

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

December 13, 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, December 13, 2022.

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

Attendance:	A regular meeting of the District was scheduled in compliance with the laws of the State of Colorado, with the following directors in attendance: Jeff A. Baker, President Karen Morgan, Vice President Dave Wiechman, Secretary Todd Hooks, Treasurer Roger Wendell, Director Also present were: Jeff Tyus Dave McGraw Dave Garner Mandy Rasmussen JBA Jesse Davenport Dylan Woods John Henderson
Call to Order / Declaration of Quorum:	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.
Directors & Disclosure Matters:	There were no disclosure matters.
Approval of/Additions to /Deletions from the Agenda	Director Morgan MOVED to add the following items to the Agenda. <ul style="list-style-type: none">- Financial planning committee discussion under Directors Matters

	<p>Director Baker seconded. Upon vote, the motion PASSED unanimously.</p>
<p>Public Comment:</p>	<p>Director Baker opened public comments:</p> <p>Dave McGraw Fossil Ridge Metro District</p> <ul style="list-style-type: none"> - Been informed that the agreement between Fossil Ridge and Green Mountain has been changed from a 5-year plan to a 1 year plan - Needs to know how to explain this to their community - Director Baker stated this item is on the agenda and will be discussed later in the meeting. <p>Dave Garner</p> <ul style="list-style-type: none"> - Would like an update on Exposition - Director Baker informed this is on the agenda under section 7. <p>Director Baker Closed Public Comment</p>
<p>Approval of the Minutes</p>	<p>None</p>
<p>District Manager Full Report</p> <ul style="list-style-type: none"> a. Recognition b. Dashboards c. Maintenance Report d. Project Management e. Operations 	<p>Mr. Tyus introduced Mandy Rasmussen from JVA Engineering, who will be assisting with future models and design.</p>
<p>Capital and Construction Projects</p> <ul style="list-style-type: none"> a. Construction Report 	<p>Construction Report</p> <ul style="list-style-type: none"> - Mr. Tyus reported that the spreadsheet will include Board approvals, design dates, quality control for ongoing projects. Mr. Tyus will be giving updates every 2 weeks. - Mr. Tyus stated they are looking into Construction management to move quicker on projects in 2023.

b. Sewer Pipe Lining Bear Creek Golf Course

- Director Baker talked about the Facility Condition Assessment Report

Bear Creek Golf Course

- Mobilizing in January. They are about 6 weeks behind schedule due to material and labor shortages.

c. Collection Sewer Pipe Kipling

Kipling & Alameda

- Sealed bids will be looked at tonight. Goal being to establish the lowest bid that meets all criteria required:
- Merrick Engineering
\$442,568.00
- Brannan Sand and Gravel
\$410,995.00
- American West
\$554,110.00
- Bare Excavating
\$440,598.65

Director Baker MOVED to accept the lowest bid, Director Hooks seconded, following discussion, the motion was withdrawn.

Director Baker Moved to set a Special meeting on Thursday December 15, 2023 at 6:00 p.m. to accept and approve a bid.

d. Ravines Open Space Crossings

Ravines Open Space Crossings

- Manager reports priority is to support the middle crossing with pylons to create additional stability and then barricade all three and that City of Lakewood doesn't want the NW crossing. Director Baker informed those in attendance that they aren't bridges and this is not negotiable, and that the District has utility easements to back that up.
- These issues were established as an emergency 4 years ago but have been unable to get permits from City of Lakewood to start work. The Board expressed their concern about safety.

Financial Matters

- a. November 2022/December 2022 Daily/Monthly Operation Expenses & Capital Expenditures

Director Hooks **MOVED** to approve the November 2022 / December 2022 Daily/Monthly Operation Expenses & Capital Expenditures as presented. Director Wiechman seconded and upon vote the motion **PASSED** unanimously.

- b. November 2022 Unaudited Financial and Investment Report

Director Hooks **MOVED** to approve the November 2022 Unaudited Financial & Investment Report as presented. Director Wiechman seconded and upon vote the motion **PASSED** unanimously.

- c. Audit Engagement Letter

Director Hooks **MOVED** to accept the 2022 Audit Engagement letter as presented. Director Baker seconded and upon vote motion **PASSED** unanimously.

- d. Discussion and Approval of 2023 Draft Budget Version 2.2

Director Baker **MOVED** to approve the 2023 Draft Budget version 2.2. Director Hooks seconded. Following discussion and upon vote, the motion **PASSED** by four to one vote.

- e. System Development Charges (Tap Fees)

Director Baker **MOVED** to set increase the Tap Fees to the current ENR rate for December 2022 to December 2023, Director Hooks seconded. Following discussion:
- Tap fees will now be reviewed quarterly
- 13.1 % increase
Upon vote the motion **PASSED** unanimously.

Directors Matters

- a. Newsletter

Motion would be to communicate with the rate payers whenever possible by email and newsletter. The utilization of email when possible will save money on mailing postcards, notification of emergency main breaks etc. Director Morgan **MOVED** to approve sending email/newsletter whenever possible. Director Baker seconded. Following discussion and upon vote, the motion **PASSED** unanimously.

<p>b. 1078 South Alkire</p>	<p>Developer was sent all documents within agreed time frame. Attorneys for both the Board and developer have been in contact.</p>
<p>c. Rules and Regs</p>	<p>Board wants to modify the Rules and Regulations for Environmental work pertaining to hazardous conditions for employees, stating that no employee is allowed to work in hazardous conditions. Director Hooks MOVED to accept the rule change, Director Baker seconded. Following discussion, and upon vote the motion PASSED unanimously.</p>
<p>d. City of Lakewood Liaison</p>	<p>Director Wendell updated the Board about becoming a liaison between the City of Lakewood and the Board. Director Wendell has been in contact with Travis Parker who seemed understanding and sympathetic to the Board's concerns.</p>
<p>e. District Engineer</p>	<p>Director Morgan would like to modify their rules and regulations to remove the term "District Engineer" to simply "Engineer." Director Baker MOVED to accept these changes as presented. Director Morgan seconded. Following discussion, and upon vote the motion PASSED unanimously.</p>
<p>f. Lean Kaizen 2023 Special Meeting</p>	<p>The Board agreed to hold the Special Meeting on January 31, 2023 to ensure that all Board members will be available.</p>
<p>g. District Manager 360 review</p>	<p>Director Morgan MOVED to create a Financial Planning Subcommittee to create a financial plan for their aging infrastructure costs and identify funds to support improvements. Director Baker seconded the motion. Following discussion:</p> <ul style="list-style-type: none"> - Directors Wiechman and Hooks will be working with Mr. Tyus on projections/scenarios for rate structure/infrastructure fee/etc. - Authorizing people from the public to be on subcommittee <p>Upon vote, motion PASSED unanimously.</p>

<p>Legal Matters</p> <p>a. IGA Fossil Ridge</p> <p>b. 1078 South Alkire New Development</p>	<p>Dylan updated the Board stating they are essentially in the same position they were in when they started the negotiations. The IGA is expiring in January of 2023 as drafted. However, there are renewable periods of 5 years permitted. He addressed the two categories of negotiations:</p> <ul style="list-style-type: none"> - Service – 15-year renewal period - Reservation Capacity – 2-year reservation and capacity period - <p>The Board instructed Dylan to revise to a 1-year Service Renewal and a hard stop on Reservation Capacity in January 2023 for any projects outside of what is already in progress. Director Baker is comfortable servicing the existing customers and will allow 5-year service agreements. Director Baker wants to agree on a definition of work “In Progress” to cap off the Reserve Capacity for work being done outside of that scope.</p> <p>Director Baker MOVED for a 5 extension of the IGA with Fossil Ridge, and added that his motion was subject to no additional reserve capacity except for currently permitted construction as of 1.15.2023. Director Wiechman seconded, following discussion and upon vote the motion PASSED unanimously.</p> <p>There were no new updates that weren’t already stated earlier under Development Matters. There is no need for an Executive session at this time.</p>
<p>New Business – Notifications for Next Board Meeting</p> <p>a. Exposition Bid Down Selection</p> <p>b. Kaizen Committee Meeting</p>	<p>Meeting will be held on Thursday December 15, 2022 at 6:00 p.m.</p> <p>Meeting will be held on January 31, 2023 at 6:00 p.m.</p>

Adjourn

Director Baker **MOVED** to adjourn the meeting. Director Hooks seconded the motion. The motion **PASSED** by unanimous consent, and the meeting was adjourned at 8:49 p.m.



David Wiechman, Secretary