

Board of Directors Regular Meeting
Stratmoor Hills Water District
December 7, 2022

RECORD OF PROCEEDINGS

The Regular Meeting of the Board of Directors held Wednesday December 7, 2022, was called to order by President Robert Colgrove at 3:00 PM.

Present: President Robert Colgrove, Vice-President James Pesicka via teleconference, Director Cindy Dent and Director Richard Dull

Absent: Secretary/ Treasurer John Willcox (Excused)

Staff: District Manager, Kevin Niles

Public: Mr. Ryan Corbitt and Ms. Bergita Hughes

Approval of Minutes

Motion was made by Director Dent to approve the November 16, 2022, meeting minutes as presented, second provided by Director Dull... All Ayes - The motion passed unanimously

Approval of Agenda

Motion was made by Director Dent to approve the December 7, 2022, agenda as presented. Second provided by Director Dull... All Ayes - The motion passed unanimously.

Public Comment

Ms. Bergita Hughes addressed the Board of Directors regarding the field crew accessing a part of her property to fix a main break in mid-November. She states that the District does not have access to her property or any type of utility easement. Ms. Hughes claimed that there was damage to the lot from the Districts equipment. Ms. Hughes would like the District to enter into a signed agreement that would pay the property owner an access fee each time the District needs to work on or around her property.

Unfinished Business

None.

New and Miscellaneous Business

W-1. Water Rate Increase Public Hearing

President, Robert Colgrove, opened the hearing for public comment regarding the proposed 3 percent water rate increase for all rate classes (i.e., residential, industrial, commercial). If approved, for example, the water portion of the monthly Utility Bill for the average residential

customer will increase by \$5 per month. Any Stratmoor Hills community member may attend the hearing and provide feedback to the Board of Directors. There were no comments from the public regarding the rate increase. President, Robert Colgrove, closed the public hearing.

W-2. 2023 Budget Hearing

District Manager, Kevin Niles informed the Board that Colorado Statute requires that the Board adopt an annual budget prior to certifying the District's mill levy. A certified copy of the adopted budget, which includes the resolution to adopt the budget and set the mill levy rate at zero has been included in the Board packet. Motion by Director Dent to adopt the Stratmoor Hills Water District's final budget as presented and set the mill levy rate at zero for the Water District for the year beginning January 1, 2023 and ending December 31, 2023. Second was provided by Director Dull... All Ayes - The motion passed unanimously.

W-3. Agreement with Landslide Landscaping

District Manager, Kevin Niles, informed the Board that on November 22, 2022, the Water District entered into an agreement with Landslide Landscaping to allow Landslide Landscaping the ability to purchase and remove several granite boulders located at the B-plant location. Landslide will remove all boulders at their expense and pay the District a total of \$10,000 for the granite boulders. Work will be completed the first week of December. Their payment arrangement is \$2,000 down payment then \$1,333.34 per month by check for 6 months to equal the total amount of \$10,000

W-4. Land Use Agreement with 311 Catalina Ct

District Manager, Kevin Niles, informed the Board that the owner of 311 Catalina Ct would like to enter into a legal agreement with the District regarding accessing the property during a main line repair at the water tower. The District manager agreed to bring this information to the Board of Directors. There was discussion between the Board and Ms. Hughes regarding her request and what she wanted from the District. The Board directed Ms. Hughes to develop an agreement for their review and to coordinate with District staff to have the agreement presented to the Board at a future meeting.

Manager's Report

District Manager:

- Updated the Board the Water District has contracted with Barron Land Survey Co. to complete the pillar survey of the water tower. They completed the work on December 1, 2022 and will provide the District with a written report. Depending on the outcome of the report, the District will need to consult further with a Structural Engineer.
- Informed the Board that the treatment plant continues to operate at expectation. Currently, the plant is flowing 360 GPM, (530,000 GPD). Based on current demands, the District is using Wells #5R and 10. Well #4 is still having Iron issues and the District can operate without it during the winter months. The District has taken a very small amount for the FVA over the past 60 days, little over 10,000 gallons.
- Updated the Board that the field crew continues to work diligently on the District's distribution and collection systems. There were three service line repairs and six main breaks in November.

The crew has been extremely busy responding to leaks and breaks over the past month. However, the crew has been able to flush hydrants and make necessary hydrant repairs.

- Updated the Board that meetings are now being held in person. The District Manager has attended several meetings on behalf of the District. I have attended the following meetings: Pikes Peak Regional Water Authority, (PPRWA), Lower Fountain Water Quality Management Association, (LFWQMA), Fountain Valley Authority, (FVA), and the Arkansas Basin Roundtable.

Safety Committee Report

No Safety Committee Meeting in December.

Financial Reports

District Manager, Kevin Niles, reviewed the November Financial Report with the Board of Directors... Motion by Director Dent to approve the November Financials as presented. Second provided by Director Dull... All Ayes - The motion passed unanimously.

Executive Session

Motion by Director Dent to enter into executive session to discuss legal matters pursuant to C.R.S. 24-6-402(4) (b). Second provided by Director Dull... All Ayes - The motion passed unanimously

Members of the public not participating in the executive session left the room.

Discussed November 20th, 2022, incident for the purposes of obtaining legal advice

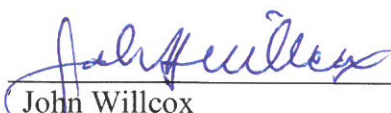
Motion by Director Dent to exit from executive session to discuss legal matters pursuant to C.R.S. 24-6-402(4) (b). Second provided by Director Dull... All Ayes - The motion passed unanimously

Other Business

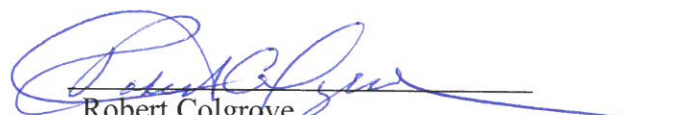
None

Adjournment

With no further business to come before the Board of Directors, Director Dull made a motion to adjourn the meeting at 3:51 PM. Second provided by Director Dent... All Ayes - The motion passed unanimously.



John Willcox
Secretary/Treasurer



Robert Colgrove
President/ Chairman

