

# NOTICE OF REGULAR MEETING

## BLUE VALLEY METROPOLITAN DISTRICT

Meeting called to order at 7:04 pm on Monday, January 14, 2019. Board members present: Buck McNichols, Mark Nelson, Tom Kellen, Mike Stoveken, and Jack Norton. Absent: None. Guests present: Todd Nelson, Flip Brumm, Bob Heid, Dennis Cunningham, Greg Pierson, Tyler Owens, and JVA representatives Simon and Lily.

**Review and Approval of Minutes of Previous Meeting(s)** Buck moved to approve the minutes. Tom seconded. All in favor. Motion carried.

### **Public Address**

- Flipp Brumm – interested in the Land Exchange agenda item and would like to comment at that time.
- Dennis Cunningham - Peak Materials concerns. 80-acre pit South Ute Pass expansion will affect our neighborhood. Buck asked how this concern would affect the water board. He stated that it doesn't directly affect the board but wanted to make sure everyone was aware. He is planning to start asking questions from the Commissioner and CDOT. Buck thanked him for bringing it up.
- Tom Kellen – believes his reading was incorrect therefore he was overcharged \$54 on his 2<sup>nd</sup> quarter 2018 invoice.

### **Water Operator**

- Pump 2 repair needed for run capacitor. Both pumps are up and running. The pit-less adapter is running temporarily and is recommended to evaluate it if and when the pump needs replaced.
- The recent leak does not seem to have any correlation to the excavation for power line for new construction. Mark explained it is basically due to no pipe bedding.

### **Water Engineering Update – JVA Presentation**

- Simon and Lily present. Goal is to prioritize capital improvements over 10-year plan period which will allow budgeting to be based on a proactive basis rather than reactive.
- The board would like to get in touch with Greg Winkler to schedule a meeting.
- The board thanked Simon and Lily for their hard work and the detailed work done to date. Buck stated he hopes future boards continue down the road set forth.
- Andrea requested a summary from Simon and Lily. The following is the reply.
  - A draft of the Master Plan was sent on January 10<sup>th</sup> for review and comment. It is important to gain feedback from the Board members and Operator in a working session in order to prioritize the recommended projects and finalize the capital improvement plan.
  - Explanation of existing system: surface water source from the Blue River is collected via an infiltration gallery and wet well, and is pumped up to the water treatment plant for filtration and disinfection, then enters the 150,000 gallon tank for chlorine contact time and storage, and then is fed to the distribution system by gravity.
  - There are currently 117 taps, with buildout set at 150 taps per the District's Service Plan. The projected buildout demand of the system is approximately 80 gpm. Water rights for the District are listed in the Service Plan as 250 gpm and up to 150 acre feet per year. This means the available water rights should be sufficient for the projected demand of the system at buildout.
  - A possible limiting factor in the system is the infiltration gallery. JVA recommends that a yield test be performed on the infiltration gallery to confirm it's production at various times of the year.
  - The distribution system has numerous leaks throughout the years, and most of the leaks are attributed to improper bedding. Distribution system improvements are recommended, but it is up to the District on how these should be completed (i.e. one loan to replace the entire distribution system piping, or replace several hundred feet of piping each year until complete). JVA would like District input on this. It is also recommended to first accurately map the distribution system and then model the system to confirm the desired improvements. Hydrant testing has not been performed on the District's 28 hydrants, but some pressure testing on the hydrants would be necessary to model the system for fire flow requirements. It is recommended to at least confirm knowledge of what the system can handle in times of an emergency, prior to an emergency.
  - JVA will add in a clearwell project for chlorine contact time of the system. This is desired so that the system can lower the disinfection dosage and still maintain proper disinfection in times of emergency when the tank volume drops below 95,000 gallons. The tank bypass will also need to be removed.

- Buck is going to call Henry and cancel the remainder of his GIS mapping work. If the District would like JVA's support in continuing this work in creating a map of the system, JVA will need additional information on the requested scope and then we will be able to provide a letter agreement showing scope, schedule, and cost.
- It is recommended to perform an audit of the meters in the system. The District appointed Matt to start the audit and to take over for meter reading each quarter.
- A rate study is also recommended to be performed after the prioritization of projects is completed, as user fees can be a way to increase revenue to complete some of the recommended projects.
- The funding section of the report describe a few options to the District: CDPHE State Revolving Fund loans, DOLA Energy and Mineral Impact grants, and USDA Rural Development loans. The District's DOLA representative is Greg Winkler.

### **Unfinished Prior Business**

- **Meter Reading**

As part of the project moving forward, the meter reading is going to be transferred to Water Solutions immediately. This will allow broken meters and leaks to be noticed and repaired promptly. The Board greatly appreciates the years of service provided by Brian Darling.

Any meters that are not accessible during the audit performed by Water Solutions will be notified and given a specific timeline for rectifying the problem.

- **ARC Committee Oversight by BVMD Board**

Buck asked Todd Nelson if they have discussed further. Todd stated that they would like to see the ARC Committee placed under the BVMD Board for funding purposes along with consistency. They would like to retain the authority to approve plans. Their current bank balance is \$3506.82. Bob stated that they currently have guidelines as well as covenants. He would like to make sure the guidelines are clearly understood.

Buck read the letter dated June 29, 2018 from Jim Collins. Todd stated the County would not do any enforcement. The board and guests discussed the positives and negatives of such with the overwhelming opinion being that it would be a positive step for the District. Buck will send an email to Jim and begin the next step.

- **Parcel K Exchange with Blue Valley Ranch**

Buck stated that he had a conversation with Jim Collins after Jim reviewed the document sent to the District from Blue Valley Ranch. Buck read the email response from Jim Collins and stated that this is an action that the board can decide with board action. The board discussed the restrictions of use proposed. Buck stated the main challenge he sees is that it is an archeological site and would have to be surveyed which would be a cost the district would have to absorb if they chose to develop it. Todd Nelson shared some of the history from when the tank site and gallery were developed.

Buck stated his recommendation for transparency purposes is to draft a letter explaining the agreement then have it on the agenda at a special meeting for public discussion purposes to be followed by board action. The board would like to invite Rob Firth to attend the meeting. The discussion at the meeting would be limited to Parcel K. Buck will confer with Jim Collins to get a letter drafted, post the letter at our designated locations, and schedule a special meeting.

- **Water Engineering Contract/Fishing Access**

Buck confirmed with Jim Collins that there are no restrictions preventing the board from extending special use to Matt Willits. A provision will be added to the Fishing Policy stating the board can extend special authorization for "good and valuable consideration" and can be revoked at the District's discretion. Andrea will issue a permit to Matt Willits. No guest permits will be issued.

### **Spring Road Work Planning**

Mark stated we need to finish the work on GCR 1014 to complete the ditch to county standards. The other road needing attention is GCR 1013. There is a lot of work that needs to be done and may not be feasible for this coming fiscal year. When roads thaw, Mark and Buck will spend time looking at what needs done and come up with a scope of work. Mark will review the RFP and send to Andrea for publication.

### **Adopt Resolution Designating Location to Post Notice 2019 – Resolution 2019-01**

Buck read the Resolution aloud. Buck moved to pass Resolution. Mike seconded. All in favor. Motion carried.

**Approve Budget Message**

Buck read the draft Budget Message aloud. Buck moved to approve. Mark seconded. All in favor. Motion carried.

**Certify 2019 Budget**

Buck read the Certification aloud. Buck moved to approve. Tom seconded. All in favor. Motion carried.

**Transparency Notice**

The board reviewed. Buck moved to approve. Mike seconded. All in favor. Motion carried.


**Secretary's Report**


- Website – Andrea will continue working on the website through WordPress as time allows.
- Current Balance(s) - Stand for Audit
  - CO Trust = \$27,459.19
    - Andrea explained the account specifics and investment pool. Board directed Andrea to transfer funds as stated in December meeting.
  - Add Signer – Andrea explained the need to add another signer. Mike Stoveken volunteered and completed the paperwork.
- GMB Checking = \$3,833.10
- GMB Savings = \$217,293.80
- Paid bills to Approve \$17,591.38
- Outstanding A/R Balances – Andrea to continue consistent collection of all outstanding accounts.


Buck adjourned the meeting at 9:16. Mark seconded. All in favor. Motion carried.

BLUE VALLEY METROPOLITAN DISTRICT


  
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Andrea Buller, Secretary

  
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Buck McNichols, Chairman

  
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Mark Nelson, Vice Chairman

  
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Mike Stoveken, Treasurer

  
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Tom Kellen

  
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Jack Norton