

GREATROCK NORTH WATER AND SANITATION DISTRICT

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Greenwood Village, CO 80111
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www.colorado.gov/greatrocknorthwsd

Mission: To provide the highest quality of water at the most affordable price for current customers and to provide for the expansion of the District as growth occurs.

NOTICE OF REGULAR MEETING AND AGENDA

DATE: October 5, 2021
TIME: 4:30 P.M.
LOCATION: This meeting will be held via teleconferencing and can be joined through the directions below:
ACCESS: You can attend the meeting in any of the following ways:

- 1. To attend via Zoom videoconference use the below link –
<https://zoom.us/j/95955308589?pwd=Y3I5dFdyVXI4Z2JRMzdBRXU5cGw0dz09>

Meeting ID: 959 5530 8589 **Password:** 742885

- 2. Or by calling 1-346-248-7799 (& entering Meeting ID and password)

<u>Board of Directors:</u>	<u>Office</u>	<u>Term Expires</u>
Robert William Fleck	President	May, 2023
John D. Wyckoff	Vice President	May, 2022
Jeffrey Polliard	Treasurer	May, 2022
Brian K. Rogers	Secretary	May, 2023
Dave Lozano	Asst. Secretary	May, 2022

<u>Consultants:</u>	
Lisa A. Johnson	District Manager
Jennifer Gruber Tanaka, Esq.	District General Counsel
Nicholaus Marcotte, PE	District Engineer
Mike Murphy	District Operator in Responsible Charge

- I. ADMINISTRATIVE MATTERS (Action Items Status Matrix – enclosure - 002)
 - A. Present Disclosures of Potential Conflicts of Interest.
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Greatrock North Water and Sanitation District
October 5, 2021 Agenda

B. Approve Agenda.

C. Board of Director's Report.

D. District Manager's Report (enclosure – 003).

II. CONSENT AGENDA

A. These items are considered to be routine and will be approved by one motion. There will be no separate discussion of these items unless requested; in which event, the item will be removed from the Consent Agenda and considered in the Regular Agenda.

1. Approve the Minutes of the September 7, 2021 regular meeting (enclosure –004).
 2. Ratify approval of the payment of claims for the period ending September 28, 2021 in the amount of \$93,560.37 (enclosure - 005).
 3. Operations and Maintenance Activities Report (enclosure – 006).
 4. Review meter installation report (enclosure – 007).
 5. Acceptance of cash position schedule and unaudited financial statements for the period ending August 31, 2021 and Inclusion Summary (to be distributed).
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III. FINANCIAL MATTERS

A. Review draft 2022 Budget (to be distributed).

IV. ENGINEER'S REPORT (enclosure - 008)

A. Capital Projects Update

1. Third Alluvial Well

2. Evaporation Pond

a. Status of condemnation efforts

3. Reverse Osmosis Treatment Facility

Greatrock North Water and Sanitation District

October 5, 2021 Agenda

V. OPERATIONS AND MAINTENANCE MATTERS (ORC Report – enclosure – 009).

A.

VI. LEGAL MATTERS

VII. OTHER MATTERS

A. Status of Homestead Heights/Country Club Ranchettes #1.

B. Status of Hayesmount Estates.

C. Status of Ridgeview Estates.

VIII. COMMUNITY COMMENTS (ITEMS NOT ON THE AGENDA ONLY. COMMENTS LIMITED TO 3 MINUTES PER PERSON AND TAKEN IN ORDER LISTED ON SIGN UP SHEET).

IX. ADJOURNMENT

**THE NEXT MEETING IS SCHEDULED
for Tuesday, November 2, 2021
at 4:30 p.m.**

Greatrock North Water and Sanitation District Action Items Status Matrix—2021

Action Items	Date of Meeting	Assigned To	Deadline	Priority	Not Started	In Process	Reoccurring	Follow up Required	Complete	Notes
INCLUSION AND DEVELOPMENT MATTERS										
Homestead Heights Development (a/k/a Country Club Ranchettes Filing No. 1)	12/6/16	Nick	N/A	2		X				<p>12/15/2020: Brad is reviewing submittals for the off-site water connections and requested information on the RHF check valve vault from Manhard Consulting.</p> <p>1/7/2021: New list started. Items preceding 12/2020 on prior action items lists.</p> <p>1/17/2021: Brad emails Laurie at Manhard re: the revised information Blanco needs to resubmit on the RHF check valve vault.</p> <p>1/20/2021: Blanco emails revised submittal for RHF check valve vault to Brad. Brad to review and comment.</p> <p>2/10/2021: Jay Skolnick indicates he has selected a different contractor to perform the work. Brad advised Jay the District needs a schedule and requires a pre-construction meeting.</p> <p>2/18/2021: Brad emailed Jay to request a pre-construction meeting.</p> <p>4/13/21: Jay Skolnick emails inquiry on status of construction observations on Blanco by Bryan Dalrymple; Brad forwards email to Bryan</p> <p>4/19/21: MMI meeting with Bryan Dalrymple to review inspection and testing records cancelled due to weather forecast.</p> <p>05/10/2021: A pre-construction meeting scheduled for May 11 for the on-site water system improvements was postponed since the developer does not have plans approved by Adams County therefore no work can be performed within the new rights-of-way.</p> <p>05/10/2021: Adams County cannot approve the plans or issue any permits until the County has received and approved the surety for the SIA.</p> <p>9/7/21: Nick is working with the developer to relocate fire hydrants per County requirements.</p>
Ridgeview Estates	3/3/2020	Nick	N/A	2		X				<p>12/10/2020: Brad meets w/ Blanco Inc. at site of water tie-in at Great Rock Way to review layout and design.</p> <p>1/7/2021: New list started. Items preceding 12/2020 on prior action items lists.</p>

Greatrock North Water and Sanitation District Action Items Status Matrix—2021

Action Items	Date of Meeting	Assigned To	Deadline	Priority	Not Started	In Process	Reoccurring	Follow up Required	Complete	Notes
										<p>1/7/2021: Met yesterday with Blanco regarding tie in at tank site.</p> <p>1/13/2021: GN residents report brown water following tie-in in Great Rock Way. Bryan flushes fire hydrants.</p> <p>2/18/2021: Brad talked with David Moore and emailed DM a request for an updated schedule for coordination with REC and testing required.</p> <p>5/4/2021: onsite water improvements in process and project is almost complete.</p> <p>7/19/21: Offsite water improvements was completed by REC. Onsite water system improvements initial acceptance will be provided after onsite surface improvements (asphalt, curb, gutter) have been placed. Element has notified the developer of this requirement on 7/6/21.</p> <p>8/19/21: An initial walkthrough and punch list was generated and forwarded to the developer’s engineer. A response to the punch list is expected when items are complete. After completion a letter recommending initial acceptance will be generated.</p> <p>9/7/21: Developer requested waiver of lien. Board discussed and denied request. Lisa to communicate to Developer.</p>
CAPITAL PROJECT MATTERS										
Third Alluvial Well	2/5/19	Chris	N/A	2		X				<p>1/5/2021: Brad received memo from Tim Crawford regarding ALV-5. Quantity from well site is favorable. Quality less favorable than other locations but better from monitoring well. Memo summarizing results sent to Brad to review for comment.</p> <p>1/7/2021: New list started. Items preceding 2021 on prior action items lists.</p> <p>1/11/2021: Brad meets w/ Tony Lopez re: well site easement and pipeline easement. Brad to work up exhibit and discuss w/ Brian at Manhard.</p> <p>2/18/2021: Brad talked with Tim Crawford regarding the well site and pipeline easement needs.</p> <p>4/6/21: Brad emails proposed easements layout to Tim/Chris and requests information from Jay Skolnick and Brian Pfohl</p>

Greatrock North Water and Sanitation District Action Items Status Matrix—2021

Action Items	Date of Meeting	Assigned To	Deadline	Priority	Not Started	In Process	Reoccurring	Follow up Required	Complete	Notes
										4/9/21: Jay indicates easements should be on title work. 8/6/21: A meeting was held at Element offices to discuss the third alluvial well. Element is to generate a cost estimate to connect sites 3 and 4 to the existing raw water lines.
Evaporation Pond Matters	1/1/19	Nick	N/A	1		X				1/5/2021: Profile has not changed. Brad to submit to CDPHE again. Need to finalize easement with Jay. If cannot be finalized in 2 weeks, Board to consider moving forward with condemnation proceedings. 1/7/2021: New list started. Items preceding 2021 on prior action items lists. 1/7/2021: Brad to review options available to expedite process through CDPHE. 1/20/2021: Lisa emailed Jody and Jennifer to schedule call related to condemnation efforts to acquire final easement needed to construct pond. 2/2/2021: Brad working to finalize easement agreement and legal description. Brad to send to Lisa for next steps when complete. 2/2/2021: Brad will provide updated cost estimate. 4/9/2021: Brad asked to schedule a meeting with the committee to review additional information / may ask Nick to assist with Evaporation Pond project. 5/4/2021: Brad informed the Board that he is no longer able to continue with this project. The Board asked Lisa to gather a list of qualified firms and contact them to solicit interest and a proposal. 7/6/2021: Nick to start working on the evaporation pond and prepare a new exhibit related to final easement with Jay Skolnick. 7/19/21: Board has approved Element to complete the evaporative pond design. Work is ongoing. 8/13/21: Design work on the evaporation pond and EDOP report is ongoing. Element is finalizing the easement with direct correspondence between Element and Jay's engineer for CCR Filing 2. 9/7/21: Nick is preparing an alternatives analysis regarding

Greatrock North Water and Sanitation District Action Items Status Matrix—2021

Action Items	Date of Meeting	Assigned To	Deadline	Priority	Not Started	In Process	Reoccurring	Follow up Required	Complete	Notes
										pond location and will present his findings at the October board meeting.
RO Treatment Plant Upgrade	2/19/19	Nick	N/A	1		X				<p>12/1/2020: Nick provided updated to Board. Finalizing 95% plans. Followed up with CDPHE to get comments. No comments or questions received to date. Ran into issue with the concentrate line which was discussed with the Board.</p> <p>1/5/2021: No comments received from CDPHE yet.</p> <p>1/7/2021: New list started. Items preceding 12/2020 on prior action items lists.</p> <p>4/9/2021: Nick will follow up with CDPHE on status of final project approval. Bids are due by April 16, 2021.</p> <p>5/4/2021: BOD awarded contract to Moltz Construction. Nick to draft Notice of Award etc. BOD to review CM proposal and provide comments to Rob by 5/12/2021.</p> <p>7/6/2021: Nick to prepare major PUD amendment and process through Adams County</p> <p>7/19/21: Major PUD amendment notifications were sent out to required residences. The required public meeting will be held on 8/3. The application will be submitted to Adams County shortly after.</p> <p>8/5/21: PUD Application submitted to Adams County.</p> <p>8/20/21: Contractor requested permission to mobilize onsite. Permission granted.</p> <p>9/16/21: Pre-construction meeting held to discuss access and begin site stage.</p>
SCADA/Telemetry Control Upgrade	2/19/19	Mike, Brian	N/A	1		X				<p>10/16/2020: Nick has developed control loop descriptions for review.</p> <p>1/7/2021: New list started. Items preceding 12/2020 on prior action items lists.</p>
Badger Meter Radio Read Upgrades	10/2/18	Lisa	N/A	1		X				<p>1/5/2021: 41 remaining meters to complete the project.</p> <p>1/7/2021: New list started. Items preceding 2021 on prior action items lists.</p> <p>02/15/21: Lisa to send John and Brian the addresses in RHF that still need replacement.</p> <p>3/2/21: The final 3 outside meter upgrades are scheduled in Box Elder Creek Ranch for 3/3/21. 9 meters left to complete</p>

Greatrock North Water and Sanitation District Action Items Status Matrix—2021

Action Items	Date of Meeting	Assigned To	Deadline	Priority	Not Started	In Process	Reoccurring	Follow up Required	Complete	Notes
										after these are done. 6/7/21: Lisa to bill the fee for meter reading services to customers in Rocking Horse Farms who have not replaced their meters.
OPERATIONAL MATTERS										
Pond Liner for Existing Evaporation Ponds	4/3/18	Mike, Nick	N/A	1		X				Brad to research options and reporting obligations for leak in pond liner. Brad to discuss at May meeting. 5/1/18: Brad reviewed issue with Board. Brad to collect more data and continue to monitor. 10/23/18: Q4 2018 EDOP water quality reports received from Miki Drieth, of REC, and will be evaluated by Brad. 5/15/19: Q2 2019 EDOP water quality reports received from Miki Drieth, of REC, and will be evaluated by Brad. 10/15/19: Brad received Q3 2019 water quality reports for ALV-1, North Pond, and South Pond. 3/25/20: Brad emailed REC for updated water quality reports. 3/31/2020: Updated water quality results provided by Miki (REC) and will be integrated into the EDOP for the new concentrate pond. 1/7/2021: Brad to work with Mike. 05/23/2021: Brad to review most recent well, permeate, and pond water quality results in relation to RO WTP performance concerns.
Well Pumping Capacity and Water Level Measurements		Mike		2		X				12/15/20: Repairs have been completed to LFH well level transducer wiring and level is reporting again. REC to verify level reading with nitrogen gas. 1/7/2021: New list started. Items preceding 10/2020 on prior action items lists. 8/19/21: TLECC onsite to research feasibility of getting historical well level readings to be provided to BBA. 9/7/21: Mike to work with TLECC to gather required data and transmit to BBA.
Rocks in Brine Discharge Pipe	6/4/19	Mike	N/A	3		X				1/7/2021: New list started. Items preceding 10/2020 on prior action items lists. 1/7/2021: Rocks not causing issues right now. Cannot push

Greatrock North Water and Sanitation District Action Items Status Matrix—2021

Action Items	Date of Meeting	Assigned To	Deadline	Priority	Not Started	In Process	Reoccurring	Follow up Required	Complete	Notes
										them out at any point. Would need to cut pipe, clean out and replace area. Do work with pond liner possibly. Not a current emergency. Mike to obtain pricing from Blanco and Dan LaCoe for doing work so can be incorporated into budget.
BECR Curb Stop Exercising	5/5/2020	Mike	N/A	2		X				1/7/2021: New list started. Items preceding 2021 on prior action items lists. 1/5/2021: About half done with project. Making note of problem areas to circle back to. 9/23/2021 Curb stop exercising has not been completed at this time. REC to provide full count progress update at October Board meeting.
Water Quality Issues	9/1/2020	Mike	N/A	2					X	Brad and Mike to look into issues with water quality. 9/10/2020: RO runtime increased to maximum run time to treat as much water as possible. 9/11/2020: REC removes RO runtime restrictions in an effort to reduce TDS and hardness in potable water. 11/10/20: Adjusted RO operation to further increase run times. 12/15/2020: Discussed water quality matters during 4 th quarter operations meeting. Bryan to assess operating scenarios and report back on RO operations. 1/6/2021: Brad and Brian met at RO WTP to review process piping. 4/9/2021: Mike to investigate issues from operations perspective and will report back. 4/28/2021: REC performed extended CIP(clean in place) procedure on RO system to attempt to improve performance. 5/5/2021: Additional samples collected on RO water to see if performance had improved. Results show little to no change in RO performance. 6/7/21: Mike to schedule meeting with Earl at Worth Hydrochem to inspect membranes to try to determine why TDs are high. Mike will solicit a proposal if needed. 6/28/21: Worth Hydrochem completed membrane replacement on RO skid as well as made repairs to RO skid controller.
SCADA Operations	12/14/2020	Mike	N/A	2					X	12/14/20: TLECC onsite working on additional alarm programming for remote alarm system and troubleshooting

Greatrock North Water and Sanitation District Action Items Status Matrix—2021

Action Items	Date of Meeting	Assigned To	Deadline	Priority	Not Started	In Process	Reoccurring	Follow up Required	Complete	Notes
										<p>daily flow report.</p> <p>4/19/2021: Staff continues to work on re-establishing daily SCADA reports transmission.</p> <p>4/23/2021: Reports are being generated again, but there are still discrepancies in the data being generated. REC continuing to work with TLECC to get the data generated correctly.</p> <p>05/23/2021: Brad contacts Dan Schueleke (TLECC) again about reports and data accuracy.</p> <p>6/7/21: Mike reports that SCADA system is making random call-outs and he can't log-in remotely to the system. Working with TLECC to troubleshoot.</p> <p>6/14/21: Remote log-in issues less frequent REC continuing to troubleshoot with TLECC</p> <p>6//22/21: Phone line replaced by Century Link. Replacing phone line has greatly improved internet and auto dialer reliability.</p> <p>7/20/21: REC noticing pump rotation at GRN is not functioning properly. TLECC scheduled to be onsite 7/27/21 to troubleshoot.</p> <p>7/28/21: TLECC completed programming adjustments to GRN pump station pump rotation program. Pump rotation and system performance improved dramatically</p>
RHF Generator Replacement	1/7/2021	Mike	N/A	3		X				<p>Mike to obtain pricing for replacement of generator.</p> <p>4/12/2021: Generator Source onsite to gather information for RHF generator replacement.</p>
Google Search	2/2/2021	Rebecca	N/A	3		X				<p>Research Google Search engine to update District address and contact information.</p>
Flow Meter Installation at Bypass Piling – Alluvial Well No. 1 and 2	5/4/2021	Mike	N/A	1		X				<p>5/4/2021: BOD approved REC proposal. Mike to schedule work</p> <p>5/5/2021: Parts ordered by REC and work to be scheduled as soon as they arrive.</p> <p>9/23/2021: Parts received September 15 after original parts returned for warranty defect. Installation scheduled week of 9/28/2021.</p>

WELL AND WATER MATTERS

Greatrock North Water and Sanitation District Action Items Status Matrix—2021

Action Items	Date of Meeting	Assigned To	Deadline	Priority	Not Started	In Process	Reoccurring	Follow up Required	Complete	Notes
19CW3231 – Statement of Opposition	3/3/2020	Matt	N/A	1		X				2/28/2020: Statement of opposition filed with Court.
20CW3214 – Statement of Opposition	1/5/2021	Lisa Alan	N/A	1		X				Lisa to contact Alan Curtis re representation of District on matter. Case requests for changes of water rights on Box Elder Creek and amendments to a previously decreed augmentation plan that has depletions and replacements on Box Elder Creek. 01/20/2021: Lisa obtained executed engagement letter from all parties. Lisa working with Martin and Wood to discuss the current need for water rights engineering services.
Renewable Water Rights	5/4/2021	Chris	N/A			X				Chris presented options for acquisition of renewable water rights. BOD directed Chris to continue discussions with all options presented.
FINANCIAL MATTERS										
Delinquent accounts	2/2/2021	CLA							X	2/2/2021: Board directed staff to reinstate late fees with April 2021 billing. Intent to re-start late fees to be communicated on Feb. and March billing. Reinstate delinquent notices March 2021 and send second notices in April 2021. Water shut offs possible by May 2021. 02/15/2021: Information was relayed to residents in their February bill. 4/19/2021: Information was also included in March billing. 5/4/2021: Lisa reported that several customers have contacted UB to request payment arrangements. 7/1/21: Water shutoffs resumed. Delinquent accounts shut off on 7/1/21 and all paid in full by 7/2/21.
2020 Audit	7/6/2021	Joyce				X				7/6/2021: Board approved audit extension request. Joyce to file with the State. 9/7/21: Janece presented draft audit. Board accepted audit subject to clean opinion from auditor.
2022 Budget	9/7/21	Lisa, Rebecca				X				9/7/21: All staff to send 2021 budget to Lisa by end of September.
ADMINISTRATIVE MATTERS										
Contracts for Renewal, Addenda, and Termination	9/29/2020	Lisa Jennifer	10/30/2020	1					X	12/1/2020: Board approved. Lisa to get executed. 6/7/21: Terminate ICA with MMI Water Engineers and draft

Greatrock North Water and Sanitation District Action Items Status Matrix—2021

Action Items	Date of Meeting	Assigned To	Deadline	Priority	Not Started	In Process	Reoccurring	Follow up Required	Complete	Notes
										ICA with Element Engineering for General Engineering Services.
Cybersecurity Efforts	3/2/21	Mike	N/A			X				3/2/21: Brad is meeting with the firm that has proposed for SCADA/telemetry on the new plant to discuss protections within their system. 3/2/21: Mike will work with TLECC to discuss additional options for protection of current system.
Resident Request to Waive Water Fees										9/7/21: Resident requested waiver of water fees for first 10,000 gallons to establish sod. Board discussed and denied request. Lisa to communicate to resident.



Date: September 27, 2021

To: Greatrock North Water and Sanitation District, Board of Directors

From: Lisa A. Johnson, District Manager

Re: October 5, 2021 Manager's Report

Agenda Action Items

II.A. Consent Agenda

1. Approve the Minutes of the September 7, 2021 regular meeting.
2. Ratify approval of the payment of claims for the period ending September 30, 2021.
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 August 31, 2021 and inclusion summaries.

I recommend approval of the consent agenda items.

III.A. 2022 Draft Budget

Director Wyckoff, Mr. Marcotte, Mr. Murphy and I met in September to discuss the 2022 draft O&M and capital budgets. I also received 2022 budget information from Attorney Tanaka. Mr. Sanchez and Attorney Poznanovic will have their 2022 draft budgets to me by the end of September.

If all goes as planned, I am planning to discuss and present the draft 2022 budget at the meeting.

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

Updates provided in the Engineer's Report.

VII.B. Hayesmount Estates

19 System Development Fees have been paid as of February 21, 2020. I received notification from Adams County that a building permit was pulled for one of the remaining lots. I drafted a demand letter related to the system development fees due on the lot and transmitted to the property owner of record.

VII.C. Ridgeview Estates

Updates provided in the Engineer's Report. I communicated to Mr. Moore the Board's decision to not release the lien related to system development fees on the Ridgeview Estates property the day after the last Board meeting. To date I have received no response from him.

Review of monthly Water Resumes and Other Water Related Matters

Attorney Poznanovic has reviewed the July resume and did not find 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, Ms. Giankaris 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.

I communicated to Ms. Greer the Board's decision regarding her request for free water while establishing new sod. To date, I have not received a response to my communication.

I completed a rate survey from CDPHE per Director Fleck's request.

RECORD OF PROCEEDINGS

MINUTES OF A REGULAR MEETING OF THE BOARD OF DIRECTORS OF THE GREATROCK NORTH WATER AND SANITATION DISTRICT HELD SEPTEMBER 7, 2021

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, September 7, 2021 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
Brian K. Rogers
Dave Lozano
Jeffrey Polliard

Also in attendance were:

Lisa A. Johnson, Rebecca Gianarkis and Janece Soendker; CliftonLarsonAllen LLP (“CLA”)
Mike Murphy; Ramey Environmental Compliance, Inc.
Nick Marcotte; Element Engineering, LLC

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, Rogers, Lozano 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: Director Wyckoff provided an update on actions taken since the last Board meeting. He informed the Board that during Ms. Johnson’s absence, he notified consultants that he should be contacted for any time sensitive issues.

Director Wyckoff provided a summary of the conversations he had with Mr.

RECORD OF PROCEEDINGS

Marcotte regarding the installation of fire hydrants in County Club Ranchettes Filing No. 1.

Director Wyckoff summarized his conversations with Mr. Marcotte regarding alternate locations of the third pond as well as some survey work that he has approved related to that.

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.

CONSENT AGENDA

The Board considered the following actions:

1. Approve the Minutes of the August 3, 2021 special meeting.
2. Ratify approval of the payment of claims for the period ending August 27, 2021 in the amount of \$58,548.15.
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 July 31, 2021 and Inclusion Summary.

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

FINANCIAL MATTERS

2020 Audit: Ms. Soendker presented the draft 2020 Audit to the Board. Following review and discussion, upon a motion duly made by Director Rogers, seconded by Director Wyckoff and, upon vote, unanimously carried, the Board accepted the 2020 Audit, subject to a clean opinion letter from the auditor, and authorized the execution of the representations letter.

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 updates to report.

Evaporation Pond: Mr. Marcotte discussed the current location of the proposed pond as well as an alternate location and the pros and cons of each. He is having some additional survey work completed to complete his analysis for presentation to the Board.

Status of Condemnation Efforts: Mr. Marcotte is working to finalize the easement exhibit for transmission to the attorney.

RECORD OF PROCEEDINGS

Reverse Osmosis Treatment Facility: The Engineer's Report included updates on the Reverse Osmosis Treatment Facility.

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.

Letter from Ramey Environmental Compliance, Inc. Effective as of December 31, 2021: The Board reviewed the letter.

LEGAL MATTERS

None.

OTHER BUSINESS

Status of Homestead Heights/Country Club Ranchettes #1: An update was included in the Engineer's Report.

Status of Hayesmount Estates: No new updates to report.

Status of Ridgeview Estates:

Correspondence from Mr. Moore Requesting Release of Lien on Property: The Board discussed the request at length. They determined that it is in the best interest of the District to not approve the request to release the lien on the properties in Ridgeview Estates as the lien provides the best assurance that all system development fees will be collected. Ms. Johnson will notify Mr. Moore of the Board's decision.

Resident Request for Waiver of Water Fees Related to First 10,000 Gallons of Water Used to Establish Sod: The Board discussed the request from Ms. Greer. Director Polliard was able to resurrect the policy that was in place related to the ability for residents to apply for an irrigation permit which allowed them the use of water to establish landscaping to be charged at the lowest tiered rate for the first 35,000 gallons used.

The Board discussed the information shared and determined the current rate structure allows residents the same opportunity to establish landscaping for water billed at the lowest tiered rate up to 40,000 gallons. Therefore, the request from Ms. Greer was denied, and the Board directed Ms. Johnson to communicate the information and the Board's decision to Ms. Greer.

COMMUNITY
COMMENTS

None.

ADJOURNMENT

There being no further business to come before the Board at this time, upon a motion duly made by Director Rogers, seconded by Director Lozano and, upon vote, unanimously carried, the meeting was adjourned at 6:19 p.m.

RECORD OF PROCEEDINGS

Respectfully submitted,

By _____
Secretary for the Meeting

Greatrock North Water & Sanitation District
August Claims
September 28, 2021

Vendor	Invoice #	Date	Amount
*CenturyLink	7191112907AUG21	8/31/2021	\$ 278.92
*MyAssetMap	E5F5CDB-0043	8/31/2021	199.99
*United Power Inc	12341500AUG21	8/31/2021	1,374.43
*United Power Inc	2893502AUG21	8/31/2021	1,809.26
*United Power Inc	666630AUG21	8/31/2021	1,833.50
*United Power Inc	7891601AUG21	8/31/2021	4,228.60
*Xcel Energy	5336053542AUG21	8/31/2021	44.55
*Xcel Energy	5398600067AUG21	8/31/2021	44.55
		Auto Pay	<u>\$ 9,813.80</u>
Alderman Bernstein	17063	8/31/2021	\$ 150.00
Bishop Brogden Associates, Inc	48378	8/15/2021	4,533.50
CliftonLarsonAllen LLP	2998261	8/31/2021	3,121.83
CliftonLarsonAllen LLP	2998260	8/31/2021	8,262.18
CliftonLarsonAllen LLP	2997753	8/31/2021	11,733.19
Colorado Special Districts P&L Pool	POL-0007547	9/8/2021	450.00
Diversified Underground	24360	8/31/2021	315.00
Element Engineering, LLC	0004-01	8/31/2021	1,425.00
Element Engineering, LLC	0002C-04	8/31/2021	2,474.00
Element Engineering, LLC	0001A-03	8/31/2021	2,830.00
Element Engineering, LLC	0005-03	8/31/2021	6,760.00
Element Engineering, LLC	0003-03	8/31/2021	22,135.00
Elite Industries, Inc.	7448	8/31/2021	931.30
Elite Industries, Inc.	7405	9/1/2021	1,016.95
Generator Source	148001263	9/10/2021	629.92
Generator Source	148001260	9/10/2021	669.92
Generator Source	148001291	9/10/2021	682.42
Hayes Poznanovic Korver LLC	43260	8/31/2021	58.50
Omnisite	79889	8/1/2021	136.77
Pest Predator	2343	8/27/2021	240.00
Ramey Enviromental Compliance, Inc	22745	9/1/2021	11,171.96
Timber Line Electric & Control Corporatio	5950	7/31/2021	1,038.00
Timber Line Electric & Control Corporatio	6030	8/31/2021	1,080.26
United Site Services, Inc	114-12374898	9/9/2021	210.24
White Bear Ankele Tanaka & Waldron	17924	8/31/2021	66.00
White Bear Ankele Tanaka & Waldron	17663	8/31/2021	1,624.63
		Bill.com	<u>\$ 83,746.57</u>
Grand Total			<u><u>\$ 93,560.37</u></u>



Greatrock North Water & Sewer District Monthly Activities Report August 15, 2021 to September 14, 2021

Daily Operations Summary

Greatrock North: Record LFH Well #1, UKA Well #1, and distribution flow totalizers. Visual inspection of generator to record run hours and check for any active faults. Collect and analyze chlorine residual sample each visit. Collect entry point sample to analyze for pH and conductivity weekly. Complete walk through of pump station to inspect distribution pumps, distribution pressure/tank level, and verify operation of PRV.

Rocking Horse Farms: Record LFH Well #2, UKA Well #3, and distribution flow totalizers. Visual inspection of generator to record run hours and check for any active faults. Collect and analyze chlorine residual sample each visit. Collect entry point sample to analyze for pH and conductivity weekly. Complete walk through of pump station to inspect distribution pumps, distribution pressure/tank level, and verify operation of PRV.

Box Elder: Check SCADA for any active alarms and record process numbers. Record flow totalizers for wells, RO skid, and distribution meters. Visual inspection of generator to record run hours and check for any active faults. Collect and analyze chlorine residual sample each visit. Collect entry point sample to analyze for pH and conductivity weekly. Complete walk through of pump station to inspect distribution pumps, distribution pressure/tank level, and verify operation of PRV. Complete walk through of RO building to verify proper operation and record equipment run hours. Check chemical feed systems for proper operation and refill day tanks, as necessary.

8/16/21(2.0hrs) Routine site visit, regular rounds and daily activities completed. Completed housekeeping RHF pump house.

8/18/2021(3.75hrs) Routine site visit, regular rounds and daily activities completed. Bac-T samples were collected at designated sample sites and delivered to the lab. Sampled quarterly concentrate pond and well samples. RHF tank fill valve adjusted for to match previous days demand.

8/19/2021(5.1hrs) Routine site visit, regular rounds and daily activities completed. Timber Line Electric & Control Corp. onsite to troubleshoot RHF tank fill valve to see if the tank will fill in auto. PLC was reprogrammed with new logic, however the problem appears to be mechanical.

8/20/2021(2.0hrs) Routine site visit, regular rounds and daily activities completed. RHF tank fill valve adjusted for previous day demand.

8/23/2021(3.0hrs) Routine site visit, regular rounds and daily activities completed. Chlorine day tank filled to 55 gal. Completed work orders for cleaning VFDs. Disassembled and inspected the water meter for 16230 Greatrock Way. There was no debris found, meter re-installed and put back into normal operation.

8/24/2021(3.36hrs) Routine site visit, regular rounds and daily activities completed. ESD onsite to rewire RHF tank fill valve and check for mechanical problems. New wire fixed a short but the valve will still not operate in automatic.

8/25/2021(3.0hrs) Routine site visit, regular rounds and daily activities completed. Adjusted RHF tank fill valve. Checked on water depth of the concentrate ponds.

8/27/2021(1.5hrs) Routine site visit, regular rounds and daily activities completed.

8/30/2021(3.5hrs) Routine site visit, regular rounds and daily activities completed. LFH3 air release valve failed and caused the well to bypass to the drain, so the well was taken off-line. RO system adjusted to help lower final water TDS.

8/31/2021(2.25hrs) Routine site visit, regular rounds and daily activities completed. The old air release on LFH3 was removed and replaced with a new one. LFH3 was turned on, tested and put back into normal service.

9/1/2021(2.75hrs) Routine site visit, regular rounds and daily activities completed. Chlorine day tank filled with 30 gallons of hypochlorite. Conductivity testing completed at all RO facilities.

9/3/2021(2.0hrs) Routine site visit, regular rounds and daily activities completed.

9/8/2021(2.1hrs) Routine site visit, regular rounds and daily activities completed. Chlorine day tank filled and residual checked. Monthly work orders completed. Pipestone Equipment onsite at RHF to diagnose the issues with the valve. Pipestone Equipment was able to operate the valve by the manually but with very slow response. Pipestone Equipment believes there might be some rust bridging on the inside of the supply line not allowing the valve actuator to receive enough pressure perform as designed. Valve will need to be isolated and torn down for inspection.

9/10/2021(1.75hrs) Routine site visit, regular rounds and daily activities completed. Meter re-reads completed.

9/13/2021(2.5hrs) Routine site visit, regular rounds and daily activities completed. Housekeeping completed on Box Elder Pump House and RO building.

9/15/2021(1.41hrs) Routine site visit, regular rounds and daily activities completed.

August 15th 2021 – September 14th 2021

RO Run Time	54.3 Hours
RO Concentrate Flow: 1 Pond (South)	97,794 Gallons

Sampled Date: September 7th, 2021

Monthly Testing	TDS (mg/L)	Calcium (mg/L)	Magnesium (mg/L)	Total Hardness (mg/L)
BE	333	30.8	5.65	100.2
RHF	362	34.3	6.08	110.8
GRN	355	33.8	6.00	109.0

Date	Permeate Flow (gpm)	Concentrate Flow (gpm)	% Recovery	Permeate Conductivity (μ Seimens)	Hour Meter
8/16/21	108	30	79.0	24.60	35.66
8/20/21	110	30	79.0	24.19	41.58
8/23/21	111	29	79.1	22.43	45.29
8/25/21	119	29	80.6	22.7	48.09
8/27/21	116	28	79.8	22.56	52.91
8/30/21	116	29	80.5	2073	57.65
9/1/21	114	29	79.9	21.46	61.50
9/3/21	114	28	80.6	19.46	66.17
9/8/21	110	28	79.8	18.44	78.23
9/10/21	113	28	80	18.03	83.06
9/13/21	111	28	79.7	17.17	89.99

Installed From: 08/12/21 To: 09/13/21

Current Account	Name	Location	Service Address	SVC	Svc Size	Svc Type	User Type	Flat Chg Amount	Last Bill Amount	Last Bill Date	Install Date	Line Code	Meter Pulled
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ENGINEER'S PROGRESS REPORT

Date: October 5, 2021
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.

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.

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.

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.

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.

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.

2. Country Club Ranchettes Filing No. 2

No work this period.

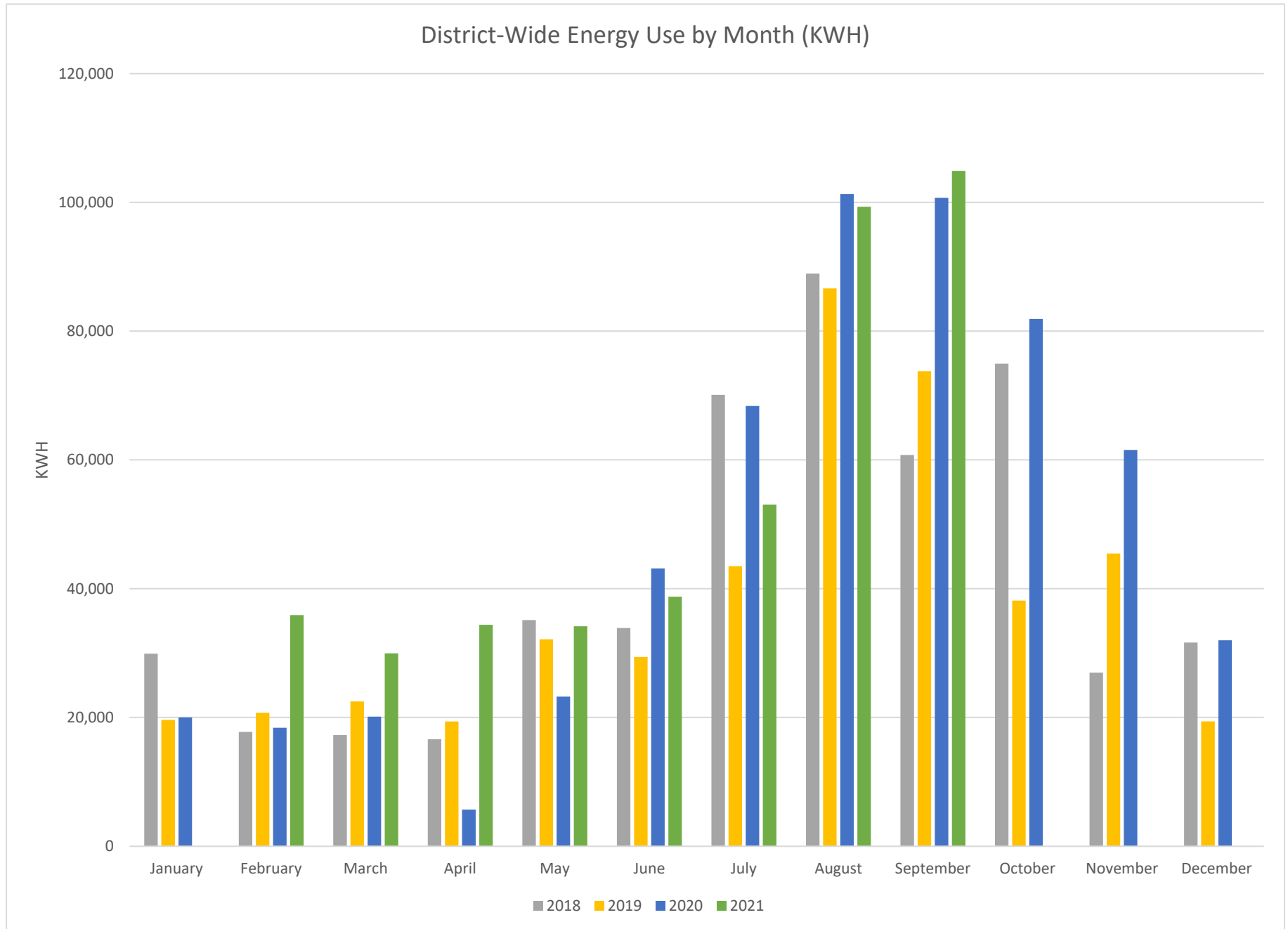
3. Ridgeview Estates

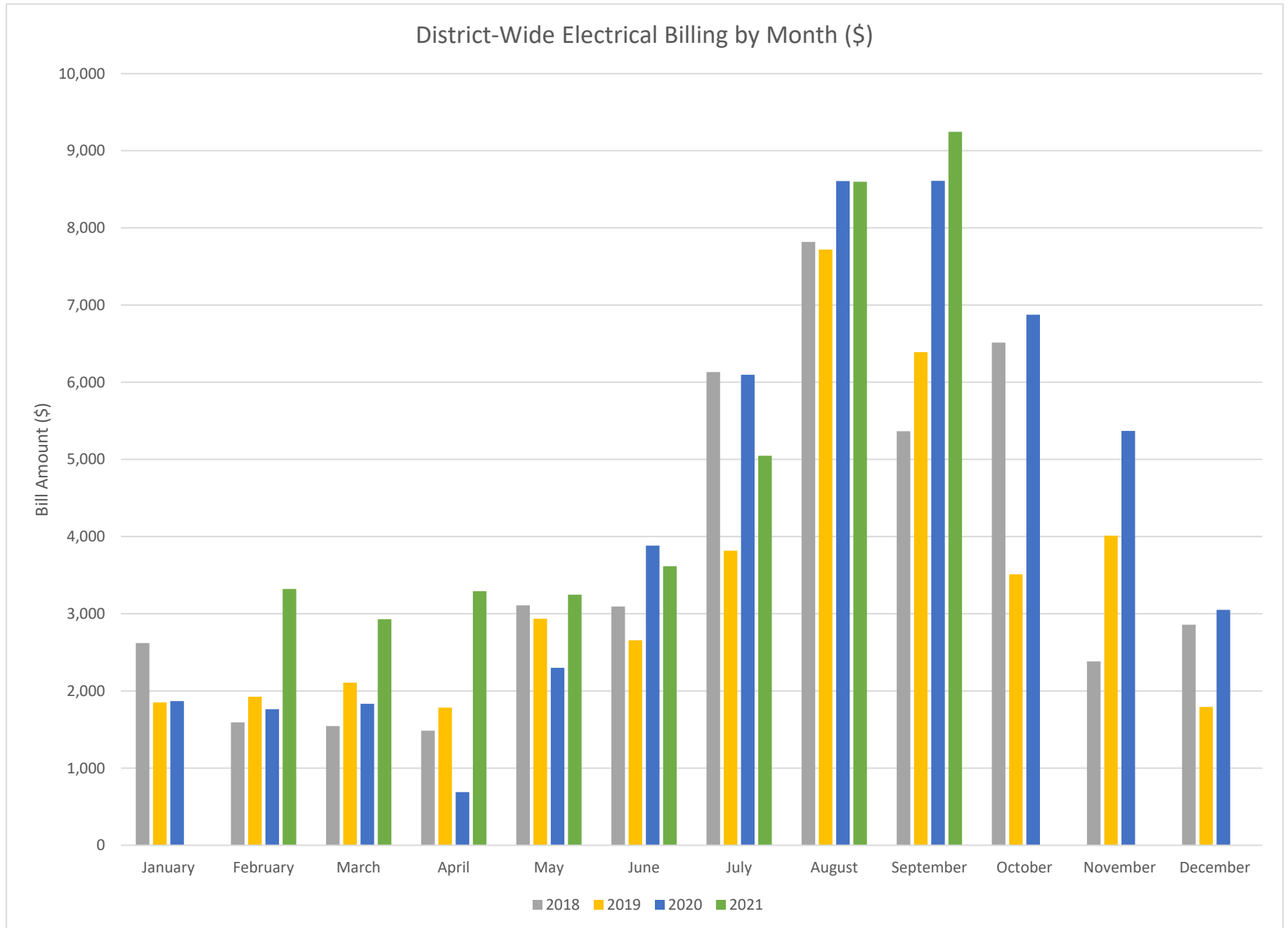
Element has requested the developer that to notify us when all surface improvements have been completed. Upon completion of these improvements an initial acceptance walkthrough can be

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.

No update has been provided by the developer on the timeline for completion of the punch list. Element has followed-up and requested a schedule for this work.






NO.	REVISIONS	DATE	BY

REVERSE OSMOSIS WATER TREATMENT PLANT
 LANDSCAPING PLAN
 GREATROCK NORTH WATER AND SANITATION DISTRICT
 16393 RAYBURN STREET
 HUDSON, CO 80603

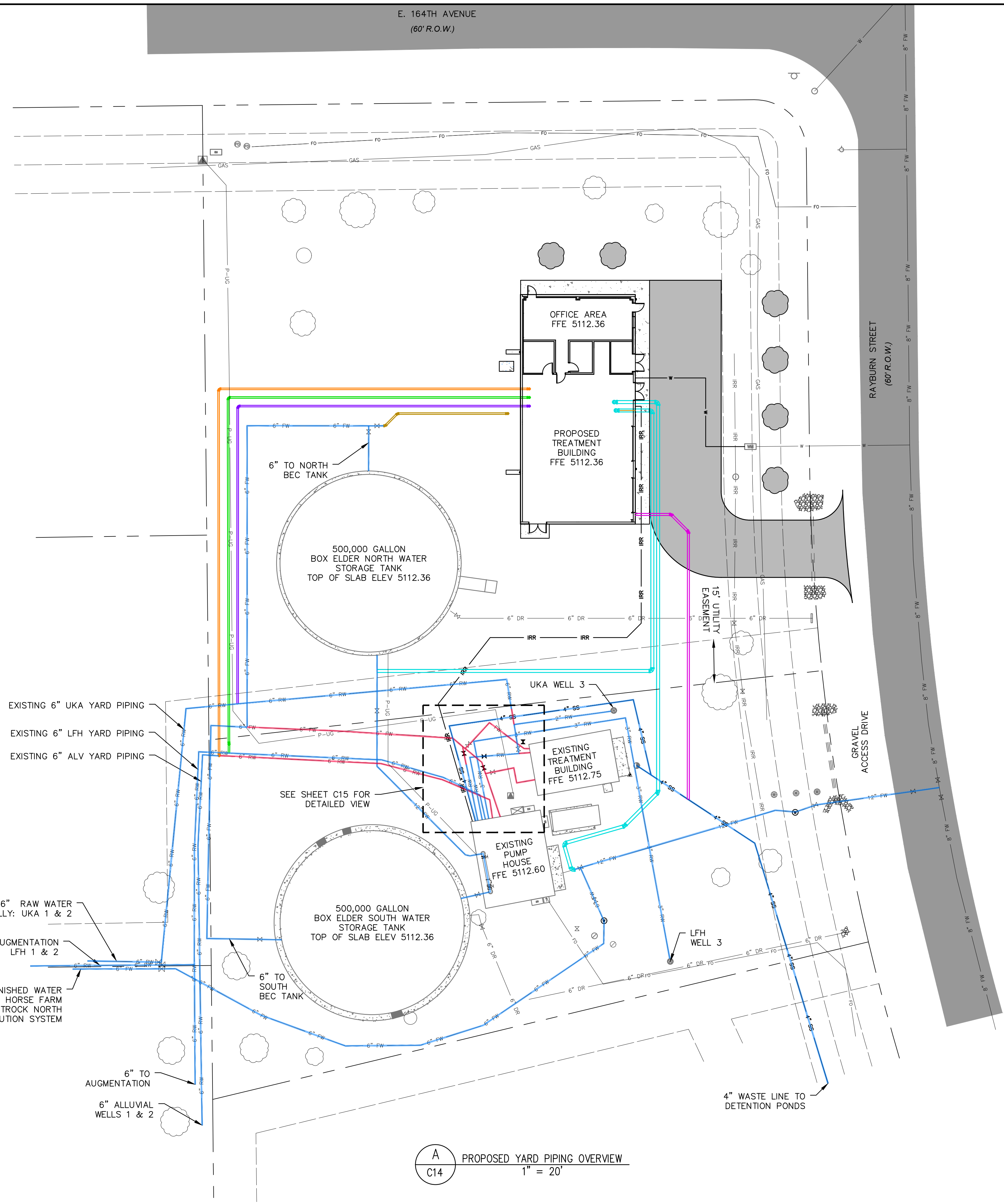
PREPARED UNDER THE DIRECT SUPERVISION OF



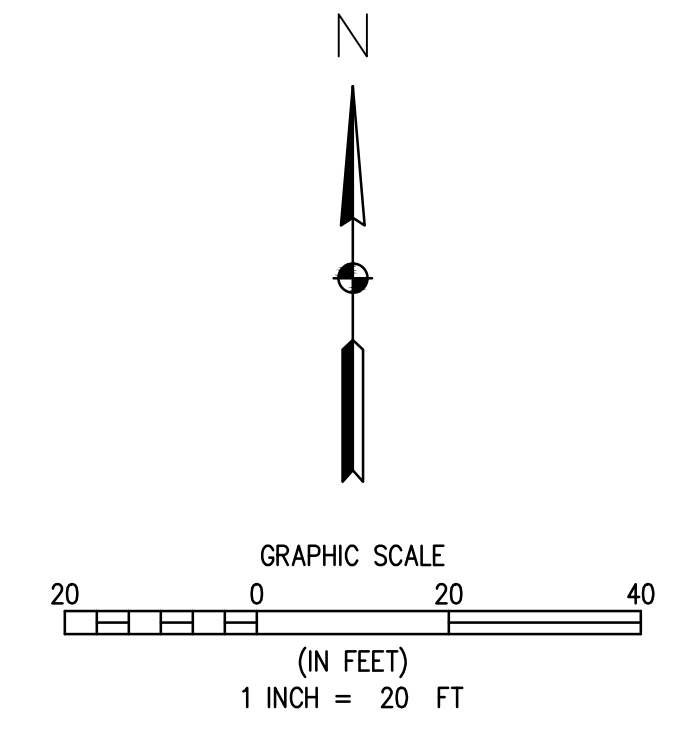
FOR AND ON BEHALF OF
 ELEMENT ENGINEERING, LLC

DATE: AUGUST 2021
 JOB NUMBER: 0082.0002
 SCALE: 1" = 20'
 EDITION: CONSTRUCTION

SHEET: C14 OF C33



PROPOSED TREE LOCATION
 PROPOSED TREES WILL BE XXX



A
C14 PROPOSED YARD PIPING OVERVIEW
 1" = 20'



Development Team Review Comments

The following comments have been provided by reviewers of your land use application. At this time, a resubmittal of your application is required before this case is ready to be scheduled for public hearing.

To prepare your resubmittal, you will be expected to provide:

- A response to each comment with a description of the revisions and the page of the response on the site plan;
- Any revised plans or renderings; and
- A list identifying any additional changes made to the original submission other than those required by staff.

Resubmittal documents must be provided electronically through e-mail or a flash drive delivered to the One-Stop Customer Service Center. The following items will be expected by our One-Stop Customer Service Center:

- One digital copy of all new materials
 - All digital materials shall be in a single PDF document
 - The single PDF document shall be bookmarked
 - If a Subdivision Improvements Agreement, Legal Description, or Development Agreement is required, then an additional Microsoft Word version of these documents shall also be provided
 - Electronic copies can be emailed to epermitcenter@adcogov.org as a PDF attachment. If the files are too large to attach, the email should include an unlocked Microsoft OneDrive link. Alternatively, the resubmittal can be delivered to the One-Stop counter on a flash drive.

Community & Economic
Development Department
www.adcogov.org



4430 South Adams County Parkway
1st Floor, Suite W2000
Brighton, CO 80601-8204
PHONE 720.523.6800
FAX 720.523.6998

Re-submittal Form

Case Name/ Number: _____

Case Manager: _____

Re-submitted Items:

- Development Plan/ Site Plan
- Plat
- Parking/ Landscape Plan
- Engineering Documents
- Subdivision Improvements Agreement (Microsoft Word version)
- Other: _____

*** All re-submittals must have this cover sheet and a cover letter addressing review comments.**

Please note the re-submittal review period is 21 days.

The cover letter must include the following information:

- Restate each comment that requires a response
- Provide a response below the comment with a description of the revisions
- Identify any additional changes made to the original document

<p>For County Use Only:</p> <p>Date Accepted:</p> <p>Staff (accepting intake):</p> <p>Resubmittal Active: Engineering; Planner; Right-of-Way; Addressing; Building Safety; Neighborhood Services; Environmental; Parks; SIA; Finance; Attorney; <u>Plan Coordination</u></p>

Community & Economic
Development Department
www.adcogov.org



4430 South Adams County Parkway
1st Floor, Suite W2000B
Brighton, CO 80601-8218
PHONE 720.523.6880
FAX 720.523.6967
EMAIL: epermitcenter@adcogov.org

Development Review Team Comments

Date: 9/17/2021

Project Number: PUD2021-00005

Project Name: Greatrock North Water Treatment Plant

Commenting Division: Planner Review

Name of Reviewer: Thomas Dimperio

Date: 09/17/2021

Email:

Resubmittal Required

PLN01: Staff has concerns with the visual and aesthetic compatibility of the proposed structure with the rest of the Box Elder Creek Ranch PUD. Please provide more detail about the building materials that will be used.

PLN02: Provide a more detailed landscaping plan that shows how many trees and what type of trees that will be planted. Please show all existing trees and vegetation that will remain after the structure is complete.

Commenting Division: Development Engineering Review

Name of Reviewer: Eden Steele

Date: 09/10/2021

Email:

Complete

ENG1: The secondary access will require a County access permit. No C.O. on the building (BDP21-1662), until the access has been permitted, inspected, and approved by Adams County Public Works Department.

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: ROW Review

Name of Reviewer: David Dittmer

Date: 09/08/2021

Email:

Complete

Commenting Division: Building Safety Review

Name of Reviewer: Justin Blair

Date: 09/07/2021

Email: jblair@adcogov.org

Complete

No Comment

Commenting Division: Neighborhood Services Review

Name of Reviewer: Gail Moon

Date: 09/01/2021

Email: gmoon@adcogov.org

Complete

There are no OPEN violation cases at this location at this time. NO COMMENT

Commenting Division: Economic Development Review

Name of Reviewer: Ethan Rouse

Date: 08/12/2021

Email:

Complete

Building construction will increase economic activity and additional capacity for water district will support local community and may support future development in the area.



September 14, 2021

Thomas Dimperio
Adams County Community and Economic Development
4430 South Adams County Parkway, Suite W2000A
Brighton, CO 80601

RE: Greatrock North Water Treatment Plant, PUD2021-00005
TCHD Case No. 7199

Dear Mr. Dimperio,

Thank you for the opportunity to review and comment on the Major PUD Amendment to construct a new water treatment building located at 16393 Rayburn Street. Tri-County Health Department (TCHD) staff has reviewed the application for compliance with applicable environmental and public health regulations and principles of healthy community design. After reviewing the application, TCHD has the following comments.

On-Site Wastewater Treatment System (OWTS) – New

Proper wastewater management promotes effective and responsible water use, protects potable water from contaminants, and provides appropriate collection, treatment, and disposal of waste, which protects public health and the environment. TCHD has no objection to the proposed building being served by an OWTS provided that the system is permitted, inspected and operated in accordance with TCHD's current OWTS Regulation. More information is available at <http://www.tchd.org/269/Septic-Systems>.

Water Treatment Plant – Approval Required

Proper water treatment management promotes effective and responsible water use and protects potable water from contaminants. Water treatment plants are required to be permitted and approved by the Colorado Department of Public Health and Environment (CDPHE), compliance with state and federal regulations. Please contact the Colorado Department of Public Health and Environment, Water Quality Control Division, Engineering Review at 303-692-6298 or email CDPHE.WQEngReview@state.co.us for further information.

Please feel free to contact me at 720-200-1537 or pmoua@tchd.org if you have any questions about TCHD's comments.

A handwritten signature in black ink, appearing to be "A. M. Oua", written in a cursive style.

Sincerely,

Greatrock North Water Treatment Plant
September 14, 2021
Page 2 of 2

Pang Moua, MPP
Land Use and Built Environment Specialist

cc: Sheila Lynch, Keith Homersham, TCHD



September 13, 2021

Community & Economic Development Department
 4430 South Adams County Parkway
 1st Floor, Suite W2000
 Brighton, CO 80601-8204

Re: Greatrock North Water Treatment Plant

Dear Thomas Dimperio:

On behalf of United Power, Inc., thank you for inviting us to review and comment on the Greatrock North Water Treatment Plant. After review of the information, we have the following comments:

- **There is limited information on the plat referral. United Power thinks it would be beneficial to notate where U.E. are being placed from the existing U.E. to the building itself.**
- Easements utilized by United Power cannot be encumbered by any hard surfaces such as streets or sidewalks. Although the roadways/tracts on the plat are dedicated to utilities, we have above ground equipment that cannot be placed within these areas. In addition, sidewalks take away from the use of the easement & reduces the area, limiting where our equipment can be placed.

Please have the property owner/developer/contractor submit an application for new electric service, any modification to existing facilities including relocation and/or removal along with CAD data via <https://www.unitedpower.com/construction>. United Power would like to work with these persons early in the construction process on getting an electric design prepared so that we can request any additional easements needed and hopefully have those easements dedicated on the plat rather than obtaining separate instrument. Obtaining easements via a separate instrument can be time consuming and could cause delays.

As a Reminder: No permanent structures are acceptable within the dry utility easement(s); such as, window wells, wing walls, retaining walls, basement walls, roof overhang, anything affixed to the house like decks, etc. United Power considers any structure that impedes the access, maintenance, and safety of our facilities a permanent structure. No exceptions will be allowed, and any encroachments could result in penalties.

Service will be provided according to the rules, regulations, and policies in effect by United Power at the time service is requested. We would like to remind the developer to call the Utility Notification Center by dialing 811 to have all utilities located prior to construction. We look forward to safely and efficiently providing reliable electric power and outstanding service.

Thank you,

Amber Mendoza

Amber Mendoza, RWA
 ROW Agent
 720.249.9315 | platreferral@unitedpower.com

**Right of Way & Permits**

1123 West 3rd Avenue
Denver, Colorado 80223
Telephone: **303.571.3306**
Facsimile: 303. 571. 3284
donna.l.george@xcelenergy.com

September 14, 2021

Adams County Community and Economic Development Department
4430 South Adams County Parkway, 3rd Floor, Suite W3000
Brighton, CO 80601

Attn: Thomas Dimperio

Re: Greatrock North Water Treatment Plant, Case # PUD2021-00005

Public Service Company of Colorado's (PSCo) Right of Way & Permits Referral Desk has reviewed the major PUD amendment for **Greatrock North Water Treatment Plant**. Please be aware PSCo owns and operates existing natural gas distribution facilities along the public rights-of-way. The property owner/developer/contractor must complete the application process for any new natural gas service, or modification to existing facilities via xcelenergy.com/InstallAndConnect. It is then the responsibility of the developer to contact the Designer assigned to the project for approval of design details.

If additional easements need to be acquired by separate PSCo document, a Right-of-Way Agent will need to be contacted.

As a safety precaution, PSCo would like to remind the developer to call the Utility Notification Center by dialing 811 for utility locates prior to construction.

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Greatrock North Water & Sewer District

ORC Report

October 5, 2021

Water Quality

REC continuing to adjust RO operation and Alluvial Well pumping schedules. BECR, RHR, and GRN water samples collected September 7 averaged 350 mg/l TDS with an average Hardness of 106 mg/L as CaCO₃. Improved RO operation coupled with decreased water demand REC expects water quality to continue to improve.

Compliance Sampling

Lead and Copper sampling completed for 2021. Lead and Copper consumer notices will be sent out as soon as sample results are received and reviewed by REC.

Generator Maintenance

Batteries replaced at BECR and GRN booster station generators by Generator Source on September 23rd. Generator's test ran with no other issues identified at this time.

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.