

RECORD OF PROCEEDINGS

MINUTES OF A REGULAR MEETING OF THE BOARD OF DIRECTORS OF THE GREATROCK NORTH WATER AND SANITATION DISTRICT HELD MARCH 1, 2022

A regular 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 Tuesday, March 1, 2022 at 4:30 P.M. The meeting was conducted via video conference – Microsoft Teams. The meeting was open to the public.

ATTENDANCE

Directors in attendance:

Robert W. Fleck
John D. Wyckoff
Dave Lozano
Jeffrey Polliard
Brian K. Rogers

Also in attendance were:

Lisa A. Johnson and Michael Jensen; CliftonLarsonAllen LLP (“CLA”)
Erin K. Stutz, Esq.; White Bear Ankele Tanaka & Waldron, P.C.
Mike Murphy; Ramey Environmental Compliance, Inc.
Nick Marcotte; Element Engineering, LLC
Chris Sanchez; BBA Water Consultants, Inc.
Matt Poznanovic, Esq.; Hayes Poznanovic Korver LLC

Members of the Public:

Brenda Adams (Board candidate)
Lisa Jacoby (Board candidate)

ADMINISTRATIVE MATTERS

Disclosures of Potential Conflicts of Interest: Ms. Johnson advised the Board that, pursuant to Colorado law, certain disclosures may be required prior to taking official action at the meeting. The Board reviewed the Agenda for the meeting, following which, Directors Fleck, Wyckoff, Lozano, Rogers and Polliard each confirmed that they had no conflicts of interest in connection with any of the matters listed on the Agenda.

Agenda: Ms. Johnson distributed for the Board’s review and approval a proposed Agenda for the District’s regular meeting. Following discussion, upon a motion duly made by Director Wyckoff, seconded by Director Rogers and, upon vote, unanimously carried, the Board approved the Agenda as presented.

Board of Director’s Report: None.

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District Manager's Report: The Board reviewed the monthly Manager's Report. There were no questions. A copy of the report is attached hereto and incorporated herein by this reference.

Water Rights Update / Chris Sanchez and Matthew S. Poznanovic: Attorney Poznanovic provided an update on the current water rights cases he is involved with relative to the District. He also described the water rights case opposition process. Attorney Poznanovic also provided a reminder that every six years the District needs to file a diligence application to protect the current water rights.

Mr. Sanchez provided a summary of the tasks he is working on relative to the District. He then focused on the current water rights case the District is opposing that was filed by the Town of Castle Rock. He summarized the idea for installing monitoring wells. The board agreed with this approach.

Director Fleck inquired about the potential of purchasing water rights from the Town of Castle Rock. Mr. Sanchez discussed potential options. The Board discussed the options and directed staff to continue discussions with the Town of Castle Rock.

CONSENT AGENDA

The Board considered the following actions:

1. Approve the Minutes of the February 9, 2022 special meeting.
2. Ratify approval of the payment of claims for the period ending February 23, 2022 in the amount of \$60,690.52.
3. Operations and Maintenance Activities Report.
4. Review meter installation report.
5. Acceptance of Cash Position Schedule and Unaudited Financial Statements for the period ending January 31, 2022 and Inclusion Summary.
6. Adopt Resolution No. 2022-02-01: Designating Location to Post 24-Hour Meeting Notice.
7. Ratify Approval of a cost estimate from Ramey Environmental Inc. for rebuild of Pump No. 1 at the Greatrock North Pump Station in an amount not to exceed \$4,310.02.

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

FINANCIAL MATTERS

None.

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ENGINEER'S REPORT

Mr. Marcotte presented his Engineer's Report and provided updates. A copy of the report is attached hereto and incorporated herein by this reference.

CAPITAL PROJECTS UPDATES:

Third Alluvial Well: No new update.

Evaporation Pond: An update was included in the Engineer's Report. The Board discussed the alignment of the pipe from Rayburn through the easements and provided direction to Mr. Marcotte on how to proceed.

Reverse Osmosis Treatment Facility: Mr. Marcotte provided a verbal update and presented Change Order No. 1 as a deductive change order in a credit amount of \$15,611.00, to move from a metal roof to an asphalt roof. Mr. Marcotte will confirm that gutters and downspouts are included in the deductive change order prior to finalization.

Following discussion and upon a motion made by Director Wyckoff, seconded by Director Lozano and upon vote with Directors Wyckoff, Lozano, Roger and Polliard voting yes and Director Fleck voting no, the Board approved Change Order No. 1 to the Contract with Moltz Construction in the amount of \$15,611.00 subject to confirmation that gutters and drain spouts are included.

OPERATIONS / MAINTENANCE MATTERS

Operator in Responsible Charge (ORC) Report: Mr. Murphy presented his report and provided updates. A copy of the report is attached hereto and incorporated herein by this reference.

LEGAL MATTERS

Update on 2022 Director's Election: Ms. Johnson provided an update. She reported that she had received communication from the Designated Election Official ("DEO") that the election will be cancelled, and that John Wyckoff, Brenda Adams and Lisa Jacoby will be deemed elected and will take their oath of office shortly after the May 3, 2022 election date.

OTHER MATTERS

Status of Homestead Heights/Country Club Ranchettes #1: There were no new updates.

Status of Hayesmount Estates: There were no new updates.

Status of Ridgeview Estates: An update was included in the Engineer's Report.

Status of Country Club Ranchettes Filing #2: Mr. Sanchez provided a report on the adequacy of the water rights to serve the proposed lots in Country Club

RECORD OF PROCEEDINGS

Ranchettes Filing No. 2. He has re-analyzed the information and met with staff on current production and process for providing water to residents. Based on the information he reviewed and gathered, he informed the Board that the District will need to consider drilling new Denver basin wells within the next two to three years. He suggested to begin planning for the wells in 2022.

Ms. Johnson inquired if the next alluvial well is also needed in that same time period, and Mr. Sanchez responded affirmatively.

Mr. Sanchez then advised the Board that the water rights related to the Country Club Ranchettes Filing 2 project are sufficient to serve the lots proposed in the development.

Ms. Johnson also reported that she received a signed petition for inclusion from the property owner and she will work with staff to revisit the inclusion agreement and move that process along.


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 Rogers and, upon vote, unanimously carried, the meeting was adjourned at 6:31 p.m.

Respectfully submitted,

By  Secretary for the Meeting
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Date: February 22, 2022
To: Greatrock North Water and Sanitation District, Board of Directors
From: Lisa A. Johnson, District Manager
Re: March 1, 2022 Manager's Report

Agenda Action Items

II.A. Consent Agenda

1. Approve the Minutes of the February 9, 2022 special meeting.
2. Ratify approval of the payment of claims for the period ending February 28, 2022.
3. Operations and Maintenance Activities Report.
4. Review meter installation report.
5. Acceptance of cash position schedule, property tax schedule and unaudited financial statements for the period ending January 31, 2022 and inclusion summaries.
6. Adopt Resolution No. 2022-03-01:Designating 24-Hour Meeting Notice Location
7. Ratify approval of cost estimate to rebuild Pump No. 1 at the Greatrock North Pump Station NTE \$4,310.02.

I recommend approval of the consent agenda items.

VI.A. Update on 2022 Director's Election

I will provide an update on the 2022 Director's Election to the Board at the meeting.

VII.A.1.Homestead Heights/ Country Club Ranchettes #1

Updates included in Engineer's Report.

VII.B. Hayesmount Estates

20 System Development Fees have been paid as of December 7, 2021.

VII.C. Ridgeview Estates

Updates provided in the Engineer's Report.

VII.D. Country Club Ranchettes Filing No. 2 ("CC#2")

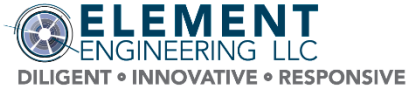
Mr. Sanchez will address the Board regarding sufficient water rights to serve the property.

Review of monthly Water Resumes and Other Water Related Matters

Attorney Poznanovic will review the December resume and let me know if he finds any cases he recommends the district oppose.

Update on other District Related Matters and/or Committee Meetings

Director Wyckoff, Director Fleck at times, Mr. Marcotte, and I are meeting on Friday mornings at 9 am via Microsoft Teams to discuss weekly updates on the capital projects as well as any operational matters.



ENGINEER'S PROGRESS REPORT

Date: March 1st 2022
To: Greatrock North Water and Sanitation District
From: Element Engineering
Job No. 0041.0001
RE: Monthly Engineers Report – **New Items Bold**

CAPITAL PROJECTS:

1. Water Treatment Plant Improvements - Construction

Element Engineering recommended Moltz Construction be awarded the project. The board voted to award the project to Moltz at the district's April 4th Meeting. The notice of award and owner-contractor agreement have been signed by both the district and the contractor. Bonds and insurance (payment and performance bonds) have been received by Element. Hard copies will be provided to CLA. Element held a meeting with Moltz to discuss a schedule for the pre-construction meeting and notice to proceed. The pre-construction meeting is scheduled for the week of May 31st with the notice to proceed being issued shortly after. Moltz has already submitted documents for the septic system permit and is working on the building department permit. We expect submittals to begin arriving for review shortly.

A pre-construction meeting was held on June 10th. The Notice to Proceed has been fully executed by both parties. The following is a summary of the construction timeline:

Notice to Proceed:	June 14, 2021
Substantial Completion:	March 26, 2022 (285 days after NTP)
Punch List Complete:	May 10, 2022 (45 days after Substantial Completion)

Moltz Construction has started sending material and equipment submittals to Element for review.

During the building permit review process Adams County planning is requiring that a Major PUD Amendment process be completed. As it was our understanding that this would not be required, due to the proposed building being included in the last PUD amendment, Element reached out to Adams County to review this requirement. Adams County has indicated that as the building was included on the site plan, not the signed PUD amendment, a new amendment process would be required. The major amendment will require 2 hearings: one before the Planning Commission and one before the Board of County Commissioners. A neighborhood meeting will also be required. We have informed Moltz of this requirement and will keep them informed as to our

progress and how it may, or may not, affect their schedule. It is our hope that we can complete this process prior to Molt's planned onsite construction date, therefore causing no delays.

The required major PUD amendment mailer was sent out by certified mail. The public meeting is scheduled for August 3rd at 5:30 PM via Zoom (the same Zoom invitation as the district's board meeting). A meeting agenda has been provided to the board for review and is attached to this report.

The public meeting was held on August 3rd. The PUD application was submitted shortly after. We have received confirmation that the application has been received and assigned to a county planner. Element has reached out to our assigned project manager to see what the schedule for the PUD process will be. We have not yet received a response on that request.

Moltz Construction has requested to mobilize onsite with fencing, portlets, and other minor items. This request has been approved.

Element attended site visit meeting with Moltz and REC on September 16th to exchange building keys and discuss initial mobilization. The temporary construction fencing will be installed on or about Monday September 20th.

We have received comments from the Adams County planner assigned to our PUD amendment case. The comments provided by Adams County are attached to this report. Comments and Element responses are as follows:

- Staff has concerns with the visual and aesthetic compatibility of the proposed structure with the rest of Box Elder Creek Ranch PUD. Please provide more detail about the building material that will be used.

Element Response: Although this information was included with the original application, we will address this comment by including images of nearby and adjacent structures and showing that the proposed building features Hardie siding and wood trim. We will stress that the district is budgeting significant money to ensure that the building blends with adjacent structures.

- Provide a more detailed landscaping plan to show how many and what type of trees that will be planted. Please show all existing trees and vegetation that will remain after the structure is complete.

Element Response: We will provide a landscaping plan as requested. A draft of the landscaping plan is attached. All trees installed will be Austrian Pines.

- The secondary access will require a county access permit and review, etc.

Element Response: Element responded to this comment with an email requesting clarification on this item. This is technically not a "secondary" access used by the project. This is the primary access to what was originally a separate lot.

A response to all comments will be sent to Adams County by September 24th. A draft comment response letter will be provided to the district manager and board president and vice-president prior to submittal to Adams County.

Moltz has submitted Pay Application No. 1 which includes fees for mobilization. Element has reviewed this application and recommend it for approval. Moltz cannot begin work until the final building permit is issued. This requires the county to approve the Major PUD Amendment. Element has requested a schedule from the newly assigned Adams County project manager, and we are awaiting a response.

Dates for the planning commission and Board of County Commissioners meetings have been set for December 9th (6PM) and January 11th (9:30AM). Element will be present at these meetings. The district has approved Element to proceed with the removal of the water treatment plant sump design and to design a new gravity concentrate main from the water treatment plant site to the tie-in location at 162nd and Rayburn.

The planning commission has approved the major PUD amendment. The remaining task is to receive approval from the board of county commissioners at the January 11th meeting. Design on the Rayburn concentrate extension is ongoing. Element will be identifying locations for utility potholing to ensure we know the depth of utility crossings to avoid conflict.

The BOCC has approved the major PUD amendment and Moltz construction is working to obtain a building permit. The Rayburn concentrate line and the Field Order eliminating the WTP sump is 90% complete. Upon final completion Element will submit the Rayburn concentrate design to Adams County for a ROW utility permit. A proposal for potholing has been received and processed by the district. Diversified Underground will begin potholing upon execution of the potholing agreement. Moltz has submitted Pay Application No. 2 which includes payment for stored materials.

The building permit has been issued and Moltz is making good progress on the project. Element performed a reinforcing steel inspection on the southern half of the spread footer and stem wall. Remaining reinforcing steel inspections will be performed by Ground Engineering hired by Moltz. The first construction progress meeting was held on Thursday February 17th at 1:30 PM. Weekly meetings are being held via Microsoft Teams on the same day (Thursday) and time (1:30 PM). Element has issued Field Order No. 1 which includes elimination of the WTP sump and a new concentrate line down Rayburn Street to the intersection of 162nd. Initial discussions with Adams County have indicated that the area will be either overlaid or crack sealed in the near future. It is our intent to have this pipe installed prior to the work with Adams County, however, the county's schedule is unknown. A utility permit is required to install the infrastructure as designed. Element expects to submit this application to Adams County by the end of February.

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 16th. 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 26th 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 4th 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.

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 12th. 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.

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 10th. An additional onboarding meeting with REC has been scheduled on June 30th 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 22nd 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.

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 21st 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 21st 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.

See attached monthly year over year comparison of electrical use (KWH) and electrical billing (\$).

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 5th or July 12th 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 16th. Onsite construction work started on July 21st. 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.

2. Country Club Ranchettes Filing No. 2

On Wednesday January 26th 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.

3. Ridgeview Estates

Element has requested the developer that to notify us when all surface improvements have been completed. Upon completion of these improvements an initial acceptance walkthrough can be held, and a punch list generated. Upon completion of the punch list items (if any) initial acceptance will be recommended.

A punch list was generated and provided to the developer. We received a response that the punch list would be completed and that we would be notified when items are completed. Once complete we will do a final walkthrough.

The developer reported that the initial acceptance checklist was completed. A walkthrough was completed by Element on October 4th. There were minor items that need repair that were reported to the developer. A final inspection will be completed upon receiving word that the final remaining items have been completed.

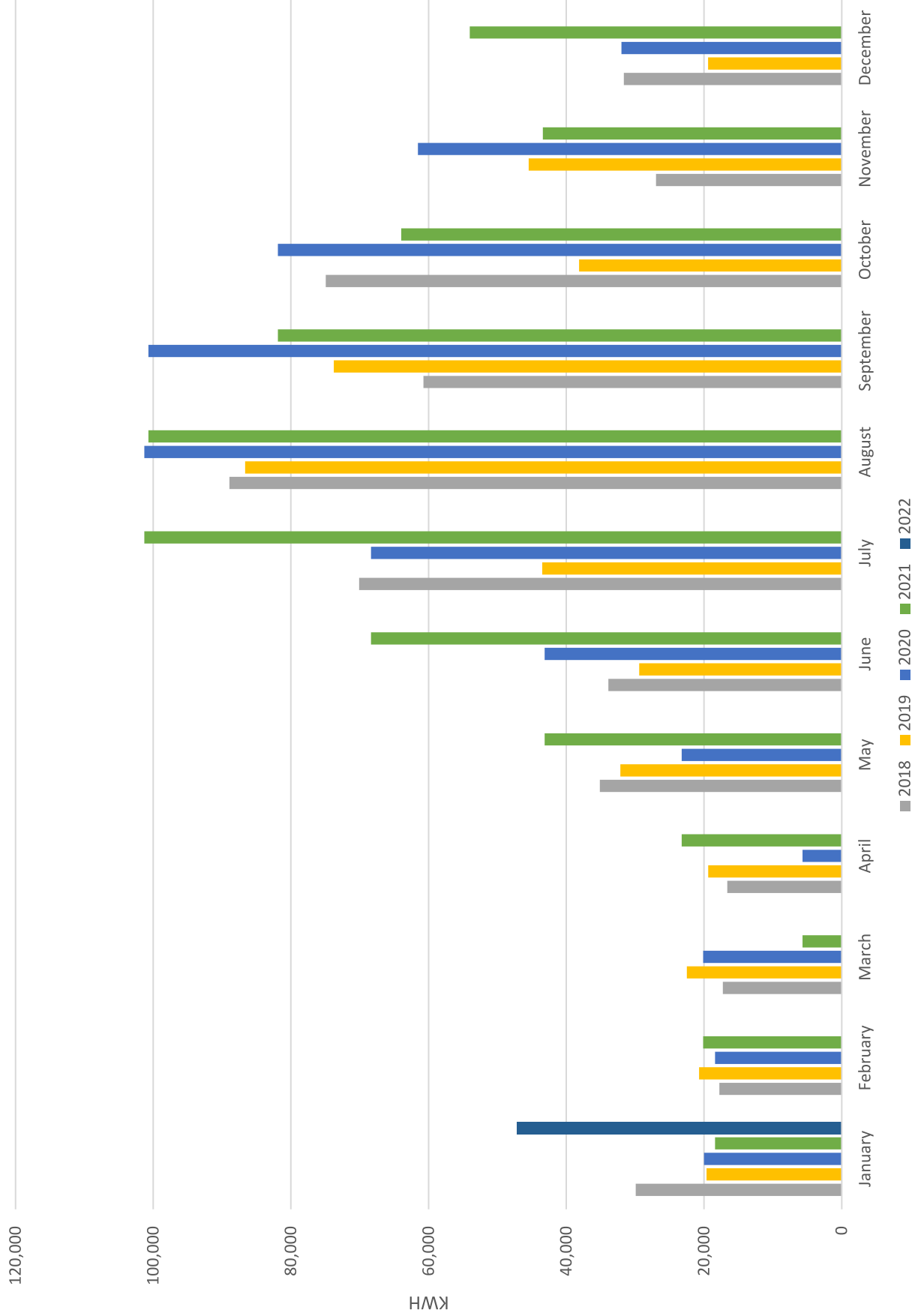
Element performed the final initial acceptance walkthrough and have verified that all required items have been completed. The infrastructure in the development has been shot with the district's GIS system and we are working with the GIS platform to upload the data.

A list of items required for initial acceptance has been provided to the developer on December 20, 2021.

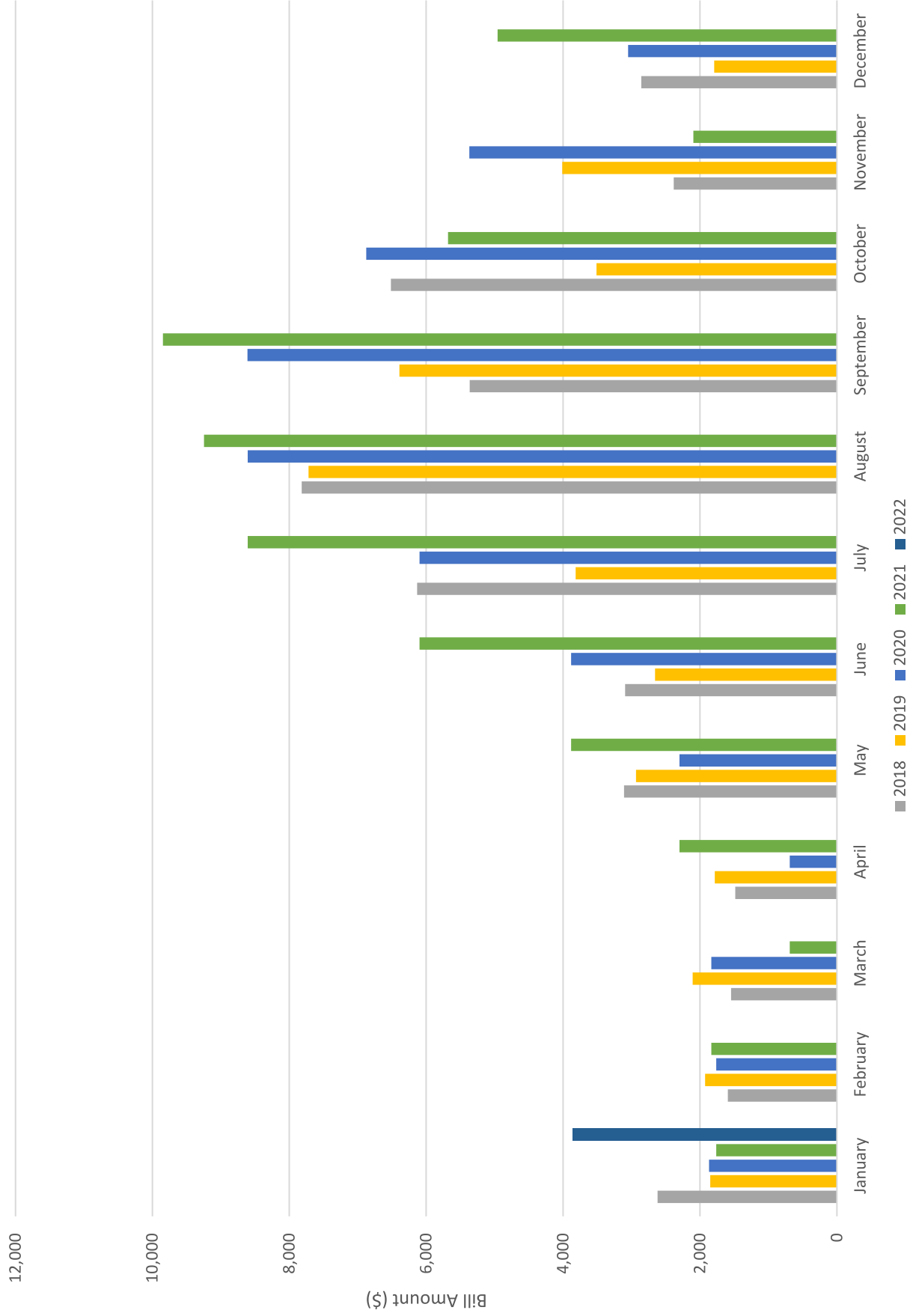
4. Epic Estates

No work this period.

District-Wide Energy Use by Month (KWH)



District-Wide Electrical Billing by Month (\$)



Community & Economic
Development Department
www.adcogov.org



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1st Floor, Suite W2000B
Brighton, CO 80601-8218
PHONE 720.523.6880
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Development Review Team Comments

Date: 1/28/2022

Project Number: PRE2022-00003

Project Name: Greatrock North Water and Sanitation District Third
Concentration Pond Project

Commenting Division: Planner Review

Name of Reviewer: Nick Eagleson

Date: 01/28/2022

Email:

Complete

PLN01: Proposal is to construct a proposed concentration pond for evaporative wastewater treatment, as well as an associated stockpile area on a property zoned A-3, Agriculture.

PLN02: Provide more detail on the stockpile area. Outdoor storage of any materials is prohibited in the A-3 zone district.

PLN03: An approved Conditional Use Permit (CUP) would be required for the concentration pond. The CUP requires two public hearings and is outlined in Section 2-02-09 of the Adams County Development Standards and Regulations (DSR).

PLN04: Section 2-02-09-06 of the DSR discusses the criteria that Adams County will evaluate when considering your CUP application.

PLN05: A neighborhood meeting will be required as part of the CUP process. Neighborhood meetings shall be held in accordance with Section 2-01-02 of the DSR.

BOARD OF COUNTY COMMISSIONERS

Eva J. Henry
DISTRICT 1

Charles "Chaz" Tedesco
DISTRICT 2

Emma Pinter
DISTRICT 3

Steve O'Dorisio
DISTRICT 4

Lynn Baca
DISTRICT 5

Commenting Division: Development Engineering Review

Name of Reviewer: Eden Steele

Date: 01/28/2022

Email:

Complete

ENG1: The conditional use application requires the following engineering letters/analyses:

1) Submit a trip generation analysis prepared by a licensed professional engineer in the State of Colorado. If there are questions as to whether existing road systems can handle the potential increase in traffic, further analysis including a limited or full traffic impact study may be required. If the proposed use generates less than 20 vehicle trips per day, no traffic impact study will be required.

2) Submit a preliminary drainage letter prepared by a licensed professional engineer in the state of Colorado. The preliminary drainage analysis shall include the use of Chapter 9 of the Adams County Development Standards and Regulations (ACDSR) for the full build out of the site. Impact to onsite imperviousness should be assessed to determine whether detention and water quality facilities are necessary to mitigate impacts. See Table 9.1 in Chapter 9 of the ACDSR for percent imperviousness thresholds, and Section 9-01-11 for County detention design requirements.

ENG2: According to the Federal Emergency Management Agency's January 20, 2016 Flood Insurance Rate Map (FIRM Panel #08001C0360H), the parcel is partially located within a regulated 100-yr floodway. The proposed pond facilities and site grading activities shall not alter the 100-year floodway.

ENG3: Property is NOT in Adams County MS4 Stormwater Permit area. A County Stormwater Quality (SWQ) Permit is not required, but a State Permit COR400000 shall be required since one (1) acre or more is disturbed. Applicant is responsible for installation and maintenance of Erosion and Sediment Control BMPs. A Builder/developer is responsible for adhering to all the regulations of Adams County Ordinance 11 regarding illicit discharge.

ENG4: An access permit will be required for the proposed driveway.

ENG5: Site development work will require a construction or grading permit depending on the scope.

Commenting Division: ROW Review

Name of Reviewer: David Dittmer

Date: 01/24/2022

Email:

Complete

ROW1: Prior to further development, applicant and adjacent owner need to complete any/all property transfer of interests required for the development of both projects.

ROW2: New access will need to be permitted through the county and reviewed by engineering.

ROW3: Pending engineering review, any detention and storm water quality facilities will need to dedicated to the county as easement, owned and maintained by Great Rock, by separate instrument.

Environmental Comments: Katie Keefe kkeefe@adcogov.org

ENV1. The proposed surface waste impoundment land use is specifically exempt from the requirement to obtain a Certificate of Designation for solid waste disposal facilities, per C.R.S. 30-30-102(7.5)(a).

ENV2. The facility is still required to comply with the rules of the solid and hazardous waste commission for waste impoundments and solid waste disposal.

ENV3. Operators shall comply with the Colorado Solid Waste Act (C.R.S. 30-20-100 et. seq.), and all regulations promulgated pursuant to said Act by the Colorado Department of Public Health and Environment.

ENV4. The Operator will need to provide the County with a copy of the EDOP submitted to CDPHE at time of permit application submittal.

ENV5. An odor control plan may be required depending on the expected offsite impacts of the proposed water treatment plant RO sludge evaporation pond. At no time shall a waste disposal site or waste processing facility create malodorous conditions.

ENV6. The majority of the subject parcel is located within the Natural Resources Conservation Overlay (NRCO) district, which aims to protect environmentally valuable areas and wildlife corridors associated with rivers, streams, riparian ecosystems and wetlands.

ENV7: As part of development plans and prior to disturbance of more than 1-acre of land within the NRCO, a Resources Review must be completed by a qualified professional prior to application submittal so that it may be taken into consideration. See section 4-12-02-03-04 for Resource Review methodology and content requirements.

ENV8. All development must comply with the NRCO buffers/setbacks requirements in section 4-12-02-04-02.



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
www.RECinc.net

Greatrock North Water & Sewer District
ORC Report
March 1, 2022

Rocking Horse Farms Tank Fill Valve

The RHF Tank fill valve is experiencing on going issues with automatic control. REC and TLECC verified the issues are not electrical or SCADA control problem. Local CLA-Valve representative contacted to schedule site visit to inspect the valve to determine 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 plan to isolate valve for inspection. Presently there is no isolation valve with in the PRV pit and no valves indicated on plant drawings. Repair and/or replacement will need to take place during low demand season due to inability to fill tank while valve is out of service.

Update – Site walk through schedule 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 prior to replacement of RHF fill valve.

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

Laramie Fox Hills 3 Well

The VFD for the Laramie Fox Hills has failed and will need to be replaced. Operations responded to a well failure alarm and found the VFD screen unresponsive. REC ESD was called onsite to further troubleshoot and found the VFD had experienced electrical issue causing many of the internal components to be damaged. The VFD has been bypassed allowing LFH3 to be used at full speed for augmentation. REC ESD is presently working on pricing and availability for a replacement VFD and will submit and estimate once this information is received.

Update – VFD replacement was approved during previous months board meeting however REC ESD is sourced an alternative VFD due to long lead time of the original replacement. Updated quote has been forwarded for approval.

Update – VFD for LF3 is on order with an anticipated delivery of estimated delivery of July 2022.

Augmentation

On 2/14/22 BBA called for augmentation of 25 gpm for the remainder of February. UKA Well 2 was turned on for augmentation at 25 gpm on 2/14/22.

Additional Services

The 2021 EDOP report has been completed and reviewed by operations staff. The EDOP report has been submitted to CDPHE.

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
February					553	297	699	299	723	292
January					658	275	678	265	662	268
December					675	295	658	282	638	291
November	1087	451	1180	450	621	237	653	240	643	238
October					684	244	432	145	470	155
September					333	100	362	111	355	109
August	998	421	1208	547	713	315	617	261	639	272
July					654	275	615	278	648	280
June					869	394	860	383	888	390
May					779	266	765	267	749	267
April	1039	486	963	499	756	291	769	296	774	294
March	1068	486	828	712	744	269	744	263	729	265
February					755	279	635	224	671	242
Minumum	998	421	828	450	333	100	362	111	355	109
Maximum	1087	486	1208	712	869	394	860	383	888	390
Average	1048	461	1045	552	676	272	653	255	661	259

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