

MINUTES OF THE REGULAR MEETING OF THE BOARD OF
DIRECTORS OF THE ST. MARY'S GLACIER WATER AND
SANITATION DISTRICT
HELD
Monday, January 27, 2020

A regular meeting of the Board of Directors of the ST. MARY'S GLACIER WATER AND SANITATION DISTRICT (referred to hereafter as the "Board") was convened on Monday, the 27th day of January, 2020, at 6:00 P.M., at Alice School House, 271 Silver Creek Road, Idaho Springs, Colorado, 80452.

ATTENDANCE

Directors in Attendance Were:

Glenn Clark, Treasurer
Beth Ramsey, Assistant Secretary
Frank Brown, Assistant Secretary

Directors Absent but Excused Were:

Bruce Hohne, President
Jason Yoho, Secretary

Also, in Attendance Were:

Jim Nikkel and Traci Miller; Pinnacle Consulting Group, Inc.
Colin B. Mielke; Seter & Vander Wall, P.C.
Chris Oeland; St. Mary's Glacier Water and Sanitation District Employee
Bob Orsatti; Orsatti Water Consultants
Mike Creazzo; ORC Water Professionals
Jeremy Welihan; St. Mary's Glacier Community Member

Director Ramsey called the meeting to order at 6:07 P.M.

Director Ramsey confirmed that a quorum of the Board was present.

DISCLOSURE
MATTERS

The Board had been previously advised that pursuant to Colorado law, certain disclosures by the Board members might be required prior to taking official action at the meeting. The Board then reviewed the agenda for the meeting, following which each Board member affirmed their conflicts of interest, stating the fact and summary nature of any matters, as required under Colorado law, to permit official action to be taken at the meeting. The Board determined that the participation of the members present was necessary to obtain a quorum or otherwise enable the Board to act.

ADMINISTRATIVE
MATTERS

Agenda: Following review and discussion, upon motion duly made by Director Clark, seconded by Director Brown and, upon vote, unanimously carried, the agenda was approved as presented.

Minutes: The Board reviewed the minutes of the December 23, 2019 regular meeting of the Board of Directors. Following review and discussion, upon motion duly made by Director Brown, seconded by Director Clark and, upon vote, unanimously carried, the Board approved the minutes of December 23, 2019 regular meeting of the Board of Directors, as presented.

Approval of Annual Administrative Resolution for 2020: The Board reviewed the annual administrative resolution for 2020. Following review and discussion, upon motion duly made by Director Ramsey, seconded by Director Clark and, upon vote, unanimously carried, the Board approved the annual administrative resolution for 2020 with changes as discussed.

The Board confirmed its regular meetings are scheduled for the fourth Monday of each month, with the exception of the November meeting, which will be held on the third Monday in November, at 6:00 p.m. Meetings will be held at Alice Schoolhouse, 271 Silver Creek Road, Idaho Springs, CO 80452.

Meeting notices will be posted on the District's website at least 24-hours prior to the meeting. The Community Board is the 24-hours physical posting location.

Mr. Mielke provided the Board members with the director qualification affidavits and the general conflict forms to update.

Public Comments: Mr. Jeremy Welihan addressed the Board and asked that the tap application fee deadline for 716 Texas Drive and 717 Texas Drive is extended for one year past the expiration date of February 2020. Mr. Welihan stated that the certification for the logs being used to construct the home must be completed before the building permit is issued, which has delayed construction until spring or summer of 2020. Mr. Mielke reminded the Board that the Board has granted two prior extensions and that the current expiration date may already be beyond February 2020. Mr. Mielke confirmed he will research this matter further to determine when the extension expires. Mr. Mielke further reminded the Board that both 716 and 717 Texas Drive have delinquent account balances, and that the District will not release its approval to the County for the combination of those lots until the accounts are made current. The Board directed Mr. Welihan to have the property owners contact Mr. Mielke to confirm whether a tap application extension is required at this time and to coordinate payment of the delinquent amounts for both properties.

WATER SYSTEMS
IMPROVEMENTS

Orsatti Water Consultant's Report: Mr. Orsatti reported that all District files have been received from Lamp Rynearson, and he is continuing the design process for Water Improvement Project. Mr. Orsatti requested that the Design Committee meets the following week to discuss several items. Mr. Orsatti stated that the final documents related to the Water System Improvements project are anticipated to be completed by March 1, 2020 and the bid process will begin in mid-April.

Mr. Orsatti reported that title work is the only outstanding item remaining in regard to the land swap between the District and Lot 70. Director Ramsey provided Mr. Orsatti the contact information for a local title company.

Mr. Orsatti reported that Well #3 is continuing to experience turbidity issues, and additional solutions are being sought. Director Clark inquired about the possibility of moving the location of Well #3 and requested that a cost estimate be completed. Mr. Orsatti stated that there would be many impacts on the overall Water Improvement Project if the well location was moved and it would cause a significant construction delay. Director Ramsey and Director Brown stated that they would need additional information in order to make an informed decision. Mr. Orsatti and Mr. Nikkel will provide the Board with additional information.

DISTRICT
MANAGER ITEMS

ORC Report: The Board reviewed the written ORC Report.

Operations Report: The Board reviewed the written Operations Report.

Manager's Report: Mr. Nikkel reported that the District vehicle will need to be replaced this year, and the 2020 adopted budget included \$25,000 for a replacement truck. The Board directed Mr. Nikkel to move forward in purchasing a replacement vehicle.

FINANCIAL
ITEMS

Review and Consideration of Payables: Mr. Nikkel reviewed with the Board the claims for the period ended January 23, 2020, totaling \$49,937.80. Following review and discussion, upon motion duly made by Director Ramsey, seconded by Director Brown and, upon vote, unanimously carried, the Board approved the EFT payments and the claims for the period ended January 23, 2020, totaling \$49,937.80.

LEGAL ITEMS

Update Regarding Proposed Easement from Property Owner Adjacent to Well #1: Mr. Mielke reported to the Board that he has informed Mr. Karoli's attorney that the staked easement is ready for inspection.

Update Regarding Notice of Violation for 29 and 31 Eva Road: Mr. Mielke reported that research has been completed regarding the circumstances surrounding the service line violation at 29 and 31 Eva

Road. Mr. Mielke stated that he will prepare a letter to the property owner to notify him of the Districts' position on the matter.

Discussion Regarding Lot Combination Request for Winterland Subdivision Unit 1, Lots 57 and 58: The Board discussed a request from C.J. Galbraith of Lots 57 and 58, Winterland Subdivision, Unit 1 to combine the two lots into a single lot, and specifically (1) that the Board waive any objection to the combination of those two lots, and (2) the Board vacate easements that exist between the two lots. Mr. Oeland has evaluated this situation in the field and found no issue with allowing Ms. Galbraith to combine these lots.

Following review and discussion, upon motion duly made by Director Ramsey, seconded by Director Brown and, upon vote unanimously carried, the Board determined that (1) it does not object to the combination of the two lots; and (2) the District agrees to vacate the easement interests it may have solely for the 5-foot side lot line utility easements located between the two lots, subject to the combination of those lots being approved and completed by Clear Creek County. Furthermore, the District reserves any easement rights it may have on other areas of the lots, including but not limited to the entirety of the easements along street lot lines and side lot lines for the lots. Mr. Mielke will deliver the letter of approval after the property owners bring their delinquent accounts with the District current.

DIRECTORS
ITEMS

There were no Director's Items brought before the Board.

OTHER ITEMS

Discussion Regarding Tap Application: Mr. Oeland informed the Board of a request to connect to the District's systems by the owner of Winterland Subdivision Unit 1, Lot 24. The main water and sewer lines are within 100-feet of the property, but they are situated under Lake Quivira. The Board directed Mr. Nikkel, Mr. Oeland and Mr. Orsatti to research the request further and provide a update to the Board.

Executive Session

At approximately 6:56 p.m., Director Ramsey moved that pursuant to section 24-6-402(4)(b), C.R.S. and upon an affirmative vote of at least two-thirds of the Board members present for the motion, the Board enter into executive session for the purpose of receiving legal advice related to claims from Ms. Gangelhoff regarding extension of service to her property located at Winterland Subdivision Unit 4, Lots 42 and 43. Upon second and unanimous vote, the Board approved the motion to enter into executive session for the above-stated purpose.

The Board reconvened from executive session at approximately 7:15 p.m. and affirmed that no actions had been taken during executive session.

ADJOURNMENT

There being no further business to come before the Board, the meeting was adjourned at approximately 7:15 p.m.

