

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

November 29, 2022

A Special 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, November 29, 2022.

The audio recording of this meeting is available on the District’s website.

<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 – (green shirt) Karen Morgan, Vice President Dave Wiechman, Secretary (black hat) Todd Hooks, Treasurer – via Zoom Roger Wendell, Director (mustache)</p> <p>Also present were:</p> <p>E.J. Thompson Alex Plotkin, former Board Member Imara, Resident (via teleconference) Nathan Davis John Merriott – Council member for City of Arvada Jeff Tyus – District Manager Dylan Woods</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 Special Meeting of the Board of the Green Mountain Water and Sanitation District at 6:00 p.m.</p>
<p>Directors & Disclosure Matters:</p>	<p>There were no disclosure matters.</p>
<p>Approval of/Additions to /Deletions from the Agenda</p>	<p>There were no additions or deletions to the agenda.</p>
<p>Public Comment:</p>	<p>Director Baker motioned to open Public Comment:</p>

	<p>E.J. Thompson with D&E LLC, property owners at 1078 S. Alkire in Lakewood.</p> <ul style="list-style-type: none"> • building a 15-unit apartment building at this location. • Green Mountain is requesting an additional study on the existing sewer lines, costing roughly \$6000. Concerns are; being a small family-owned business with not a lot of money for this study and second concern was brought up by an engineer that suggested this study may be redundant/repetitive as there have been two models done on this sewer system in the past. • Construction is at the point that they need to install a fire hydrant very soon. West Metro will not allow them to put any combustibles on the job without it. • Asked the board to either remove the request for a study on the sewer system or at the very least allow them to pull permits to install the hydrant before continuing with the study. <p>Alex Plotkin</p> <ul style="list-style-type: none"> • Brought up issues about the website and mission statements. One of the mission statements said something to the effect of “The district will be working to develop the trust of the Board”, Mr. Plokin was caught off guard, as he thought the district speaks through the Board. <p>Imara</p> <ul style="list-style-type: none"> • Requesting the Board publish a one-page bar graph or chart on the website of comparative tap fees for all Denver Metro suburbs to ease some push back the Board has been getting regarding tap fees.
<p>Directors Matters</p> <p>a. Denver Water Presentation</p> <p>b. System Development Charges (Tap Fees) Discussion</p>	<p>Mr. Nathan Davis presented a slide show called Water Contract Research Committee Results:</p> <ul style="list-style-type: none"> • Committee was formed to review all documents/rules required for Water Board • Clarifying that contracts signed in past are still legal and valid. • Mr. Plotkin discussed some of his findings from the review and will be sending his presentation to the Board for review <p>Mr. John Merriott from the City of Arvada discussed the City of Arvada’s water portfolio and wastewater master plan. He also discussed the recent increase to their tap fees.</p>

<p>c. 1078 South Alkire</p> <p>d. Additional Executive Session Motion</p> <p>e. Responding to email that is sent to all directors</p>	<p>Mr. Thompson elaborated on the request for the survey to be done on the existing sewer line and the fees associated. Director Baker motioned for a sub-committee to be formed to determine if the survey is necessary, if the sewer water system is at capacity and the best course of action to get Mr. Thompson project moving forward. Director Morgan seconded the motion. The motion passed by unanimous consent.</p> <p>Director Morgan MOVED to add an additional executive session to address the issues surrounding 1078 South Alkire, Director Wendell seconded the motion. The motion PASSED by unanimous consent.</p> <p>Concerns about responding to group emails sent to all Directors was addressed by Director Morgan stating that so long as you don't "respond all" you will not be in violation of the Open Meetings Act.</p>
<p>Executive Session</p> <p>a. Executive Session pursuant to §24-6-402(4)(b) C.R.S. for the purpose of Discussing Issues at 1078 South Alkire</p> <p>b. Executive Session pursuant to §24-6-402(4)(b) C.R.S. for the purpose of Request from Director to give Personal Review of Jeff Tyus District Manager</p>	<p>Director Baker MOVED to enter into executive session at 8:25 p.m. for the purpose of discussing 1078 South Alkire. Director Hooks seconded and upon vote the motion PASSED unanimously.</p> <p>The executive session was concluded at 9:52 p.m.</p> <p>Director Baker MOVED to enter into executive session at 9:54 p.m. pursuant to §24-6-402(4)(b), C.R.S. for request from Director to give Personal Review of Jeff Tyus District Manager. Director Hooks seconded and upon vote the motion PASSED unanimously. pursuant to subsection (f) NOT subsection (b). Manager Tyus declined the option of having the session in public.</p> <p>The executive session was concluded at 10:55 p.m.</p>
<p>New Business – Notifications for Next Board Meeting</p> <p>a. Tap Fees</p>	<p>Director Baker stated the Board will be voting on increasing the Tap Fees at the next Board meeting</p>

<p>b. District Manager Jeff Tyus pay increase</p> <p>c. New District Engineer</p> <p>d. Compel City of Lakewood to have closer relationship</p>	<p>Director Baker brought up the pay increase for Jeff Tyus and the Directors suggestions are as follows:</p> <table data-bbox="649 252 1104 472"> <tr> <td>Director Wendell</td> <td>4.0%</td> </tr> <tr> <td>Director Hooks</td> <td>4.2 %</td> </tr> <tr> <td>Director Wiechman</td> <td>3.5%</td> </tr> <tr> <td>Director Morgan</td> <td>2.0%</td> </tr> <tr> <td>Director Baker</td> <td>2.0%</td> </tr> <tr> <td>Averaged out to</td> <td>3.14%</td> </tr> </table> <p>Director Baker MOVED to approve the performance increase of 3.14%. Director Hooks seconded the motion. The motion PASSED with 3 aye, Hooks, Wendell, Wiechman and 2 nays, Morgan and Baker.</p> <p>Director Morgan requested adding a New District Engineer to the agenda for the next meeting</p> <p>Director Wendell would like to form a closer relationship with the City of Lakewood. Director Baker suggested having a liaison go to the City of Lakewood with outstanding issues. Director Wendell requested appointment of a city liaison. Director Morgan requested a manager review process.</p>	Director Wendell	4.0%	Director Hooks	4.2 %	Director Wiechman	3.5%	Director Morgan	2.0%	Director Baker	2.0%	Averaged out to	3.14%
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<p>Adjourn</p>	<p>Director Baker MOVED to adjourn the meeting. Director Morgan seconded the motion. The motion PASSED by unanimous consent, and the meeting was adjourned at 11:19 p.m.</p>												



 David Wiechman, Secretary