for the District and options for storage of PVC pipe and when needing to mobilize. • Mr. Tyus presented the bids for engineering firms to be used by the district in the future. <p>Director Baker MOVED to accept the JVA bid proposal. Director Hooks seconded, and the motion PASSED unanimously.</p> <p>Mr. Tyus also reported on the sewer line issues that were over capacity, and that the District had applied for a \$4M in Federal funds to invest in the waste water system.</p>
<p>Capital and Construction Projects:</p> <ul style="list-style-type: none"> a. Sewer Pipeline at Bear Creek golf course. 	<p>Mr. Kenyon reported that the 3 manholes buried south of Morrison Road were discovered, staff was working to uncover and raise the manholes, and then the lining would be installed. He confirmed the manholes and the pipes were being GPS'd so they had coordinates for every manhole in the future. Mr. Kenyon also indicated he was waiting on Lakewood's comments to be returned, and that Parks and Open Space may have some specific requirements they want to be addressed in the contract.</p>
<p>Financial Reports:</p> <ul style="list-style-type: none"> a. September & October Operating Expense and Expenditures Reports b. Unaudited Financial Investment Reports 	<p>Director Hooks MOVED to accept the September & October Operating Expense and Expenditures Reports as well as the September 2022 unaudited Financial Investment Reports. Director Baker SECONDED the motion. Following discussion, the motion passed by unanimous consent.</p> <p>Director Morgan discussed that the district was buying equipment, and that she would like to see a breakdown of the buying of</p>

<p>c. Draft 2023 Budget</p>	<p>equipment compared to the rental of the equipment, as well as the justification of this capital expense. Mr. Pantano indicated that in the current market, it was impossible to rent the equipment in question due to rentals being out for 12-18 months at a time and the equipment being unavailable when needed.</p> <p>Mr. Tyus reviewed each line of the 2023 draft budget for the operations budget and the capital improvements budget. He discussed the tiers for billing, sewer changes & service fees.</p> <p>It was discussed that there was a list of 10-year projects that had fallen off the list, it was wondered where these projects were, and they need to find a way to bring costs down and bring together this capital projects that are due to overcapacity. It was stated that the budget has too many projects for the year and will need to be revised in a way to fix the capacity, pass along fees to the developers that are causing work to be completed, and to be proactive. It was recommended that the directors look over the budget and send their suggested revisions to Mr. Tyus' office for presentation and discussion at the November meeting.</p>
<p>Director Matters:</p> <p>a. Tap Fees</p> <p>b. RFP Wastewater collection Tracking and Updating</p> <p>c. Red Zone Tank</p> <p>d. New developments: 1078 S Alkire Str, GM Swim Club on Union Blvd. and 59 acres at 6th Ave. & Union Blvd. (the former GSA</p>	<p>The Board discussed looking at the IGA's to see where the District can increase/collect fees to cover specific costs associated with a specific project. There was discussion regarding how to collect costs from the developers for the costs that are incurred by the District, so the constituents are not paying for the continued problems in the system that came as a result of the capacity issues that can be contributed to the development.</p> <p>Mr. Tyus reported that he and the staff working on a spreadsheet to capture this information and it would be provided to the Board.</p> <p>Mr. Tyus reported district staff is tracking the water levels in the Red Zone Tank to ensure no more water is lost. Mr. Woods reported there had not been a response to the case and he would report on the issue and bring forth recommendations at the November meeting.</p> <p>It was discussed that a developer is proposing to build 15 multifamily residential units at 1078 S. Alkire St. (behind the fire station) that would increase demands on the capacity of area pipelines. There is also a proposal to build 12 single family homes on the northern portion of the Green Mountain Swim Club property on Union Blvd.</p>

	<p>conversation regarding the Federal Center and the possibility of gross malpractice, and if all legal obligations with the District had been severed.</p> <ul style="list-style-type: none"> • Other Cases - Mr. Woods reported there had been no movement in any of the other litigation matters since the last report. <p>Director Mogan brought forth conversation regarding the official District Seal and the requirements for the use by the District regarding the seal.</p> <p>There was further discussion regarding the amount of detail that was necessary for the agenda and the necessity to include more information on the agenda. It was determined that between the agenda and the Board Packet, the District has been very transparent as to the meeting items and discussion. Director Wiechman concurred with the constituent's concerns about lack of agenda details. In the future directors were encouraged to offer specific suggestions to draft agenda items that needed better detail.</p>
New Business for Next Board Meeting:	It was suggested to discuss the budget more thoroughly. A special meeting was set for October 25 th . Director Morgan requested Solterra be included on the next regular meeting agenda.
Other Matters:	There were no other matters to come before the Board.
Adjourn:	Director Baker MOVED to adjourn the meeting. Director Hooks seconded, the motion PASSED by unanimous consent, and the meeting was adjourned at 9:38 p.m.


 David Wiechman, Secretary