

## RECORD OF PROCEEDINGS

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### MINUTES OF A SPECIAL MEETING OF THE BOARD OF DIRECTORS OF THE GREATROCK NORTH WATER AND SANITATION DISTRICT OCTOBER 19, 2023

A special meeting of the Board of Directors (referred to hereafter as “Board”) of the Greatrock North Water and Sanitation District (referred to hereafter as “District”) was convened on Thursday, October 19, 2023, at 4:30 p.m. at the Reverse Osmosis Water Treatment Plant, 16373 Rayburn Street, Hudson, CO 80642. This District Board meeting was also held virtually via Microsoft Teams and by conference call. The meeting was open to the public.

#### ATTENDANCE

Directors in attendance:  
John D. Wyckoff; President  
Robert W. Fleck; Vice President  
Brenda Adams; Assistant Secretary  
Lisa Jacoby; Treasurer

Director Brian K. Rogers, Secretary, was absent and excused.

Also in attendance were:  
Lisa Johnson; CliftonLarsonAllen LLP (“CLA”)  
Mike Murphy; Ramey Environmental Compliance, Inc. (“REC”)  
Matt Poznanovic, Esq.; Hayes Poznanovic Korver LLC  
Chris Sanchez; Bishop-Brogden Associates, Inc. (“BBA Water Consultants”)

#### ADMINISTRATIVE MATTERS

**Disclosures of Potential Conflicts of Interest:** The meeting was called to order. The Board discussed the requirements of Colorado law to disclose any potential conflicts of interest or potential breaches of fiduciary duty of the Board of Directors to the Secretary of State. The members of the Board were requested to disclose any potential conflicts of interest with regard to any matters scheduled for discussion at this meeting and incorporated for the record those applicable disclosures made by the Board members prior to this meeting in accordance with statute. It was noted that disclosures of potential conflicts of interest were filed with the Secretary of State for all directors, and no additional conflicts were disclosed at the meeting.

**Agenda:** The Board reviewed the Agenda for the meeting. Following discussion, upon motion duly made by Director Wyckoff, seconded by Director Jacoby and, upon vote, unanimously carried, the Board approved the Agenda, as presented and excused the absence of Director Rogers.

**Board of Director’s Report:** None.

**District Manager’s Report:** The Board reviewed the monthly Manager’s Report. There were no questions.

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### CONSENT AGENDA

The Board considered the following actions:

1. Approve the Minutes of the September 5, 2023 regular meeting.
2. Ratify approval of the payment of claims for the period ending October 10, 2023, in the amount of \$57,339.76.
3. Acceptance of unaudited financial statements for the period ending August 31, 2023, Schedule of Cash Position updated as of October 9, 2023, and Inclusion Summaries.
4. Operations and Maintenance Activities Report.
5. Review meter installation report.
6. Ratify approval of proposal from Greeley Lock & Key for installation of card reader on door to treatment portion of the Reverse Osmosis Water Treatment Plant.
7. Ratify approval of Service Contract Agreement with Arctic Electrical Service & Network Cabling, LLC for general electrical services.

Following discussion, upon a motion duly made by Director Wyckoff, seconded by Director Jacoby and, upon vote, unanimously carried, the Board approved the Consent Agenda items.

### FINANCIAL MATTERS

**Draft 2024 Budget:** Ms. Johnson presented the draft 2024 budget to the Board.

### ENGINEER'S REPORT

The Board reviewed the Engineer's Report.

**Capital Projects Update:**

**Third Alluvial Well:** Update was included in the Engineer's Report.

**Evaporation Pond:** Update was included in the Engineer's Report.

**Reverse Osmosis Treatment Facility:** Update was included in the Engineer's Report.

**Capacity Analysis Prepared by Element Engineering LLC:** This item was deferred to the November Board meeting.

**2023 System Development Fee Analysis as Prepared by Element Engineering LLC:** This item was deferred to the November Board meeting.

### OPERATIONS / MAINTENANCE MATTERS

**Operator in Responsible Charge ("ORC") Report:** Mr. Murphy presented the ORC report to the Board. Mr. Murphy received two proposals for adding additional berms at the existing Evaporation Ponds. He recommended engaging with Northern Colorado Constructors ("NCC"). Following discussion, upon a motion duly made by Director Wyckoff, seconded by Director Fleck and, upon vote, unanimously carried, the Board approved a change order with NCC for Option No. 2 in an amount not to exceed \$16,918.00.

**RECORD OF PROCEEDINGS**

**LEGAL MATTERS**

None.

**WATER RIGHTS MATTERS / EXECUTIVE SESSION**

**Executive session of the Board of Directors for the purpose of receiving legal advice and to discuss matters subject to negotiation pursuant to Sections 24-6-402(4)(b) and (e), Colorado Revised Statutes, as it relates to water rights matters:** Pursuant to Sections 24-6-402(4)(b) and (e), C.R.S., upon a motion duly made by Director Wyckoff, seconded by Director Jacoby and, upon vote, unanimously carried, the Board entered into Executive Session at 4:39 p.m. for the purpose of receiving legal advice related to water rights matters and to discuss matters subject to negotiation related thereto.

Pursuant to § 24-6-402(2)(d.5)(II)(B), C.R.S., no record will be kept of the portion of this executive session that, in the opinion of the District’s attorney, constitutes privileged attorney-client communication pursuant to § 24-6-402(4)(b), C.R.S.

Also pursuant to § 24-6-402(4), C.R.S., the Board did not adopt any proposed policy, position, resolution, rule, regulation or take formal action during execution session.

Upon a motion duly made by Director Wyckoff, seconded by Director Fleck and, upon vote, unanimously carried, the Board reconvened into public session at 5:30 p.m.

**OTHER MATTERS**

None.

**COMMUNITY COMMENTS**

None.

**ADJOURNMENT**

There being no further business to come before the Board at this time, upon a motion duly made by Director Wyckoff, seconded by Director Jacoby and, upon vote, unanimously carried, the meeting was adjourned at 6:35 p.m.

Respectfully submitted,

By Brenda Adams  
Secretary for the Meeting

DocuSigned by:

## RECORD OF PROCEEDINGS

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### ATTORNEY STATEMENT REGARDING PRIVILEGED ATTORNEY-CLIENT COMMUNICATION

Pursuant to Sections 24-6-402(4)(b) and (e), C.R.S., I attest that, in my capacity as the attorney representing Greatrock North Water and Sanitation District, I attended the executive session at the meeting of Greatrock North Water and Sanitation District convened at 4:39 p.m. on October 19, 2023 for the sole purpose of receiving legal advice related to water rights as authorized by Section 24-6-402(4)(b), C.R.S., and to discuss matters subject to negotiation pursuant to Section 24-6-402(4)(e), C.R.S. I further attest it is my opinion that all of the executive session discussion constituted a privileged attorney-client communication as provided by Section 24-6-402(4)(b), C.R.S. and, based on that opinion, no further record, written or electronic, was kept or required to be kept pursuant to Section 24-6-402(2)(b), C.R.S., and section 24-6-402(2)(d.5)(II)(B), C.R.S.

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Matt Poznanovic, Esq.  
Special Counsel



Date: October 12, 2023  
To: Greatrock North Water and Sanitation District, Board of Directors  
From: Lisa A. Johnson, District Manager  
Re: October 19, 2023 Manager's Report

**Agenda Action Items**

**II.A. Consent Agenda**

1. Approve the Minutes of the September 5, 2023 special meeting regular meeting.
2. Ratify approval of the payment of claims for the period ending October 10, 2023.
3. Acceptance of unaudited financial statements for the period ending August 31, 2023, Schedule of Cash Position updated as of October 9, 2023, and Inclusion Summaries.
4. Operations and Maintenance Activities Report.
5. Review meter installation report.
6. Ratify approval of proposal from Greeley Lock & Key for installation of card reader on door to treatment portion of the Reverse Osmosis Water Treatment Plant.
7. Ratify approval of Service Contract Agreement with Arctic Electrical Service & Network Cabling, LLC for general electrical services.

**I recommend approval of the consent agenda items.**

**III.A 2024 Draft Budget**

I will present to the Board the draft 2024 budget.

**No action required on this matter at this meeting.**

**VII. Water Rights Matters**

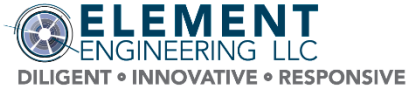
Attorney Poznanovic and Mr. Sanchez will attend the meeting to discuss water rights matters with the Board in executive session.

**Review of monthly Water Resumes and Other Water Related Matters**

Attorney Poznanovic has reviewed the July resume and did not find any cases he would recommend the district oppose.

**Update on other District Related Matters and/or Committee Meetings**

Staff has spent time this past month preparing the draft 2024 budget. Mr. Murphy will discuss with the Board the need to build up the berms at the evaporation ponds and associated costs.



## ENGINEER'S PROGRESS REPORT

**Date:** October 19, 2023  
**To:** Greatrock North Water and Sanitation District  
**From:** Element Engineering  
**Job No.** 0041.0001  
**RE:** Monthly Engineers Report – **New Items Bold**

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### CAPITAL PROJECTS:

#### 1. Water Treatment Plant Improvements - Construction

The Certificate of Substantial Completion has been provided to Moltz Construction. The date of Substantial Completion was set for October 6, 2022. The advertisement for final payment was posted as required and the final payment was issued. The end of the two-year warranty period is October 6, 2024.

#### 2. Concentration Evaporation Pond

Element has reviewed all historic documents on the concentration evaporation pond and has contacted the subconsultant tasked with the concentrate line and pond grading design (CVL). The tasks necessary to complete design and permitting of the concentrate pond are as follows:

- Receive concentrate line and pond CAD files from CVL.
- Compile an Engineering Design and Operations Plan (EDOP), design plans, liner design, and specifications for the pond per CDPHE Section 9: Waste Impoundments.
- Finalize pond grading design and SWMP.
- Update concentrate line per request from developer and update easement exhibit.

Element has provided the district with a proposal to the district to complete pond design and CPDHE submittal (EDOP, plans, specifications). The EDOP, plans, and specifications will be to CPDHE for review and approval. After approval, the district will be granted approval for construction. CDPHE has strict quality control and construction documentation requirements including a construction QA/QC report that must be submitted after construction. Element can provide a proposal for pond bidding, construction observation, and construction QA/QC reporting at the appropriate time.

Element's proposal to complete the third concentrate pond and line has been approved by the district. We are currently working on the EDOP and plans. Also, we have provided a modified draft easement exhibit to Jay Scolnick for the revised concentrate line alignment.

As of August 29, 2021, Element continues to work on the concentrate pond design and EDOP. We have been coordinating with Jay on the concentrate line and have come to an agreement on the line location. We are finalizing what should be the last iteration of the concentrate line easement for signature by Jay. Our surveyor will require some field work for the easement in order to stamp the legal description. Also, there is additional survey required for the concentrate line design which will occur at the same time.

Additional survey field work was ongoing as of September 16, 2021. Element met onsite with the surveyor to confirm required items to be surveyed. Element held discussions about the potential to eliminate the proposed sump and pump in the proposed RO WTP if the concentrate line can be lowered. Element recommends any new concentrate main installation be 8-inch diameter SDR 35 PVC minimum.

Element has received the updated survey and has provided preliminary pond alternative layouts and costs as well as concentrate line profiles for the district's discussion at the October 26, 2021 work session. Upon a final decision for layout and pond location design documents will be created. Also, it is apparent that the concentrate line in Rayburn can be lowered, allowing the proposed sump in the ROWWTP to be removed and all drains go to the concentrate line.

Element was provided direction by the board to proceed with the west pond location and the gravity concentrate main running down Hudson Mile Road. Design work is ongoing with draft design documents expected to be complete in January. Element has reached out to Adams County to determine what permitting will be required for the project. A potential pre-application meeting with Adams County was requested.

Element has submitted the initial pre-application document to Adams County. A pre-application meeting with the county will be scheduled in the coming weeks based on the county's schedule. Work continues on finalization of the design. It is our goal to submit a draft of the design submitted to the board for review during the month of January.

A pre-application meeting with Adams County has been scheduled for Friday February 4, 2022 at 10:30 AM. This meeting will be held virtually. Element submitted progress plans on the concentrate pond to the district. We are now working to finalize the plans. The next step is to complete final internal edits and compile a stormwater management plan (SWMP) and finalize and submit the Section 9 Impoundment permitting report to CDPHE. This should be completed by the end of February to mid-March.

Element and CLA staff attended a pre-application meeting with Adams County. A detailed summary of submittal requirements was sent to the GNWSD board. In summary a Conditional Use Permit is required. The board approved Element to begin working on this submittal. Work is ongoing. We expect submittal of the conditional use permit and EDOP to Adams County and CDPHE in mid-March.

The public meeting for the conditional use permit is to be held at the April 5, 2022 board meeting. The required environmental study on the property is being completed by an Element



subconsultant. Upon completion of the environmental study and public meeting, Element will submit the conditional use permit application to Adams County.

Element received the ownership and encumbrance report to research mineral rights owners to notify them (as required by Adams County). Also, we received the environmental report prepared by Olsson Associates that is required with the Conditional Use Permit. Our final task is to finalize the EDOP and submit it to CPDPHE and Adams County as well as provide notifications to mineral holders. This is to be completed by the week of May 30, 2022.

The EDOP and Adams County submittal have been completed and submitted. The Adams County review fee has been paid by Element.

Element has followed up with agencies to determine who is the primary contact. We have not been assigned a planner or engineer yet, but this is likely to occur soon.

Our project has been assigned a planner at Adams County. The county has promised to expedite the review of the project. Element will be ready to answer any questions or comments on the proposed project.

We held a county comment review meeting with Adams County on September 16, 2022. Comments received are relatively minor and we are currently working on the response letter. All responses have been completed. Element is confirming the Adams County requirement for landscaping.

It is recommended that the district proceed with bidding the project under the Construction Manager at Risk (CMAR) procurement procedure. We have completed responses to all Adams County comments. Also we held a meeting with CDPHE to request either an approval letter or a list of comments to respond to. CDPHE has indicated they will send a brief list of comments. We anticipate having those during the week of January 30<sup>th</sup>, 2023.

The district approved the CMAR bidding approach at the March 7<sup>th</sup> meeting. Element is working with the district's attorney to compile an Owner-CMAR agreement. Upon completion of this agreement, the CMAR bid documents will be completed and advertised.

The bid package is complete and we have forwarded all items to the district council to review. The attorneys are working to finalize the Owner-CMAR agreement.

The county has requested some minor modifications to the grading which are being completed. We are finalizing that for final re-submittal to the county. Our next step will be the planning commission and board of county commissioners.

The district's attorney has provided both the Owner-CMAR agreement and the Owner-Contract agreement. The CMAR bid package has been advertised and the bid package has been assembled. The following is the bid schedule for the CMAR process:

RFP Release Date	June 2 <sup>nd</sup> at 4:00 PM
Non-Mandatory Pre-Bid Meeting	June 9 <sup>th</sup> at 10:00 AM
Last Day to Request Interpretations of the Documents	June 16 <sup>th</sup> at 4:00 PM
Proposals Due (via email to nmarcotte@elementengineering.net)	June 23 <sup>rd</sup> at 4:00 PM
Anticipated Design Phase CMAR Award	July Board Meeting

Element has finalized and re-submitted all documents to CDPHE and Adams County for permitting purposes. This includes all grading and drainage changes requested by Adams County.

The CMAR package for the Third Concentrate Pond advertised and bid. The district received two (2) proposals. Please see the attached summary and recommendation letter for a detailed analysis of the bids and a recommendation for award.

Element held a project kickoff meeting with PES and representatives from their subcontractor team on August 24, 2023. The meeting went well with discussion centering around the team's ideas for value engineering. While the entire project was discussed, detailed questions discussed were as follows:

- Will a 4-ft fence be acceptable rather than the currently specified 6-ft fence? This will save significant money given the length of the fence.
- Use of the existing concentrate pond water for compaction will save significantly on water haul costs from on offsite area.
- A 40-mil under liner instead of the currently specified 60-mil is requested to save money.
- A slightly re-balancing of dirt work will ensure no net import or export is required.

We are currently awaiting approval from both CDPHE and Adams County to proceed with construction. Adams County has indicated that our Conditional Use Permit Application has satisfied their requirements and they are working to schedule our project on the board of county commissioners and the planning commission meetings.

**Adams County has scheduled our Planning Commission and Board of County Commissioner Hearings. These dates are as follows:**

- **Planning Commission: October 25 at 5:00 PM**
- **BOCC: November 14<sup>th</sup> at 9:30 AM**

**CDPHE has reviewed our most recent submittal and provided us with a list of additional questions. We are working on responding to that request for information with a return date of the end of October targeted.**

### **3. Third Alluvial Well**

Element will report items pertaining to the third alluvial well in this section.

Element met with the district's water resources engineer on August 12, 2021. It was discussed that the location of Alluvial Well 3 and 4 would likely be the best locations for the new alluvial well. Element has been requested to complete a construction and design cost estimate to tie each of these well locations into the existing raw water lines. This work will begin shortly.

The well locations 3 and 4 were determined to be the best locations as they produce a satisfactory amount of water and have better water quality than location 5, which tested very high in nitrates (> 20 mg/L).

A Basis of Design Report (BDR) must be submitted to CDPHE to add an additional water source. This BDR must include the results of extensive water quality testing. Two separate testing batteries must be completed in two separate calendar quarters. Also, once drilled, the well will need to be tested to insure it is not under the direct influence of surface water.

**No work this period.**

**It is suggested that the board continue discussions of adding the third alluvial well. With the construction of the new water treatment plant being finalized, both existing alluvial wells are required for operation. Currently there is no redundant alluvial source.**

### **GENERAL ENGINEERING – ADMINISTRATION**

Element has been coordinating closely with CLA to onboard general engineering services. Element, CLA and GNWSD held an initial onboarding meeting at Element offices on June 10, 2021. An additional onboarding meeting with REC has been scheduled on June 30<sup>th</sup>, 2021 at REC offices. We have received all electronic and hard copy files from MMI and have reviewed them to determine the sum of available records.

Element has completed cost estimates to support 2022 budget preparation. This included estimated general engineering (ops and admin) fees, capital project fees, and engineering construction administration fees. A meeting to review the proposed budget items was held on September 22<sup>nd</sup> at REC offices.

Element is coordinating the additional information (survey) and scoping items on the concentrate line and concentrate pond and line alternatives in the General Engineering – Administration job number.

Element presented options to the board on concentrate line and concentrate pond locations. See Third Concentrate Pond reporting for more information.

Element is working on the county permitting of the third concentrate pond. See third concentrate pond update.

Element provided draft General Engineering estimates and concentrate pond cost estimates for the 2023 budgeting period.

Element is currently working on budgeting and rate analysis updates for the 2023 calendar year. Also, we have been coordinating with the district's consultants on the Town of Castle Rock water court case.

**Element is now meeting monthly with the district manager and operator to go over district related tasks, and make sure coordination and progress is ongoing.**

Element completed a design schematic of the necessary work to replace the existing Rocking Horse Farm water storage tank fill valve. These exhibits are attached. It is likely the project will cost less than the statutory public bid requirement of \$120,000. Therefore, it is recommended that the district solicit an on-call contractor for a price to complete the work. HAO solutions will also need to coordinate electrical and control work for the new actuated valve.

#### **1. Box Elder Creek Ranch Subdivision**

Element will report general administrative engineering items pertaining to the Box Elder Creek Ranch subdivision in this section.

**No work this period.**

## **2. Rocking Horse Farms Subdivision**

Element will report general administrative engineering items pertaining to the Rocking Horse Farms subdivision in this section.

Element has coordinated with REC to complete the recommendation for final acceptance of the Rocking Horse Farms Pump Station Replacement Project. The project was completed on July 22, 2020, and has been successfully operating since startup. The 1-year warranty period has elapsed, and Element recommends final acceptance.

Element met with REC at RHF on January 21<sup>st</sup>, 2022 to discuss replacement of the RHF control valves. It was determined that an insertion valve could be installed downstream of the control valve to shut the tank off. A new electrically actuated gate valve could then be installed in the vault. It is recommended that two manual gate valves with wheels be installed on either side of the new actuated valve. This time was billed to General Engineering: Operations.

**No work this period.**

## **3. Greatrock North Subdivision**

Element will report general administrative engineering items pertaining to the Greatrock North subdivision in this section.

**No work this period.**

## **4. Hayesmount Estates Subdivision**

Element will report general administrative engineering items pertaining to the Hayesmount Estates subdivision in this section.

**No work this period.**

### **GENERAL ENGINEERING – OPERATIONS**

Element will report on water accounting, use, water quality, and electrical usage, and pond levels in this section. We are working on on-boarding and coordination with REC so that we may obtain data for regular reporting.

Element met with REC on January 21<sup>st</sup>, 2022 to discuss the rocks in the concentrate line. It was determined that the line could be temporarily shut down (turn off WTP) and the line upstream of the control valve could be shut. The concentrate line could then be pumped out (water discharging to the adjacent concentrate pond) and the line could be excavated, opened, and the rocks removed. Upon removal the line would need to be replaced in the excavated area.

**No work this period.**

### **DEVELOPMENT SERVICES**

## 1. Country Club Ranchettes Filing No. 1

Element has contacted Jay Scolnick and his contractor (Three Sons Construction) to set up a pre-construction meeting. The meeting is tentatively scheduled to be held onsite during the weeks of July 5, 2021, or July 12, 2021 depending on final construction permit issuance from Adams County. Three Sons Construction has started the submittal process with Element. We are reviewing submittals per the district's rules and regulations.

Element will discuss construction observation and management roles and responsibilities with REC and CLA to clearly define task responsibility between each entity.

Element will be responsible for onsite construction observation. Submittals have been received and reviewed. A pre-construction meeting was held on July 16<sup>th</sup>, 2021. Onsite construction work started on July 21<sup>st</sup>, 2021. Element will be providing full time observation for the first week, and scale back observation time if we feel the contractor is completing acceptable work. Element provided the district with an estimated number of hours for onsite work that included the pre-construction, observation, GPS services and final walkthrough.

Element has completed construction observation and oversight during construction. Adams County notified the developer (Jay) and their engineer (Manhard) that their fire hydrant design and installation was three feet too close to the centerline of the asphalt roadway. The hydrants are required to be moved, which will require a new pressure test. An exhibit of this relocation is attached to this board report.

Element inspected and coordinated work on the fire hydrant relocation.

Minor construction observation/coordination occurred during this reporting period. Initial acceptance will occur after the surface improvements are complete (pavement, etc).

Element was notified that paving would occur at the project during the month of December. Upon completion of surface improvements an initial acceptance walkthrough will be completed.

Element completed an initial acceptance walkthrough and compiled the attached punch list and closeout requirements. A letter was sent to the developer on June 23, 2022, and we are awaiting a response and required items.

Element has received a draft Bill of Sale and as-built documentation. We are waiting on final documents for initial acceptance.

We have final documents for Initial Acceptance and anticipate board approval during the February meeting. These documents have been submitted to the attorney for review.

Element is planning to GIS the new infrastructure in CCRF1 and upload it to the district's GIS software. Work should be completed during the month of June.

The GIS work for the Country Club Ranchettes Filing 1 work has been completed and the all linework and data added to the district's GIS system.

## 2. Country Club Ranchettes Filing No. 2

On Wednesday January 26<sup>th</sup>, 2022. Element met with the developer to discuss inclusion of CCR Filing 2. There were no specific engineering related action items immediately necessary at the meeting. When the inclusion packet is submitted, Element will complete necessary review tasks.

The inclusion agreement for CCR F2 has been submitted and Element is working with the district's consulting team to review and provide comments.

Element met with the district staff to review the inclusion agreement. During this review it was determined that a capacity analysis would need to be updated to document that the district has adequate capacity to serve CCR F2. This capacity analysis will be completed to ensure the inclusion can be adequately served by existing district infrastructure, or if additional infrastructure by the developer is required.

A district-wide capacity analysis is currently being worked on. This will assist in determining what, if any, capital improvements are necessary for the CCRF1 Inclusion Agreement.

**The capacity analysis has been completed and submitted to the district for consideration. This capacity analysis is a district-wide model that should be updated with the addition of any new development.**

**3. Ridgeview Estates**

This subdivision has gained Initial Acceptance.

**No work this period.**

**4. Epic Estates**

Element attended a meeting discussing water rights and potential water treatment for the proposed development.

Element attended an inclusion meeting at the CLA offices to discuss the Epic Estates inclusion process and needed information. We specifically requested water quality results from Epic's raw water wells. A sampling and testing battery of necessary information was sent to Epic Estates.

**No work this period.**

**5. Horse Creek Retreat**

**No work this period.**

**OTHER PROJECTS:**

**1. 2023 Tap Fee Update**

The GNWSD board approved Element to compile an updated tap fee analysis. This work is currently being assigned to our staff and is being compiled. We are completing a district-wide capacity analysis prior to finalizing this tap fee analysis.

**The tap fee analysis has been completed and submitted to the district for review and approval.**



# ROCKING HORSE FARM LOCATION

DATE  
SEPT 2023

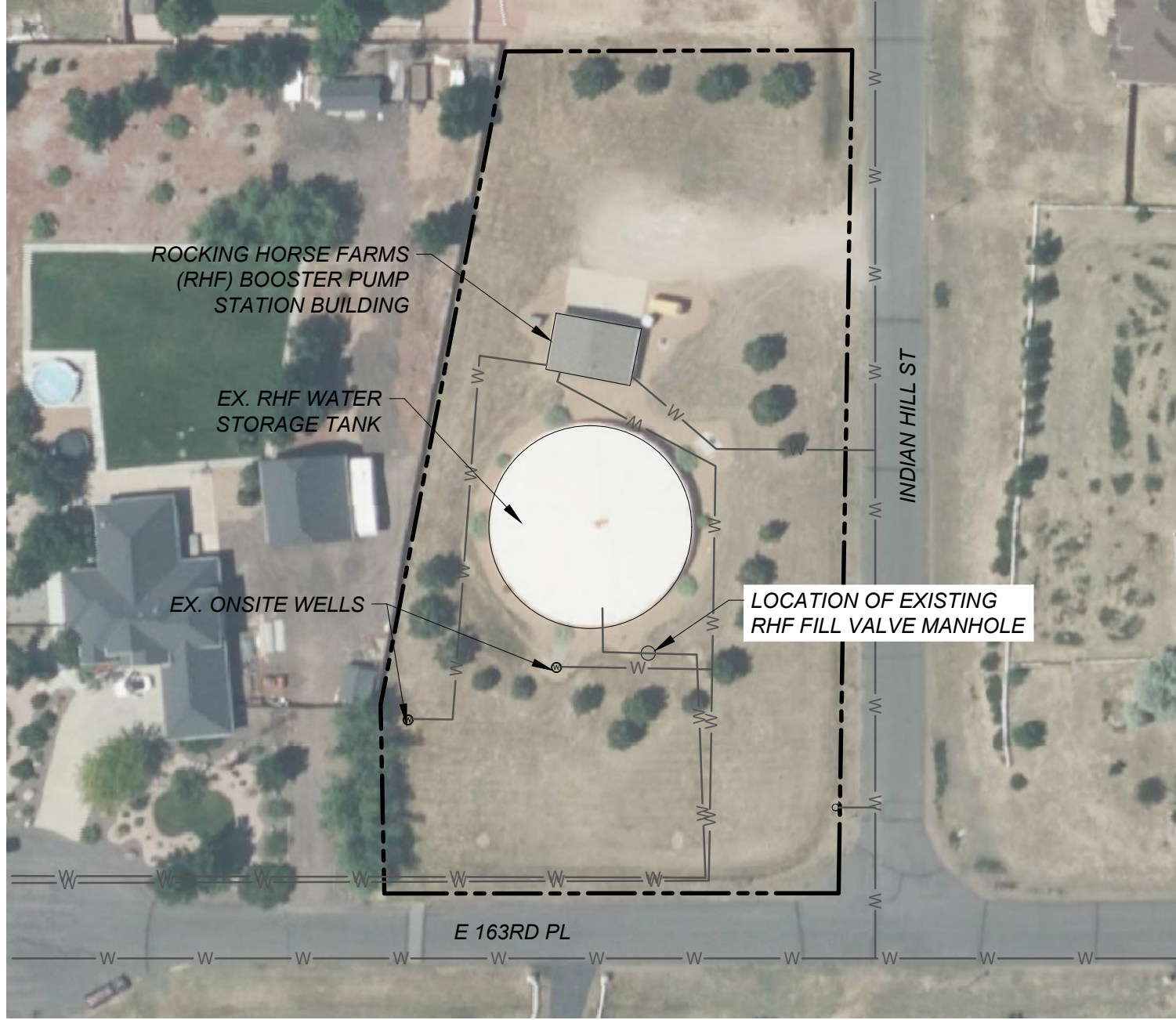


**ELEMENT**  
ENGINEERING LLC

12687 W. CEDAR DRIVE, SUITE 300  
LAKEWOOD, CO 80228  
720.749.4165  
WWW.ELEMENTENGINEERING.NET

JOB NUMBER  
0082.0001

SCALE  
1" = 1,000'



# RHF EXISTING SITE PLAN

DATE  
SEPT 2023

JOB NUMBER  
0082.0001

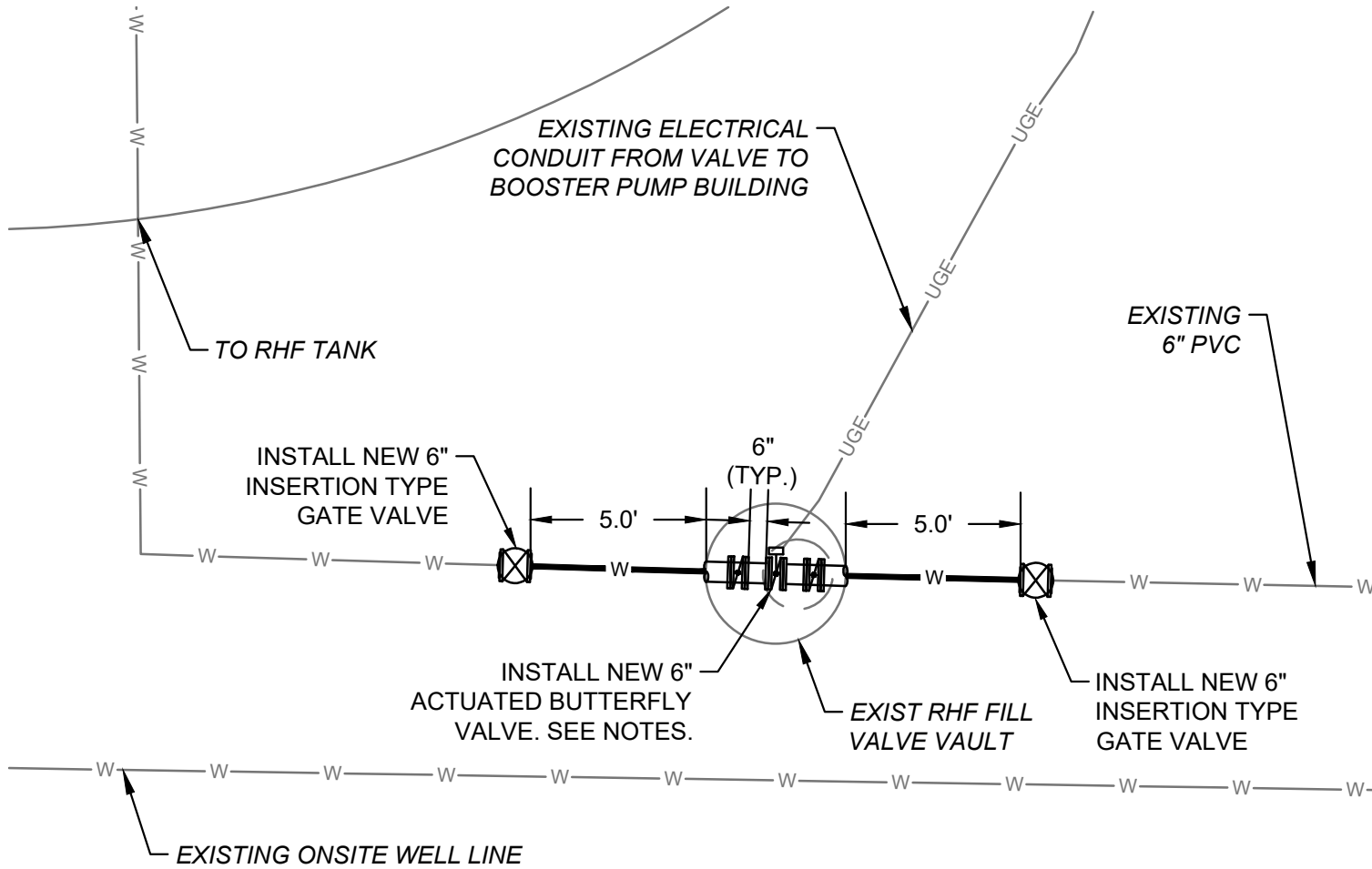
SCALE  
1" = 60'

12687 W. CEDAR DRIVE, SUITE 300  
LAKEWOOD, CO 80228  
720.749.4165  
WWW.ELEMENTENGINEERING.NET

# ELEMENT ENGINEERING LLC







**NOTES:**

1. NEW INSERTION TYPE GATE VALVES SHALL INCLUDE VALVE, BOX, COVER, AND RISER.
2. REPLACE EXISTING FILL VALVE WITH NEW ELECTRICALLY ACTUATED BUTTERFLY VALVE. INSTALL MANUAL BUTTERFLY VALVE ON BOTH SIDES FOR ISOLATION W/ 6-INCHES OF PIPE BETWEEN VALVE.
3. DISTRICT'S CONTROLS ENGINEER WILL LAND CONTROL WIRING AS NECESSARY TO POWER AND CONTROL VALVE.

**RHF PROPOSED FILL VALVE PLAN**

DATE  
SEPT 2023

JOB NUMBER  
0082.0001

SCALE  
1" = 5'

12687 W. CEDAR DRIVE, SUITE 300  
LAKEWOOD, CO 80228  
720.749.4165  
WWW.ELEMENTENGINEERING.NET

**ELEMENT**  
ENGINEERING LLC





**Ramey Environmental Compliance, Inc.**  
Management and Operation Solutions for  
Water and Wastewater Treatment  
**303-833-5505**

PO Box 99, Firestone, Colorado 80520  
email: [contact.us@RECinc.net](mailto:contact.us@RECinc.net)  
[www.RECinc.net](http://www.RECinc.net)

**Greatrock North Water & Sewer District  
ORC Report  
October 19, 2023**

Rocking Horse Farms Tank Fill Valve

The RHF Tank fill valve is experiencing ongoing issues with automatic control. REC and TLECC verified the issues are not electrical or SCADA control problems. A local CLA-Valve representative was contacted to schedule a site visit to inspect the valve to determine the best course of action moving forward. In the meantime, tank fill is being manually controlled by REC.

Update – Local CLA-Valve Representative, Pipestone Equipment, onsite to access RHF fill valve. Pipestone Equipment believes the control issues are due to an internal pressure loss through the internal components of the valve. REC is coordinating with Element Engineering to develop a plan to isolate the valve for inspection. Presently there is no isolation valve within the PRV pit, and no valves are indicated on plant drawings. Repair and/or replacement will need to take place during low demand season due to the inability to fill the tank while the valve is out of service.

Update – Site walk-through is scheduled for the first week of January with Element Engineering to review site layouts and develop plans for repairs.

Update – Site walk-thru completed with Element Engineering and Moltz Construction. After reviewing of site layout and plans it is confirmed there is no known isolation valve for the RHF tank fill valve. Element Engineering and REC developing plans for repair, but it is likely an insertion-type isolation valve will need to be installed before the replacement of the RHF fill valve.

Update – Element Engineering is developing the scope of work for Moltz Construction to repair.

Update – Element Engineering has completed drawings for valve replacement work.

### RO Building Decommissioning

REC, Element Engineering, and Moltz construction are working together to locate the currently unknown source of water that is supplying back-pressure to the old RO treatment building. The backpressure source will need to be located and isolated prior to being able to complete the decommissioning of the old RO building.

Update 11/16/2022 – Altitude Leak Detection onsite to determine if BECR storage tank valves are leaking water when closed. Altitude Leak Detection was able to determine the south storage tank isolation valve is leaking water by when closed.

Update 4/4/23 - American West Construction and REC completed site walk to review scope of work for American West Construction to provide an estimate.

Update 5/15/23 – Northern Colorado Constructors and REC completed site walk to review scope of work for NCC to provide an estimate.

Update 7/20/23 – Estimate from Northern Colorado Constructors submitted for approval, to be reviewed at August 1, 2023 board meeting.

Update 8/24/23 – Signed estimate sent to Northern Colorado Constructors for full execution.

Update 9/6/23 – Estimates have been fully executed working with Northern Colorado Constructors to schedule work when demands are lower to be able to tank the south tank offline while repairs are completed.

### Augmentation

On 8/29/23 BBA Water requested augmentation be turned off for the remainder of August. Augmentation was shut down on 8/30/23.

On 9/26/23 BBA Water requested augmentation be set to 85 gpm. On 9/27/23 augmentation was set to 85 gpm.

On 9/29/23 BBA Water requested augmentation be set to 100 gpm. Augmentation set to 100 gpm on 9/29/23 and left on until 10/3/23. Augmentation shut down on 10/3/23.

On 10/6/23 BBA Water requested augmentation be set to 70 gpm. On 10/9/23 augmentation was set to 70 gpm.

Additional Activities

On 9/8/23 REC ESD completed repairs to Rocking Horse Farms Pump Five check valve.

Completed new service line inspection on 9/8/23 at 28760 E 159<sup>th</sup> Ave in Ridgeview Estates. The inspection passed with no issues identified.

Met with May's Contracting multiple times to develop scope of work and obtain quote to add additional berms to the evaporation ponds to increase holding capacity until construction of the new evaporation ponds.

Water Quality

Month	ALV 1		ALV2		BECR		RHF		GRN	
	TDS mg/L	Hardness mg/L	TDS mg/L	Hardness mg/L	TDS mg/L	Hardness mg/L	TDS mg/L	Hardness mg/L	TDS mg/L	Hardness mg/L
Sep-23					140	18	135	21	142	22
Aug-23					256	73	173	17	267	77
Jul-23	1230	559	1265	554	303	92	217	84	340	63
Jun-23					147	17	174	22	152	14
May-23					181	36	213	30	189	139
Apr-23	1002	537	1055	537	216	36	253	34	233	134
Mar-23					229	69	505	166	442	165
Feb-23	1095	552	988	549	341	122	326	106	322	113
Jan-23					360	103	369	126	387	131
Dec-22					677	318	423	184	494	181
Nov-22					185	45	200	62	237	61
Oct-22	1080	525	924	526	385	157	449	179	456	202
Sep-22					777	309	792	302	772	308
Minimum	1002	525	924	526	140	17	135	17	142	14
Maximum	1230	559	1265	554	777	318	792	302	772	308
Average	1102	543	1058	542	323	107	325	103	341	124

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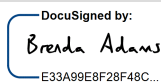
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