

## **MINUTES OF REGULAR MEETING BLUE VALLEY METROPOLITAN DISTRICT**

Zoom virtual meeting called to order at 7:00 pm, following the 30 minute work session, on Thursday, October 15, 2020. (Meeting was rescheduled from October 7 due to emergency evacuation issued due to fire.) Board members present: Buck McNichols, Mark Nelson, Mike Stoveken, and Tom Kellen. Board absent: None. Guests present: Kathy Walton, Todd Nelson, Tim Vermeer, Matt Willits, Ken Novak joined at 7:10 pm, Susie Bergmann joined at 7:15 pm.

**Review and Approval of Minutes of Previous Meeting(s)** – Tom moved to approve minutes from July meeting. Mark seconded. All in favor. Motion carried.

### **Public Address**

- Todd Nelson asked what was decided about the motorcycle track on North end of property.
- Todd Nelson asked about river design. Mark stated that they are in the beginning of this process. Todd stated the last engineer suggested having on Blue Valley side.
- Todd Nelson stated that the District should have a spare of everything needed for water connection in case someone freezes and breaks their meter as there is 2 month delay on the meters. He stated there are 2 people in construction needing to get meters soon. Matt Willits stated he encourages residents to purchase the entire assembly through him. He stated they do keep one or tow meters on hand. He stated Todd's assembly did show up yesterday but he is till waiting on the meter. Matt states the district is limited on the what they keep in inventory. Todd stated that it would be nice to have in stock especially during the winter.
- Kathy Walton said she is concerned about Altman's ditch and she has called but doesn't believe anyone has come out. She believes it is deeper then any other ditches in the neighborhood. Buck stated he has looked at the ditch and the drainage is definitely an issue. Mark stated it is graded out flat from one end to the other which means that if you fill it in, it will hold water. Mark stated that part of the issue with the whole neighborhood is that it is very flat and there has been no significant drainage maintenance done. Mark stated the ditch is essential for the road.
- Kathy Walton wanted to know when we are returning to regular meetings as she prefers in person meetings. Buck stated he agrees and believes a lot of us are ready to move forward. He stated that as a board, they are trying to respect people's process.
- Kathy Walton asked about the health of a resident as she has a desire to watch out for her neighbor.
- Todd Nelson stated he was going to put up the stop sign at 1014 & 1018 that was in the ditch but the post and sign has been stolen. Buck stated he will order three stop signs and posts installed as the corner of 1014 & 1016 at the mailboxes also needs one. Mark and Jack both agreed it is needed there.

**Appoint Board Member to fill vacant seat** – Andrea presented to the board that no vacancy was actually ever present. Mark Nelson has his personal name on Tract M per a Warranty Deed dated 07/14/20 and his residence sold on 07/26/20. No gap in ownership occurred, therefore no vacancy.

## **Water Operator**

- WSI completed annual CDPHE compliance sampling for lead & copper, disinfection by-products and other water quality parameters. All results are below the MCL and/or Action Level for each of the sampled analytes. There was a detection for combined radium 226 & 228. Although it was more than half the MCL it has triggered increased monitoring from 1 sample every 9 years to 1 sample every 6 years
- WSI will be completing annual fire hydrant maintenance and valve turning this summer. Valve turning will allow WSI staff to better understand the distribution system and update the District maps. WSI did email Henry to discuss acquiring the GIS data but have not received a response back from him. We will attempt to contact him again this month.
- WSI assisted Bishop & Brogden staff to install a level transducer into the infiltration gallery pump vault. The transducer continually logs the depth of the water in the pump vault. This data will be retrieved and evaluated against flow data store on the SCADA system. BBA has completed their report for review.
- The SCADA computer has stopped working. MPC and WSI worked together to temporarily get the system operable utilizing a WSI laptop. Attached to this agenda is a proposal from MPC with 3 options. WSI proposes Option 2 and will further discuss the pros and cons of all three options. After pricing out additional options to allow for backup of data on site it was determined to move forward with MPC's original proposal.
- WSI quarterly read the District water meters this month. There are 6 meters that read zero usage for the quarter. One residence was vacant and should have read zero, but the others will need to be troubleshoot and repaired.
- The required 5-year CDPHE Comprehensive Tank Inspection was completed last month for the 150,000-gallon storage tank. No major deficiencies were found and minimal silt found on the tank floor. 5-year Comprehensive Tank Inspections is still recommended.
- Review of BBA Infiltration Gallery Yield Analysis.

Buck stated the water plant did transition to Edge Internet service. Matt confirmed Loren has access through new internet.

Mark Nelson asked Matt to further discuss what the options are and what would be ideal for the new meters. Matt stated there is a lot of products out there but the automated systems are hard to justify for this smaller district. Matt stated there are some self-reading equipment that is more reasonably priced but technology is constantly changing. Matt would recommend doing a meter study and inquire of 2 or 3 different meter companies.

Matt stated this would also warrant further discussion of the backflow preventor requirements for the standard residential home in the district. Matt stated there are a couple properties that would potentially need a system. Mark asked about irrigation. Matt stated the plumbing inspector should be inspecting irrigation systems. Matt stated that without a full-time individual testing and tracking the backflow preventors, he believes they are not beneficial. Buck stated it sounds like the guidance is pretty straight forward. Kathy Walton stated that they were required to have a backflow preventor. Buck stated that is what is being discussed and at the time the district goes to replace the meter readers, the district may look at removing that requirement. Matt said at this time, the backflow preventor is not required to be tested annually but it may be something

required in the future by the state. Matt stated that if they are going to require backflow, the user agreement needs revised to include; need to use a RPZ and will need to determine who is responsible for testing and any damage caused by the RPZ. Buck stated the he agrees the meters are an essential piece of accurate billing and is a piece of what all the board needs to deal while making a plan for moving forward with the water system upgrades.

- **Meters not reading update from Loren**- The details from Loren with Water Solutions in regards to meters still not reading was place in the Board Packet. Matt recommends looking at replacing the meter reading system as the current system is outdated. Matt stated that over the last year and half, 22% of water was not billed for so there could be a loss of revenue that justifies replacing the readers. The obsolete system is also the reason why the parts take around 2 months to be delivered after ordered.

### **Architectural and Rules Committee**

Tim stated that he does not believe there are any pending plans to be reviewed.

Kathy Walton asked the board to confirm it is a residential area. She asked if an Airbnb would be possible. She stated she advised a neighbor that is concerned about it to contact the board.

**Snow Plowing Bids due Oct. 1 – review & award**- The board reviewed the one bid received from Maximum Services. Tom moved to approved the bid from Maximum Services. Buck seconded. All in favor. Mark abstained. Motion carried. Buck thanked Maximum Services for submitting a bid and making the roads safe and clean again this winter.

### **Unfinished Prior Business**

**Engineering Update** – Buck stated that the report came back with positive results. He believes there is more work to be done and we need to go back to JVA for a plan regarding the recommendations to build a structure at the infiltration gallery. Mark stated he does not believe it is practical to do this work at this time of the year. They will be concerned about spawning and other issues so the timing will be important. The estimate from JVA is \$4500 which Mark believes to be reasonable. Jack stated that he noticed a lot of area river improvement is done during the spring. Mark stated the spring before run-off would be practical and should be rather simple and a few days of work. Jack stated that if financially feasible, improving habitat at the same time should be considered. Mark stated it will definitely make improvements to habitat and will absolutely improve the fishing.

The board reviewed the budget for 2020. Mark moved to approve the estimate from JVA for the gallery improvement not to exceed \$4500. Buck seconded. All in favor. Motion carried. Mark will notify them and ask to have it done by end of this year. Buck asked Mark to also ask them to begin moving towards a water rate study in the beginning of 2021 as part of the goal to have the moratorium lifted by spring if not sooner.

### **Secretary's Report**

- Current Balances as of 9/30/20 – Stand for Audit  
GMB Savings = \$70,757.58

GMB Checking = \$66,071.44

CO Trust = \$179,556.10

- Paid bills to be approved = \$24,077.09 – Buck moved to approve the paid bills as well as the bills to be paid for Green & Associates and Mountain Peak. Mike seconded. All in favor. Motion carried.
  - Additional bills to be approved:
    - Green & Associates = \$5600.00 (flat fee for audit)
    - Mountain Peak invoice 9848 = \$1900 (SCADA system improvements)
- Draft Budget 2021 – Andrea posted the draft budget on the website and also at the announcement board today after email responses from board. The draft budget was approved via email by the board due to the time restraints caused by the fire evacuation.
  - Grand County draft Assessed Valuation = \$4,097,840
- Certify Delinquent Accounts – None necessary

Buck stated that there is a very decent community watch that has formed to help watch the fishing access. Jack stated that he has encountered multiple boats recently that are anchored to the property. Buck stated no one is essentially patrolling it anymore so it is up to the neighbors to patrol and protect the investment. Buck stated there is sheriff officer living in the district and he would be happy to answer any calls.

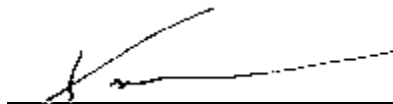
Buck has received multiple complaints regarding Peter Gallup and his atv usage of the fishing access. Peter has not applied for a permit so Andrea will send a letter to Peter Gallup stating that he is in violation of using the river access without a district issued fishing pass and that the access is simply for putting in boats and immediately removing the motorized vehicle.

Buck moved to adjourn at 8:52pm. Jack seconded. All in favor. Motion carried.

BLUE VALLEY METROPOLITAN DISTRICT



Andrea Buller, Secretary



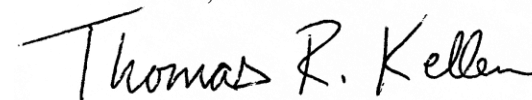
Buck McNichols, Chairman



Mark Nelson, Vice Chairman



Mike Stoveken, Treasurer



Tom Kellen



Jack Norton