

# **MORRISON CREEK METROPOLITAN WATER & SANITATION DISTRICT**

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## **RECORD OF PROCEEDINGS**

The Board of Directors of the Morrison Creek Metropolitan Water & Sanitation District met on October 20<sup>th</sup>, 2022 at the Oak Creek Fire Station located at 23655 County Road 16, Oak Creek, Colorado for their regularly scheduled meeting. Also, available online at <https://global.gotomeeting.com/join/858019309>; Join by phone [+1 \(571\) 317-3112](tel:+15713173112), Access Code 858-019-309

Present: Anthony Borean, President  
Mike Ratliff, Vice-president  
Leah Wolf Martin, Treasurer  
James Kinser, Director

Also, Present: Geovanny Romero, District Manager  
Tom Sharp, Legal Counsel  
Bill Queen, Plant Operator  
Nine property owners (1 virtual)

Director Borean called the meeting to order at 5:00 P.M.

### **Public Comment**

- No public comments were presented

### **Meeting minutes**

-Director Kinser made a motion to adopt September's meeting minutes as discussed during the meeting.  
Director Wolf Martin 2<sup>nd</sup>. Pass

### **Financial Report**

- Director Wolf Martin made a motion to approve check numbers 1001 through 1008 from the construction account and checks 16539 through 16569 inclusive of the multiple EFT and ACH payments. Director Ratliff 2<sup>nd</sup>. Pass.

### **Attorney's Report**

-Mr. Sharp stated that he had worked on the district water rights concerning Wells 3, 4, 6 & 7 due diligence. Mr. Sharp is to prepare a response to the State Engineer's Office.

### Old Business

- Wastewater Plant updates: The district manager mentioned that the wastewater project been advancing, but not without a few challenges. He mentioned that couple of mistakes had been found while inspecting the placement of the rebar for vertical walls. He also mentioned that it was good that the deficiencies were found prior to pouring concrete as they can be easily repaired. Vertical wall concrete pouring is scheduled for October 28, the district manager stated.

The district manager requested that the board approve payment to IWS for their fourth pay application for the amount of \$837,799.17. Director Ratliff made a motion to authorize the district manager to sign the payment to IWS. Director Wolf Martin 2<sup>nd</sup>. Pass.

- Tri-State Land update: The district manager shared information with the board regarding Tri-State parcels that planned to be publicly sold. The district manager said that he had contacted the agent working for Tri-State and requested for the district to be considered as a recipient of the listed parcels. The agent committed to discussing the request with their board. The board of directors stated that they would consider paying a fair discounted price for an adequate parcel that would allow for the district's growth in the future.

### New Business

- Budget: The district manager presented the second draft of the 2023 Budget to the Board. He mentioned he had revised and adjusted the budget line items previously discussed at the last board meeting. As part of the major changes, a \$60,000 change had been added to the administrative budget to help outfit the new district facilities.

### Manager's Report

- The district manager informed the board the district staff continues trying to locate the "Blacktail" leak. District staff had identified two possible sources of the water loss and they will be worked on the upcoming days. The first attempt to locate the leak was unsuccessful.

- The district manager stated that well 10 has been repaired and is not operational. The district will continue to blow off sediment from the water before putting it back online.

### Public Hearing

#### Consideration of Board Resolution to Assess Availability of Services Fees (6:30Pm)

- The Morrison Creek Metropolitan Water and Sanitation District held a public presentation/comment regarding the future implementation of Availability of Services Fees (ASF) to all the vacant lots that are currently connected to the central water and sewer system.

The district manager explained that the fees to be discussed by the board of directors are driven by the amount of expenses the district expects to have during the upcoming years and the repayment of the \$6.3 million loan to the USDA for the construction of the new wastewater treatment plant. The district manager stated that for the district to be able to pay for those expenses the homes and vacant lots that have access to the direct connection to the water and wastewater infrastructure must contribute to the payment of their services. He also mentioned that just raising usage rates to everyone to cover for future expenses is not fair to the people who do not own multiple lots.

The Board listened to multiple comments from concerned citizens. Some of the most common questions and answers were:


- a. How much would the fees be? The board can assess up to 50% of the base rate to each vacant lot that is within 100-feet from any main line.
- b. How often would the fees be charged? The fees would be billed every other month (bi-monthly)
- c. Is there any other options besides ASF? Yes, 1. Increase rates to everyone, 2. Do not do any projects. 3. Wait until infrastructure fails and then react.
- d. Can the district obtain grants? Yes, the district has already obtained more than \$600,000 in grants to help balance the cost on the district residents. Every penny obtained by grants has already been accounted for.
- e. How long will the fees last? As long as the district is in debt.

The board of directors mentioned that people who own more than one contiguous lot, could apply for a consolidation of lots through the County process and then the ASF would not be billed to them. After the completion of the consolidation process the additional water and sewer service lines would be vacated from the lot that is not built on.

The district manager stated that the district will continue to apply for any grants offered by any agencies to help pay the loan faster if possible.

- No other new business was addressed

The meeting adjourned at 6:45pm.

  
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Geovanny Romero, Secretary