

Mesa Cortina Water & Sanitation District
BOARD OF DIRECTORS MEETING
Tuesday, December 1, 2015
Silverthorne Fire Station

Attending Board members:

Jon Whinston

Randy Rehn

Billy Jack

Barry Westerland

Greg O'Neill

Others attending:

Deborah Polich NP Services, Inc.

Jeff Leigh District Manager

Steve Weinberg 203 Elk Thistle Drive

The meeting was called to order at 5:11 PM.

Minutes. *The minutes of the November 12, 2015 meeting were approved as written. (Jack/Rehn,4-0-1).*

Occupancy. There was a discussion regarding the definition and County enforcement of the Mesa Cortina zoning for single family residences with regards to short-term rentals and lock offs. Lock offs (accessory units) are not allowed per Association and District rules and regulations.

BMMD 2016 Rate increase. There was a discussion regarding if the Buffalo Mountain Metro District (BMMD) rate increase of 20% was formally approved by their Board. The Mesa Cortina Water and Sanitation District 2016 Budget and User Rates will pass through the BMMD increase expected to be 20%. An email had been received from BMMD reflecting the increase would be 20%.

Aclara IGA Agreement. The agreement was reviewed by the Board and Tim Flynn as the attorney for the District. *A motion was approved to accept and sign the Aclara IGA agreement. (Rehn/Jack,5-0).* The agreement provides sharing of the Alcara Star system meter reading computer server and program.

Shooting Star vault. Jeff Leigh provided an update of prior Board emails and discussions regarding the difficulties in the permanent power connection from Xcel to the new water treatment structure. The Xcel sub-contractor assigned to the District service request had provided connection instructions in error resulting in approximately \$6,000 in excavation and wire costs for a connection that may not be acceptable to Xcel. Xcel has indicated a separate commercial pedestal is required to the building. Jeff was working with Xcel regarding if the existing residential connection could be used temporarily and/or permanently, and if the costs spent by the District due to the Xcel sub-contractor error would be reimbursed. The cost of the commercial pedestal and connection was projected by Xcel at \$5,000 to \$10,000.

BMMD Contract and Rates. The Board had a lengthy discussion regarding the BMMD contract originally made with Summit County, BMMD rates, the legal opinions, options for alternate water sources, and consolidation of the District with other entities. The Bashore well usage and sewer line installation analysis would involve an update of the McLaughlin feasibility study, water augmentation considerations, current building costs, and the addition of Lowes in the line installation area. Jeff was requested to obtain a firm legal opinion from Attorney Tim Flynn regarding the BMMD contract options.

Capital and maintenance projects. Jeff provided via email a summary of the maintenance status and future projects. In 2015, the Well #5 connections were cleaned up and disconnected. To retain water rights, it may be possible to classify the well as an observations well rather than a production well. The PRV's were rebuilt in 2015 and were anticipated to have five years of life prior to the next

rebuild. The PRV vaults should be sealed in 2016. A few manholes could be sealed in 2016 in conjunction with the PRV vault work. Methods of sealing were discussed. The PRV vaults that take on water should be pumped out in the spring. The hydrant maintenance was scheduled for 2016. The annual sewer video and cleaning work for I&I will continue in 2016. Approximately a third of the District is surveyed each year. The service line I&I problems discovered with prior video work that have not yet been repaired by the owner need to be addressed either with a replacement / repair or a lower cost liner repair. There was a discussion of conforming to the rules, requiring owners to pay for the cost, and notification of problems to the owners. The rules clearly place the obligation and cost of repairs with the owner. Per the Rules, the District can perform repairs and charge the cost back to the owner. Also discussed was the status of the seven I&I service line problems and if the future video work should be done by the same companies that can do the sewer lining repair.

Old four inch water lines in need of replacement were on Kings Court, Lord Gore, and a portion of Aspen Drive. The manhole and valve exposed on Kings Court was not expected to be a problem during the winter plowing by the County. Based on recent failures, a replacement of the Kings Court water line should be a priority.

The Lake View Drive sewer lift station was cleaned in 2015. The pump chains will need to be replaced, likely with stainless steel.

The water tank roof coating over the foam was deteriorating and was holding water. Tank roof repair, replacements, and coatings were discussed. New electrical service to the tank was previously bid at \$12,000 not including trenching. Dirt on the north side of the tank should be removed. The anodes in the tank should be inspected annually by popping the tank lid. The old anodes should be hauled away or recycled. New anodes were installed during the 2015 tank interior cleaning.

Next Meeting. The next meeting will be January 5, 2016 in the Silverthorne Fire Station. The 2016 meeting schedule will be monthly on the first Tuesday of the month at the Silverthorne Fire Station.

The meeting was adjourned at 7:11 PM.