

MINUTES OF THE REGULAR MEETING OF THE BOARD OF
DIRECTORS OF THE ST. MARY'S GLACIER WATER AND
SANITATION DISTRICT
HELD

Monday, December 23, 2019

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 23rd day of December, 2019, at 6:00 P.M., at Alice School House, 271 Silver Creek Road, Idaho Springs, Colorado, 80452.

ATTENDANCE

Directors in Attendance Were:

Bruce Hohne, President
Glenn Clark, Treasurer
Frank Brown, Assistant Secretary

Directors Absent but Excused Were:

Jason Yoho, Secretary
Beth Ramsey, Assistant Secretary

Also, in Attendance Were:

Molly Janzen 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

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

Director Hohne 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 Brown, seconded by Director Clark and, upon vote, unanimously carried, the agenda was approved as presented.

Minutes: The Board reviewed the minutes of the November 18, 2019 special meeting of the Board of Directors. Following review and discussion, upon motion duly made by Director Hohne, seconded by Director Brown and, upon vote, unanimously carried, the Board approved the minutes of November 18, 2019 special meeting of the Board of Directors, as presented.

Public Comments: There were no public comments.

WATER SYSTEMS
IMPROVEMENTS

Orsatti Water Consultant's Report: Mr. Orsatti presented to the Board the most recent version of the Standard Specifications & Details for Construction document, noting that the document is largely complete. The only outstanding task is to further incorporate it into the District's Rules and Regulations. Following review and discussion, upon motion duly made by Director Hohne, seconded by Director Brown and, upon vote, unanimously carried, the Board approved the Standard Specifications & Details for Construction, subject to its incorporation into the District's Rules and Regulations.

Mr. Orsatti reported that the final scope of work for the Water Improvements project has been completed by the surveyor.

Mr. Orsatti reported that the State responded to the District's letter regarding the Notice of Non-Compliance and the violation fee has not been waived.

Mr. Orsatti reported that Lamp Rynearson has released the Water Improvement Project documents and specifications that were previously requested. 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 Well #3 is continuing to experience turbidity issues, and additional solutions are being sought.

Mr. Orsatti reported that positive feedback was received from CDPHE regarding the District's progress in corrosion control.

DISTRICT
MANAGER ITEMS

ORC's Report: Mr. Creazzo reviewed with the Board the written ORC's report and discussed recent operations. Mr. Creazzo reported that a power outage caused several issues, including a broken glass cell on the Well #1 turbidity meter, which caused damage to an LED screen at the well. Mr. Creazzo and Mr. Oeland will work with Mr. Nikkel to repair

the damage and to purchase and install propane tanks for each Well House to prevent future problems in the event of power outages.

Mr. Creazzo reported that he is working on a Wastewater Plant Operations project to increase efficiencies and has seen positive results to date.

Operations Report: Mr. Oeland reviewed a written Operations Report with the Board and discussed recent operations. Mr. Oeland reported that there are been four service line freezes to date this winter. There have been no main line freezes.

The Board discussed options to help prevent the main lines from freezing. Following review and discussion, upon motion duly made by Director Brown, seconded by Director Hohne and, upon vote, unanimously carried, the Board authorized Mr. Oeland and Mr. Nikkel to establish trickling guidelines and a list of properties that will be authorized to trickle this winter.

Manager's Report: There was no new information to report.

FINANCIAL
ITEMS

Review and Consideration of Payables: Ms. Janzen reviewed with the Board the claims for the period ended December 17, 2019, totaling \$85,868.12. Following review and discussion, upon motion duly made by Director Clark, seconded by Director Brown and, upon vote, unanimously carried, the Board approved the EFT payments and the claims for the period ended December 17, 2019, totaling \$85,868.12.

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 no further information has been found 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 St. Mary's Subdivision Unit 5, Lots 716 and 717: The Board discussed a request from Nataliya Konarska and Yuriy Konarsky of Lots 716 and 717, St. Mary's Subdivision Unit 5 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. Konarska and Mr. Konarsky to combine these lots.

Following review and discussion, upon motion duly made by Director Hohne, 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 rear 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.

Discussion Regarding Lot Combination Requests CLA2019-0015, CLA2019-0016, and CLA2019-0017 by C.J. Galbraith: Mr. Mielke informed the Board that C.J. Galbraith has requested the combination of sixteen separate lots into three large lots, including: (1) Winterland Subdivision Unit 1, Lots 46, 47, 56, 57, 58, 59, 60, and 61; (2) Winterland Subdivision Unit 1, Lots 53, 54, and 55; and (3) Winterland Subdivision Unit 1, Lots 73, 74, 84, 85, and 86. The Board reviewed materials provided by Ms. Galbraith and Clear Creek County and discussed the request. The Board noted that the request differs greatly from the District's policy to approve lot combinations and vacate easements only when no more than two lots are being combined and one of the lots has a dwelling. The Board questioned Ms. Galbraith's claim that the lots are not developable due to issues with terrain and Mr. Orsatti noted that those lots had been approved by the County through the platting process. Based on the evidence presented and taking into consideration the District's policy concerning lot combinations, the Board did not approve the request and directed legal counsel to inform Ms. Galbraith and the County of the Board's determination.

DIRECTORS
ITEMS

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

OTHER ITEMS

Receivables and Collections Process: Ms. Janzen reminded the Board of the updates to the receivables and collections process that were approved at the November special meeting and asked that the Board waive implementing late fees for 2019. It was the consensus of the Board to waive late fees for 2019 and begin assessing them in 2020 per the updated process.

ADJOURNMENT

There being no further business to come before the Board, the meeting was adjourned at approximately 7:50 p.m.

By: 
Secretary for the Meeting