MINUTES OF A REGULAR MEETING OF THE BOARD OF DIRECTORS OF THE GREATROCK NORTH WATER AND SANITATION DISTRICT HELD APRIL 7, 2020

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, April 7, 2020 at 4:30 P.M., via video conference - ZOOM. The meeting was open to the public.

Attendance	<u>Directors In Attendance</u> : Robert W. Fleck John D. Wyckoff Jeffrey Polliard Brian Rogers Dave Lozano
	<u>Also In Attendance Were</u> : Lisa A. Johnson; CliftonLarsonAllen LLP ("CLA") Jennifer Gruber Tanaka, Esq.; White Bear Ankele Tanaka & Waldron, P.C. Brad Simons P.E.; MMI Water Engineers, LLC ("MMI") Karl Heil; Ramey Environmental Compliance, Inc. ("REC") Nick Marcotte, P.E.; Element Engineering LLC ("Element") Eric Weaver; Marchetti & Weaver, LLC ("Marchetti")
Administrative Matters	Disclosure of Potential Conflicts of Interest Attorney Tanaka advised the Board that, pursuant to Colorado law, certain disclosures may be required prior to taking official action at the meeting. Attorney Tanaka confirmed that disclosures of conflicts of interest were filed with the Secretary of State's Office and the Board at least 72 hours prior to the meeting for those Directors with potential conflicts of interest. The Board reviewed the Agenda for the meeting, following which, Directors Fleck, Wyckoff, Polliard, Rogers and Lozano each confirmed that they had no additional conflicts of interest in connection with any of the matters listed on the Agenda. <u>Agenda</u>
	Attorney Tanaka distributed for the Board's review and approval a proposed Agenda for the District's regular meeting. Following discussion, upon motion duly made by Director Wyckoff, seconded by
	Director Polliard and, upon vote, unanimously carried, the Board approved the Agenda as amended.

Board of Director's Report

	Director Fleck reported on requested changes to the consultant reports and chain of command. He would like to see some changes to staff reports provided in the monthly packet. He requested more information on items that the Board needs to take action on, in advance of the meeting. Ms. Johnson provided some examples of changes to staff reports that can be made to achieve this goal. Director Fleck noted that he would like to give the manager more authority to address certain matters, along with having more accountability to the Board.
	The Board generally agreed with Director Fleck's comments above. Ms. Johnson will schedule a staff meeting to address the changes to the consultant reports.
	Monthly Manager's Report
	The Board reviewed the monthly Manager's Report. There were no questions at this time. A copy of the report is attached hereto and incorporated herein by this reference.
Consent Agenda	The Board considered the following actions:
	 Approve Minutes of the March 30, 2020 regular meeting Ratify approval of payment of claims through the period ending March 31, 2020 as follows:

General Fund	\$ 58,951.89
Debt Service Fund	\$ 600.00
Capital Projects Fund	\$ 23,984.22
Total Claims:	\$ 83,536.11

- Operations and Maintenance Activities Report.
- Review water meter installations.
- Acceptance of cash position schedule and unaudited financial statements for the period ending February 29, 2020 and Inclusion Summary.
- Adopt Resolution No. 2020-04-01; Declaring Emergency Procedures and Authorizing Teleconferencing for Regular and Special Meetings.
- Adopt Resolution No. 2020-04-02; Authorizing Temporary Suspension of New Late Fees and Interest and Placing a Temporary Moratorium on Utility Shutoffs.
- Adopt Resolution No. 2020-04-03; Authorizing Electronic Signatures

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

Regular Agenda	
Financial Matters	There were no financial matters to review at this time.
Engineer's Report	Mr. Simons presented the March Engineer's Report. A copy of the report is attached hereto and incorporated herein by this reference.
	Capital Projects Update
	Third Alluvial Well
	Mr. Simons provided an update on the third Alluvial Well. He has received Bishop Brogden Associates ("BBA") memo on the summary of analysis regarding the three test wells. Based on his analysis of the report, he recommends the next Alluvial Well be drilled at the Alluvial Well No. 5 location. Mr. Simons will summarize this information in a written report and provide to Ms. Johnson, the committee and BBA prior to the mid-month meeting and will include this information in the Engineer's Report, with recommendations, at the May Board meeting.
	Evaporation Pond
	Mr. Simons provided an update to the Board regarding the progress he has made on the evaporation pond to date.
	Reverse Osmosis Membrane System
	The District received a letter from the Department of Local Affairs ("DOLA") indicating that the District was not awarded any grant funds. DOLA indicated that the reason the District did not receive any funds was because they felt the Reverse Osmosis project was needed due to growth in the District. Director Fleck followed up with DOLA and provided additional information to them on the need for the project. DOLA stated they would move the information up the chain and would contact Director Fleck again with more information.
	Mr. Marcotte reported on the progress made related to the Reverse Osmosis Treatment Facility upgrade. He provided an update on the engineering work related to the project. Mr. Marcotte informed the Board that he is on track to submit plans to CDPHE for review and approval in May.
	Water Meter Upgrade Project
	The Board discussed the Water Meter Upgrade Project.

	Discuss status of proposal from Badger Meter regarding Beacon Advanced Metering Analytics
	Ms. Johnson reported that she has been working with Mr. Cordova to review the proposals from Badger Meter related to the meter upgrade project and associated software. Her initial review indicates that the District could upgrade the current meters and purchase and own the Beacon software and associated hardware, all within the proposed budget of \$200,000.
	Ms. Johnson will provide the detail of her analysis to the committee at the mid-month meeting and, based on feedback, present the final information to the Board at the May Board meeting.
Operations/ Maintenance Matters	Discussion ensued regarding the recent water leak in Box Elder Creek Ranch. Ms. Johnson summarized staff's response to attend to the leak. Mr. Heil then summarized his efforts to try to isolate the leak while putting as few of customers out of service as possible. Unfortunately, this effort was unsuccessful and therefore water was shut-off to the entire subdivision. The contractor was able to find the leak and shut-off the corporation stop in front of the leak, allowing the water to be restored to the entire subdivision prior to the repair of the leak the following day. The contractor ordered the parts and was able to repair the leak the next morning.
	The Board and staff further discussed operational issues experienced during the leak. The Board directed staff to obtain a few additional contractors to engage for On-Call/Emergency Services for future use.
Legal Matters	Status of Country Club Ranchettes Filing No. 2 Inclusion Agreement
	Attorney Tanaka provided a status update on the Country Club Ranchettes Filing No. 2 Inclusion Agreement to the Board. She is currently waiting on a response from the property owner regarding moving this agreement forward. Ms. Johnson is in the process of scheduling a call with the property owner to discuss his concerns and status.
	Update on May 5, 2020 Election
	Attorney Tanaka provided an update on the May 2020 Directors' Election to the Board, reporting that Director Fleck and Director Rogers were re-elected by acclamation. Per legal requirements, the oaths will be administered after the May 5 th election date.

	<u>Review Proposals for District Management Services and consider engagement of firm to provide services – ADJOURN TO EXECUTIVE SESSION IF NECSSARY §§ 24-6-402(4)(b) and (e), C.R.S.</u>
	Attorney Tanaka summarized the process of requesting proposals and noted which firms responded. Three proposals were received: CliftonLarsonAllen LLP ("CLA"), Pinnacle Consulting Group and Public Alliance, LLC.
	The Board discussed the information and presented Ms. Johnson with questions related to the CLA proposal. The Board determined to continue further discussions regarding the proposals in Executive Session at the end of the Board meeting.
Other Business	Status of Homestead Heights (Country Club Ranchettes #1)
	No additional update since the Engineer's Report was finalized. Information was provided within the Engineer's Report – see attached.
	Status of Hayesmount Estates
	No additional update since the Engineer's Report was finalized. Information was provided within the Engineer's Report – see attached.
	Status of Ridgeview Estates
	Ms. Johnson reported that the deposit check provided by the property owner to cover expenses related to his development was returned unpaid by the bank. Ms. Johnson is working with the property owner to receive a replacement check. At this time, no work has been authorized by District staff until additional funds are received.
	Status of Country Club Ranchettes #2
	No additional update since the Engineer's Report was finalized. Information was provided within the Engineer's Report – see attached.
	Mid-Month Committee Meeting
	The Board approved scheduling a mid-month committee meeting for April 17, 2020 at 9 a.m.
Community Comments	There were no Community Comments before the Board at this time.
Executive Session	Executive Session to Discuss Management Matters and To Receive Legal

	Advice (§§ 24-6-402(4)(b) and (e), C.R.S.) Upon a motion duly made by Director Rogers, seconded by Director Polliard and, upon vote, unanimously carried, the Board entered Executive Session at7:09 p.m. The Board reconvened in regular session at 7:40 p.m.
	Following discussion, upon a motion duly made by Director Wyckoff, seconded by Director Rogers and, upon vote, unanimously carried, the Board approved engaging CliftonLarsonAllen LLP for Management, Accounting and Billing Services, engaging White Bear Ankele Tanaka & Waldron, P.C. for GIS Services and terminating Marchetti & Weaver, LLC for Accounting Services.
Adjournment	There being no further business to come before the Board at this time, upon motion duly made by Director Wyckoff, seconded by Director Fleck and, upon vote, unanimously carried, the meeting was adjourned.
	Respectfully submitted,

By Usa Johnson 816F8176E03A48A....

Secretary for the Meeting

Attorney Statement

Regarding Privileged Attorney-Client Communication

Pursuant to § 24-6-402(2)(d.5)(II)(B), C.R.S., I attest that in my capacity as general counsel representing the Greatrock North Water and Sanitation District (the "District"), I attended the Executive Session on April 7, 2020, for the sole purpose of conferencing with the District's Board of Directors for the purpose of giving legal advice and for discussing matters subject to negotiation as authorized by Section 24-6-402(4)(b) and (e), C.R.S. I further attest that it is my opinion that all or a portion of the executive session discussion constituted attorney-client privileged communication as provided by § 24-6-402(4)(b), C.R.S., and based on that opinion, no further record, written or electronic, was kept or required to be kept pursuant to § 24-6-402(2)(d.5)(II)(B), C.R.S.

---- DocuSigned by:

Jennifes Gruber Tanaka

Jennifer Gruber Tanaka, Esq.



Date: March 31, 2020

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

From: Lisa A. Johnson, Interim District Manager

Re: April 7, 2020 Manager's Report

Agenda Action Items

II.A. Consent Agenda

- 1. Approve the Minutes of the March 3, 2020 regular meeting.
- 2. Ratify approval of the payment of claims for the period ending March 31, 2020.
- 3. Operations and Maintenance Activities Report.
- 4. Review water meter installations.
- 5. Acceptance of cash position schedule and unaudited financial statements for the period ending February 29, 2020 and Inclusion Summary.
- 6. Adopt Resolution No. 2020-04-01: Declaring Emergency Procedures and Authorizing Teleconferencing for Regular and Special Meetings.
- 7. Adopt Resolution No. 2020-04-02; Authorizing Temporary Suspension of New Late Fees and Interest and Placing a Temporary Moratorium on Utility Shutoffs.

I recommend approval of the consent agenda items.

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

An update on this agenda item is included in the Engineer's Report

VII.B. Hayesmount Estates

An update on this agenda item is included in the Engineer's Report. 17 System Development Fees have been paid as of February 21, 2020.

VII.C. Ridgeview Estates

An update on this agenda item is included in the Engineer's Report.

VII.D. Country Club Ranchettes No. 2

An update on this agenda item is included in the Engineer's Report

Review of monthly Water Resumes and Other Water Related Matters

Attorney Poznanovic has reviewed the January resume and did not find any cases he recommends the District oppose.

Update on other District Related Matters and/or Committee Meetings

The Committee did not meet in the month of March.



PO Box 99, Firestone, Colorado 80520 email: contact.us@RECinc.net www.RECinc.net

Greatrock North Water & Sewer District Monthly Activities Report February 14, 2020 to March 13, 2020

02/14/20 (1.5hrs) Completed routine checks.

02/17/20 (1.5hrs) Completed routine checks. Flow meter in RO Building is leaking, shutoff water to building.

02/19/20 (3.5hrs) Completed routine checks.

02/21/20 (1.75hrs) Completed routine checks. Checked pH and conductivity at all pump stations.

02/24/20 (1hrs) Completed routine checks.

02/26/20 (2.25hrs) Completed routine checks. Checked pH and conductivity at all pump stations.

02/28/20 (1.25hrs) Completed routine checks.

03/02/20 (1.42hrs) Completed routine checks.

03/04/20 (1.5hrs) Completed routine checks.

03/06/20 (3.25hrs) Completed routine checks. Pulled aerator out of the pond, cleaned and returned to pond.

03/09/20 (1.08hrs) Completed routine checks.

03/11/13 (1.25hrs) Completed routine checks.

03/13/20 (3.08hrs) Completed routine checks.

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RO Rune Time		131.4	hrs.
	RO Concentrate Flow: 1 Pond (South)	236,520	gallons

February 14, 2020 to March 13, 2020

Sampled Date: February 26, 2020

Monthly Testing	TDS (mg/L)	Calcium (mg/L)	Magnesium (mg/L)	Total Hardness (mg/L)
BE	484.00	49.30	8.99	160.20
RHF	485.00	49.20	8.70	158.60
GRN	493.00	52.70	9.61	171.20

Date	Permeate Flow	Concentrate Flow	% Recovery	Permeate Conductivity	Hour Meter
14-Feb	0	0	0	0	621.10
17-Feb	0	0	0	0	635.50
19-Feb	0	0	0	0	644.10
21-Feb	0	0	0	0	654.00
24-Feb	0	0	0	0	667.10
26-Feb	0	0	0	0	675.90
28-Feb	0	0	0	0	684.70
2-Mar	0	0	0	0	703.40
4-Mar	0	0	0	0	712.00
6-Mar	0	0	0	0	722.30
9-Mar	0	0	0	0	735.10
11-Mar	0	0	0	0	743.80
13-Mar	0	0	0	0	752.50



GREATROCK NORTH WATER AND SANITATION DISTRICT ENGINEER'S REPORT March 29, 2020

Facility Activities

Rocking Horse Farms Subdivision

With the County's recent approval of the Country Club Ranchettes Filing No. 1 final plat, MMI is working with Mr. Cass, of Quantum Pump & Controls, LLC, to address pump station improvements, including the addition of pump(s), installation of a variable frequency drive on the high-service pump, and generator replacement. The fully-executed ICA was provided to Quantum on March 16, 2020. Quantum is procuring the pump and drives and will provide a schedule for installation once established. The work will likely occur during evening/morning hours to minimize service disruptions.

Greatrock North Subdivision

No activity updates to report.

Operations

The initial operations meeting for 2020 needs to be scheduled.

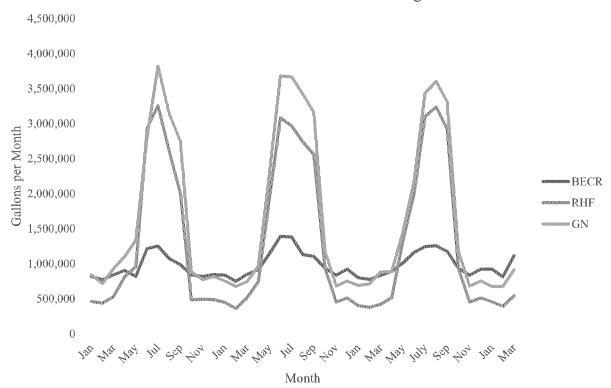
District-wide Activities

General Water Accounting

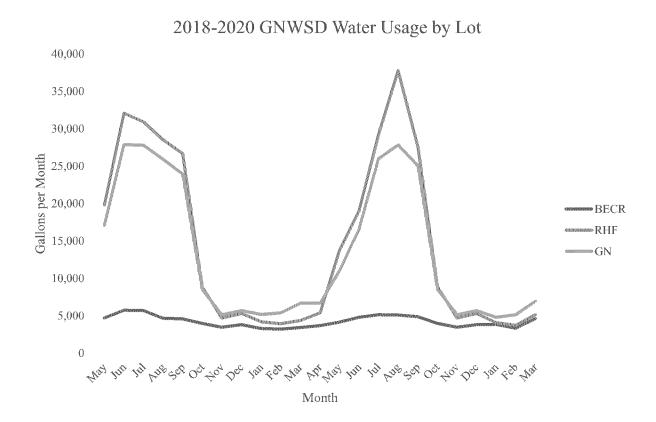
Below is a tabulation and graph of water usage (gallons) for each month for each subdivision based upon the daily/monthly SCADA reports.

2018, 2019, & 2020	BECR	RHF	GN
· · · ·			
December (2018)	921,072	508,705	754,203
January (2019)	796,883	401,939	686,814
February	774,758	377,806	710,598
March	831,348	420,949	880,730
April (projected)#	888,839	516,644	883,631
May	1,007,538	1,318,466	1,450,327
June	1,158,465	1,995,163	2,181,844
July	1,244,000	3,099,940	3,432,270
August	1,254,862	3,235,914	3,601,755
September (as of 09/22/19)	864,337	2,141,286	2,427,177
September (projected)	1,178,641	2,919,936	3,309,787
October		DATA NOT AVAILABLE	
November		DATA NOT AVAILABLE	
December (2019)		DATA NOT AVAILABLE	
January (2020)	920,151	456,104	674,231
February (2020)	813,103	393,499	677,324
March (as of 03/18/20)	648,265	315,390	530,766
March (projected)	1,116,457	543,172	914,097

2017-2020 GNWSD Water Usage



Below is a graph of average water usage (gallons) for each month for lots in each subdivision based upon the daily/monthly SCADA reports.



Water Augmentation Pumping

On January 9, 2020, the daily SCADA reporting function was restored. Below is a summary of augmentation water pumped (gallons) for each month based upon the daily/monthly SCADA reports. This information is beneficial when evaluating monthly power billings.

2017, 2018, & 2019	LFH-1 (GN)	LFH-2 (RHF)	LFH-3 (BECR)
December (2018)	0	404,530 (until 12/07/18)	0
January	0	0	0
February	0	0	0
March	0	0	0
April (through 04/16/19)	0	0	0
May	9,993	1,378,379	30,088
June	480,300	0	0
July	432,550	303,669	3,678,279
August	303,669	432,550	4,304,560
September (through 09/22/19)	38,657	203,368	2,891,202
October		DATA NOT AVAILABLE	

November	DATA NOT AVAILABLE			
December	DATA NOT AVAILABLE			
January (2020)	TBD	0	0	
February	0	0	0	
March (as of 03/18/20)	0	0	0	

Water Quality Tracking

Below are tables summarizing water quality, pond levels, and electricity usage.

		TDS (mg/l)			Hardness (mg/l)
Sample Date	<u>BECR</u>	RHF	<u>GN</u>	<u>BECR</u>	<u>RHF</u>	<u>GN</u>
March 18, 2020	474	459	461	166.8	152.6	153.4
February 26, 2020	484	485	493	160.2	158.6	171.2
January 15, 2020	435	426	464	147.0	146.9	157.2
December 13, 2019	403	358	361	128.0	109.6	115.3
November 27, 2019	432	339	395	117.1	88.7	91.3
October 16, 2019	340	452	415	79.6	129.2	117.8
September 25, 2019	495	497	485	165.5	177.9	174.9
August 14, 2019	565	520	546	213.3	195.8	194.7
July 17, 2019	464	437	513	193.2	186.3	190.6
June 5, 2019	511	557	544	132.2	173.7	154.8
May 22, 2019	665	650	645	262.3	263.3	271.7
April 24, 2019	490	451	459	170.9	141.1	149.1
March 20, 2019	437	429	419	162.0	153.2	159.2
February 28, 2019	352	404	334	112.9	136.8	110.4
January 16, 2019	657	510	590	261.9	182.4	226.2
December 5, 2018	292	318	328	62.1	66.8	66.0
November 7, 2018	283	305	290	72.0	88.6	81.0
October 11, 2018	292	347	346	90.9	128.6	121.6
September 14, 2018	434	442	444	167.1	167.4	164.6
August 31, 2018	467	481	338	173.5	168.2	138.3

* Any projections are based upon benchtop data presented by Mike Atwood if laboratory results are unavailable.

The maximum daily reverse osmosis runtime was decreased to 300 minutes (5.0 hours) on November 13, 2019.

Pond Level Management

On January 9, 2020, the daily SCADA reporting function was restored. There are approximately 7 inches of capacity available in the ponds and we will continue to monitor this data through the winter as evaporative rates and daily water usage change.

Date	South Pond Level Reading
March 25, 2018	3.58
June 30, 2018	3.12
September 23, 2018	3.30
December 31, 2018	3.51
February 21, 2019	3.63
March 22, 2019	3.73
June 23, 2019	3.90
September 22, 2019	3.58
November 11, 2019	3.68
December 18, 2019#	3.80
January 1, 2020	3.84
January 31, 2020	3.92
February 20, 2020	4.04
March 18, 2020	4.03

Data may not be accurate since the daily reporting function has not been reliably restored.



2017-2020 GNWSD Pond Levels

United Power Billings

No updated United Power billings for this month's report.

Below is tracking of the annual electrical usage and billings.

12-Month Comparisons – Energy Usage (KWH)					
2016	41,650	276,080	54,440	93,880	466,050
2017	46,917	261,160	79,360	96,880	484,317
2018	49,690	236,640	120,480	97,040	503,850
2019	49,710	265,400	51,360	84,160	450,630

12-Month Comparisons – Billing Amount					
2016	\$4,727.95	\$22,001.43	\$4,818.44	\$7,689.61	\$39,237.43
2017	\$5,139.49	\$20,952.92	\$6,811.47	\$7,842.35	\$40,746.23
2018	\$5 <i>,</i> 809.20	\$19,753.28	\$11,043.46	\$8,417.57	\$45,023.51
2019	\$5 <i>,</i> 886.66	\$22,413.13	\$5,538.77	\$7,697.35	\$41,535.91

Below is last month's year-to-date tracking of the electrical usage and billings for similar 1-month periods.

YTD Comparisons (1 month)					
		Energy Us	age (KWH)		
Year	Alluvial Wells	BECR	RHF	GN	Total
2016	1,928	15,960	2,920	5,640	26,448
2017	2,418	13,240	4,560	6,080	26,298
2018	2,073	16,440	4,680	6,720	29,913
2019	2,708	9,440	1,880	5,600	19,628
2020	2,356	11,240	2,520	3,880	19,996

YTD Comparisons (1 month)					
		Billing A	Amount		
Year	Alluvial Wells	BECR	RHF	GN	Total
2016	\$231.55	\$1,276.60	\$279.51	\$477.25	\$2,264.91
2017	\$283.56	\$1,146.87	\$412.09	\$538.69	\$2,381.21
2018	\$252.57	\$1,375.07	\$422.34	\$570.31	\$2,620.29
2019	\$323.84	\$841.63	\$190.94	\$493.54	\$1,849.95
2020	\$289.69	\$989.78	\$238.65	\$350.09	\$1,868.21

Energy Category	2016 Rates	2017 Rates	2018 Rates	2019 Rates
C1 (Energy)	\$0.10900 / KWH	\$0.11219 / KWH	\$0.1122 / KWH	\$0.1078 / KWH
C1 (Demand)	-	-	-	\$1.00 / KW
CTD1 (On Peak)	\$0.15613 / KWH	\$0.15932 / KWH	\$0.1594 / KWH	\$0.1594 / KWH
CTD1 (Demand)	-	-	-	\$1.00 / KW
CTD2 (Off Peak)	\$0.05858 / KWH	\$0.06177 / KWH	\$0.0618 / KWH	\$0.0554 / KWH

NOTE: United Power's energy rates changed in the billings issued on February 18, 2019.

Geographic Information System

I recommend the District assess the GIS site once the District Manager issues have been worked out. As previously reported, SDMS, REC, and MMI met with MyAssetMap on October 21, 2019 to discuss adding information and records to the GIS site based upon discussions with Karl Heil and Nick Moncada.

Development Activities

Hayesmount Estates

During the December 3, 2019 warranty inspection, the developer asked about the distribution system pressure to the subdivision. On January 17, 2020, Mike Atwood took pressure readings at the addresses below in the subdivision.

Address	Pressure
29240 East 165 th Avenue	60 psi
29300 East 165 th Avenue	60 psi
29350 East 165 th Avenue	62 psi
29400 East 165 th Avenue	64 psi

Country Club Ranchettes, Filing 1

MMI met with the developer's engineer on March 5, 2020 and provided comments to the Water System Improvement construction documents for Filing No. 1. Revised construction documents were provided to MMI on March 19, 2020 and will be reviewed by April 15, 2020.

Ridgeview Estates (PLT2019-00026)

The most request for comments was received from Adams County on February 28, 2020. District representatives met with the applicant and his engineer on March 10, 2020. MMI reviewed the 3rd submittal and provided comments to the County on March 16, 2020. MMI provide comments on the Water System Improvement construction documents for Filing No. 1 to the applicant and his engineer on March 23, 2020.

Country Club Ranchettes, Filing 2

Inclusion agreement activity will be reported under "Legal Matters".

Capital Activities

Updates on capital project activities will be provided at the April 7, 2020 Board meeting.



Certificate Of Completion

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Signer Events

Lisa Johnson lisa.johnson@claconnect.com Security Level: Email, Account Authentication (None)

Electronic Record and Signature Disclosure: Accepted: 8/13/2020 12:10:34 PM

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Jennifer Gruber Tanaka jtanaka@wbapc.com Security Level: Email, Account Authentication (None)

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In Person Signer Events	Signature
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Intermediary Delivery Events	Status
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Witness Events	Signature
Notary Events	Signature

Holder: Megan Liesmaki Megan.Liesmaki@claconnect.com

Signature

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Electronic Record and Signature Disclosure

ELECTRONIC RECORD AND SIGNATURE DISCLOSURE

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