

MORRISON CREEK METROPOLITAN WATER & SANITATION DISTRICT

24490 Uncompahgre Road, Oak Creek, Colorado 80467

Telephone (970) 736-8250 / Fax (970) 736-0177

Email: info@mcwater.org

RECORD OF PROCEEDINGS

The Board of Directors of the Morrison Creek Metropolitan Water & Sanitation District met on August 15, 2019 at the Offices of Sharp, Steinke, Sherman & Engle located at 401 Lincoln Avenue in Steamboat Springs, Colorado for their regularly scheduled meeting.

Present: Tony Borean, President
Mike Ratliff, Vice President
Leah Wolf Martin, Treasurer
Bob Woodmansee, Director
Barbara Houston, Director

Also Present: Steve Colby, District Manager
Tom Sharp, Counsel
Kristy Winsor, Routt County Planning
Chad Phillips Routt County Planning
Bryan Ayer, SPOA Manager
Kayleen Cohen, SPOA President
George Danellis, Morningside

-Tony Borean called the meeting to order at 4:00 P.M.

Meeting Minutes

-Leah Wolf Martin made the motion to approve the July meeting minutes as prepared and e-mailed to the Board. Mike Ratliff 2nd. Pass.

July Financial Report

-The Financial Report and check register were reviewed by the Board.

-Bob Woodmansee made the motion to approve the July financial report and to ratify check numbers 15199 to 15228 inclusive and 2 ACH payments to the IRS and 1 ACH payment to Lincoln Financial. Mike Ratliff 2nd. Pass.

Managers Report

-The Manager reported and discussed the mandatory drinking water testing this year. We had the tri-annual organic and inorganic requirements at each well head as well as the regular yearly requirements to include the 10 first draw at the tap lead & copper samples from high priority sites. All tests were well within the limits established by the EPA.

-The manager discussed the situation with duplex lots in Blacktail Estates. There are 15 duplex lots in this subdivision. All of these lots had 2 water & sewer services installed to each lot. Now there is a single-family home being constructed on one of the duplex lots. The manager recommends that the policy of the District be

that when a single family home is constructed on a lot with two water services that the unused water service must be shut off at the main.

-Mike Ratliff made the motion that District policy will be that an un-used water service to a duplex lot must be shut off at the main when a single-family home is constructed on the lot. Bob Woodmansee 2nd. Pass.

-The manager has obtained a proposal from Timberline Electric for improvements and updates to the SCADA system to include intrusion/security additions at the WWTP and dial out capability to notify personnel by phone/text/email of any alarm conditions (attached). The proposal has estimates based on time & materials to be determined at the time of installation. The system is now 10 years old and many of the components are becoming obsolete. The total estimate is approximately \$35,000.

-Leah Wolf Martin made the motion to proceed with the work by Timberline Electric with a not to exceed amount of \$35,000. Mike Ratliff 2nd. Pass.

-Annual Sewer line cleaning and inspection by Val Kotter: We will be concentrating on the Blackhorse II area which has not been done in a while.

-The Manager has been consulting with Adam Sommers PE on issues with the WWTP.

-We have been rotating use of wells including well 2 for supply this year. We have only occasionally needed two wells operating simultaneously to meet demand.

-The recent Insurance Audit has resulted in considerably higher total valuation. We will probably see a significant increase in the P & L policy premium.

-The manager has obtained a quote from Grand Junction Pipe for materials for the Bushy Creek Augmentation station (attached). The quote includes the concrete vault and the piping etc. The approximate cost is \$4000.

-Leah Wolf Martin made the motion to approve the purchase of materials for the augmentation station. Bob Woodmansee 2nd. Pass

Attorneys Report

-Mr. Sharp is working on the report on methods for forming Special Improvement Areas.

Old Business

-No Old Business

New Business

-Chad Phillips and Kristy Winsor from Routt County planning as well as Bryan Ayer and Kayleen Cohen from SPOA are present to discuss well permitting on lots in the original Stagecoach subdivisions. Kristy and Chad explained that the original plat notes state that no private wells were to be allowed. The notes provide that water is to be provided by MCMWSD. They have been assuming that if a well is permitted to the MCMWSD on these lots then it is MCMWSD providing water. This is why the County-District agreement allowing building on these lots requires the well permit with the District. The County -District agreement would have to be amended and they would have issues with this change. They stated that this would not be the case with consolidated lots as this is a rezoning to MRE of at least 5 acres. Bryan Ayer indicated that the court would likely approve the covenant changes, including allowing wells, voted on by the membership at the annual meeting. He expected that to occur shortly.

-The Board deferred any action on changes to the Lot Consolidation Agreement until the court has confirmed the covenant changes.

-George Danellis, owner of lots in Morningside was present to discuss procedures for extending the sewer mainline to lots 69-76 and 16 & 17 in Morningside. The potential for the District's special tap fee program to try to recoup a prorated cost from lots not owned by Danellis but would be served was discussed. Mr. Danellis indicated he would be in favor of implementing such special charge to those lots. A Commitment to serve Agreement is required, outlining all conditions for extending mainlines by private entities, is required by the

District before any mainline is accepted for service by the District. The Board directed the Attorney and Manager to develop such agreement for consideration at the September meeting.

-The owner of Lot 210 in Southshore has elected not to obtain a building permit to build a home with a vault & well on the lot. He has purchased a home in Blackhorse II. He had completed the process for obtaining a building permit approval from the District including paying the \$15,318 fee. The Lot Owner Agreement has been recorded and a well permit issued in the District's name. He is requesting a refund of the impact/admin fee. The manager indicated that he had a fair amount of time invested in the administrative process. Mr. Sharp recommended that a "Lot Agreement Termination" agreement be recorded and the well permit be cancelled.

-Barbara Houston made the motion to agree to refund the fees minus the \$500 administration fee plus \$500 to cover any additional attorneys' fees and conditioned on the execution of the "Lot Agreement Termination" by the owner of Lot 210 Southshore. Mike Ratliff 2nd. Pass.

-The Board directed the Manager & Attorney to develop a vault impact fee refund policy.

-Their being no further business the meeting was adjourned at 6:30 P.M...