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

A special meeting of the Board of Directors (referred to hereafter as "Board") of the Greatrock North Water and Sanitation District (referred to hereafter as "District") was convened on Tuesday, July 7, 2020 at 4:30 P.M. Due to COVID-19, the meeting was conducted via video conference - ZOOM. The meeting was open to the public.

Attendance	Directors In Attendance: Robert W. Fleck John D. Wyckoff Jeffrey Polliard Brian Rogers Dave Lozano
	<u>Also In Attendance Were</u> : Lisa A. Johnson & Janece Soendker; CliftonLarsonAllen LLP ("CLA") Jennifer Gruber Tanaka, Esq.; White Bear Ankele Tanaka & Waldron, P.C. Brad Simons P.E.; MMI Water Engineers, LLC ("MMI") Nick Marcotte, P.E.; Element Engineering LLC ("Element") Mike Murphy; Ramey Environmental Compliance, Inc. ("REC")
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> Ms. Johnson distributed for the Board's review and approval a proposed Agenda for the District's special meeting.
	Following discussion, upon motion duly made by Director Polliard, seconded by Director Wyckoff and, upon vote, unanimously carried, the Board approved the Agenda as presented.

	Board of Director's Report
	None.
	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 June 2, 2020 special meeting Ratify approval of payment of claims through the period ending June 30, 2020 in the amount of \$50,563.69. Operations and Maintenance Activities Report.
	Following discussion, upon motion duly made by Director Wyckoff, seconded by Director Polliard and, upon vote, unanimously carried, the Board approved the consent agenda items as amended.
Financial Matters	Review and Consider Approval of Engagement Letter from Kutak Rock for Bond Counsel Services
	Ms. Johnson reviewed the engagement letter from Kutak Rock with the Board.
	Following review, upon a motion duly made by Director Wyckoff, seconded by Director Lozano and, upon vote, unanimously carried, the Board approved the Engagement Letter from Kutak Rock for Bond Counsel Services.
	Review and Consider Acceptance of Cash Position Schedule and Unaudited Financial Statements for the period ending May 31, 2020 and Inclusion Summary
	Ms. Soendker presented the Cash Position Schedule and Unaudited Financial Statements for the period ending May 31, 2020 and Inclusion Summary with the Board. Director Polliard requested that Mrs. Soendker include an updated percentage of budget to actual utilization each month.
	Following discussion, upon a motion duly made by Director Rogers, seconded by Director Polliard and, upon vote, unanimously carried, the Board accepted the May 31, 2020 Unaudited Financial Statements, cash position schedule and inclusion summary.
Engineer's Report	Mr. Simons presented the July Engineer's Report. A copy of the report is attached hereto and incorporated herein by this reference.

Capital Projects Update

Third Alluvial Well

a. Discuss and Consider Approval of an Addendum to the Independent Contractor Agreement with Bishop Brogden Associates for Groundwater Microscopic Particulate Analysis ("GMPA") in the amount of \$4,200.00

Following discussion, upon a motion duly made by Director Wyckoff, seconded by Director Fleck and, upon vote, unanimously carried, the Board approved an Addendum to the Independent Contractor Agreement with Bishop Brogden Associates for Groundwater Microscopic Particulate Analysis ("GMPA") in the amount of \$4,200.00.

b. Discuss and Consider Approval of Proposal from Colorado Water Well for initial investigation in the amount of \$1,000

Following discussion, upon a motion duly made by Director Wyckoff, seconded by Director Fleck and, upon vote, unanimously carried, the Board approved the proposal from Colorado Water Well for initial investigation in the amount of \$1,000.

Evaporation Pond

Mr. Simons provided an update on the status of the project to the Board. Director Fleck would like to see a schedule prepared to bring this project to closure.

1. Discuss next steps related to unsuccessful attempts to contact two property owners regarding an easement to allow the installation of concentrate line and discuss next steps

Ms. Johnson recommends sending easement documents to all property owners via certified mail as soon as they are complete and finalized by legal counsel. The Board agreed and directed staff to move forward as recommended.

Reverse Osmosis Treatment Facility

Mr. Marcotte provided an update on the status of the project. The Board discussed the architecture of the Reverse Osmosis Building. Director Polliard, Director Lozano and Mr. Marcotte will meet with the architect on July 9, 2020 to discuss design options, etc.

	1. Discuss and Consider Approval of Change Order to Contract with Worth Hydrochem to re-orient piping to allow for back to back skid installation in the amount of \$5,760.00.
	Mr. Marcotte presented the Change Order received from Worth Hydrochem to the Board.
	Following review, upon a motion duly made by Director Wyckoff, seconded by Director Polliard and, upon vote, the Board approved the Change Order to the Worth Hydrochem Contract and approved the addendum to the contract, subject to legal finalization. Director Fleck and Director Rogers voted no.
	Water Meter Upgrade Project
	The Board discussed the Water Meter Upgrade Project. Ms. Johnson noted that the kick-off meeting for this project is scheduled for July 16, 2020. Ms. Johnson will provide an update to the Board following this event.
Operations/ Maintenance Matters	Mr. Murphy presented the Operations and Maintenance Report to the Board. Following review, the Board discussed the location of the hydrant meter. Staff has not been able to locate it. Ms. Johnson will draft correspondence to Special District Management Services, Inc. to request the last time it was lent out and if it was returned, etc. A copy of the Operations and Maintenance Report is attached hereto and incorporated herein by this reference.
	A. <u>Review and Consider Approval of a Proposal from Applied Ingenuity for</u> <u>Rocking Horse Farms Laramie Fox Hills Well Level Transducer in the</u> <u>amount of \$3,978.</u>
	Mr. Murphy reviewed the proposal with the Board, noting he has reached back out to Applied Ingenuity to request additional information prior to approval. Ms. Johnson inquired as to whether the District should request additional proposals. The Board determined additional proposals are not needed at this time.
	B. Discuss Water Storage Tank Issues in June 2020
	The Board discussed the report prepared by Ramey Environmental Compliance, Inc. regarding the loss of power event that occurred and the failure of SCADA to call out. Mr. Murphy will solicit a proposal for a backup alarm system for the SCADA system for short-term use, until the Reverse Osmosis upgrade project is completed.
	Director Rogers noted that the trees at RHF pump station seem distressed. Director Wyckoff will contact Elite Industries to inspect and make

	recommendations. Director Rogers also noted that there seems to be an infestation of voles at the RHF facility. Mr. Murphy and/or Ms. Johnson will contact vendors that provide pest control services for a proposal.
	Mr. Murphy will provide a proposal for a new chlorine pump for consideration by the Board.
Legal Matters	Status of Country Club Ranchettes Filing No. 2 Inclusion Agreement
	Attorney Tanaka noted that there is no new update at this time.
Other Business	Status of Homestead Heights (Country Club Ranchettes #1)
	No new update was provided at this time.
	Status of Hayesmount Estates
	No new update was provided at this time.
	Status of Ridgeview Estates
	1. Consider Approval of Utility Easement
	Following discussion, upon a motion duly made by Director Wyckoff, seconded by Director Rogers and, upon vote, unanimously carried, the Board approved the Utility Easement.
	Status of Country Club Ranchettes #2
	No new update was provided at this time.
Community Comments	There were no Community Comments before the Board at this time.
Adjournment	There being no further business to come before the Board at this time, upon motion duly made by Director Rogers, seconded by Director Polliard and, upon vote, unanimously carried, the meeting was adjourned.
	Respectfully submitted,

DocuSigned by: lisa Johnson By 816F8176E93A48A..

Secretary for the Meeting



Date: June 30, 2020

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

From: Lisa A. Johnson, Interim District Manager

Re: July 7, 2020 Manager's Report

Agenda Action Items

II.A. Consent Agenda

- 1. Approve the Minutes of the June 2 2020 special meeting.
- 2. Ratify approval of the payment of claims for the period ending June 30, 2020.
- 3. Operations and Maintenance Activities Report.
- 4. Acceptance of cash position schedule and unaudited financial statements for the period ending May 31, 2020.

I recommend approval of the consent agenda items.

III.A Engagement Letter from Kutak Rock for Bond Counsel Services

I have emailed Attorney Lay requesting an engagement letter for Bond Counsel Services related to the 2020 refinancing.

When letter received, I recommend approval of the Engagement Letter with Kutak Rock for Bond Counsel services.

IV.A.4.a. Meter Upgrade Project

As an update, once the billing transition is complete including the offering of Point and Pay, I will then schedule a kick-off meeting related to the meter upgrade project.

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

No new update.

VII.B. Hayesmount Estates

17 System Development Fees have been paid as of February 21, 2020.

VII.C. Ridgeview Estates

The Developer of Ridgeview Estates recently mailed additional deposit funds in the amount of \$3,000. In addition, he has provided a Utility Easement that he has negotiated on behalf of the District for connection to the existing system in Greatrock North.

VII.D. Country Club Ranchettes No. 2

I reached out to Mr. Scolnick last week to ask for an update on the water rights issue. He reported that he continues to work on the issue and is making progress.

Review of monthly Water Resumes and Other Water Related Matters

Attorney Poznanovic will review the May 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

The Committee met this month minus President Fleck. A summary of the discussion is as follows:

General Operations Issues

-Discussed water pressure issues in Rocking Horse Farms and determined course of action to potentially mitigate.

-Spoke with Mr. Murphy regarding a report on the water outage in Box Elder Creek Ranch in June.

-Discussed HOA Solutions proposal for Telemetry and integration with R.O. Project.

R.O. Project

-Discussed status of the work Element Engineering is currently working on.

-Discussed the type of building structure.

-Discussed construction management services and Director Wyckoff requested an estimate of fees to provide these services.

Evaporation Pond Project

-Discussed the status of contacting property owners regarding line alignment and next steps.

-Discussed status of receipt of exhibits and value to complete draft easements. -Reviewed conceptual plans for the pond. Mr. Simons plans to submit to CDPHE by July 3, 2020.

Alluvial Well

-Discussed Bishop Brodgen proposal for next steps related to determining next alluvial well location. Mr. Simons will finalize memo and transmit to me.

Update on Management, Accounting, and Billing Services

Ms. Peters has informed me that she is confident that Point and Pay will be rolled out to customers in their July bills. This will complete the transition of billing services.



GREATROCK NORTH WATER AND SANITATION DISTRICT ENGINEER'S REPORT June 28, 2020

Facility Activities

Box Elder Creek Ranch Subdivision

No activity updates to report.

Rocking Horse Farms Subdivision

Quantum Pump & Controls, LLC (QPC), has installed the variable frequency drive for the highservice pump (i.e. fire pump) and expected to complete the installation of the fourth duty pump by May 29, 2020. However, on June 8, MMI learned QPC has procured the wrong pump. QPC is awaiting delivery of the correct pump to complete the installation.

On June 24, 2020, Director Wyckoff asked MMI about water pressure in the subdivision. Brad investigated the discharge pressure at the pump station which appeared to be normal. Brad informed Lisa and Ramey Environmental Compliance (REC) of the inquiry. REC conducted an initial investigation on June 25 and indicated the system appeared to be normal. REC will log pressures at John's house.

Greatrock North Subdivision

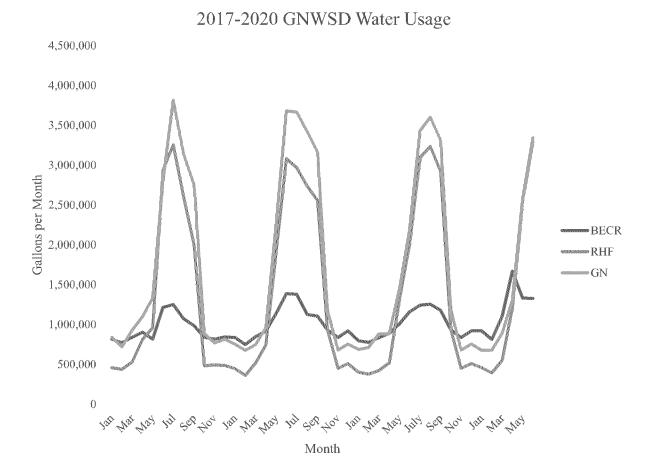
No activity updates to report.

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 (extrapolated)	1,102,947	548,954	887,770
April (2020)	1,666,738	1,205,597	1,308,247
May (2020)	1,329,794	2,567,558	2,577,018
June (projected)	1,327,400	3,286,802	3,345,525



Water Quality Tracking

		TDS (mg/l)			Hardness (mg/)
Sample Date	BECR	RHF	<u>GN</u>	BECR	<u>RHF</u>	<u>GN</u>
June 2020			RESULTS	PENDNG		
May 15, 2020	660	664	670	252.3	264.4	267.6
April 15, 2020	562	530	527	207.3	197.1	203.9
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

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

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

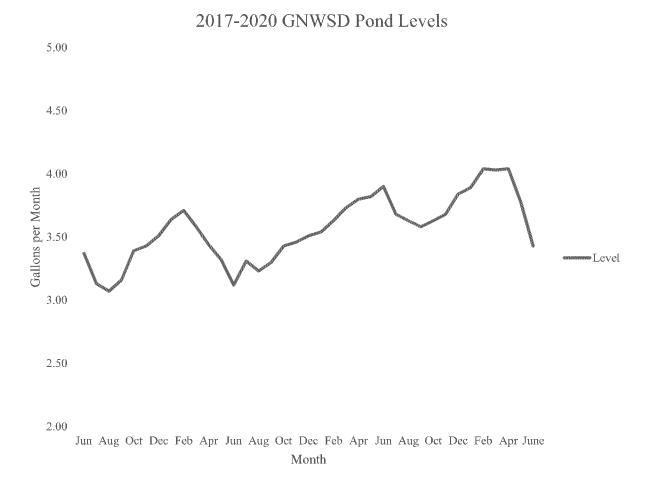
The maximum daily RO runtime was increased to 8 hours on June 5, 2020

Pond Level Management

There are approximately 14 inches of capacity available in the ponds and we will continue to monitor this data 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
April 25, 2020	4.04
May 24, 2020	3.78
June 27, 2020	3.43

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



United Power Billings

Below is tracking of the annual electrical usage and billings. Effective March of 2020, United Power will be billing on calendar month cycles reflecting usage from the first to last day of the month.

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	\$5,809.20	\$19,753.28	\$11,043.46	\$8,417.57	\$45,023.51
2019	\$5,886.66	\$22,413.13	\$5,538.77	\$7,697.35	\$41,535.91

Below year-to-date tracking of the electrical usage and billings for similar 3-month periods.

YTD Comparisons (3 months)							
	Energy Usage (KWH)						
Year	Alluvial Wells	BECR	RHF	GN	Total		
2016	7,214	56,560	10,840	20,600	95,214		
2017	9,919	45,400	15,760	24,960	96,039		
2018	7,505	44,720	8,880	20,440	81,545		
2019	9,244	45,440	7,080	20,440	82,204		
2020	6,913	33,200	7,040	11,360	58,513		

YTD Comparisons (3 months)							
	Billing Amount						
Year	Alluvial Wells	BECR	RHF	GN	Total		
2016	\$870.52	\$4,531.18	\$1,032.65	\$1,766.02	\$8,200.37		
2017	\$1,178.18	\$3,974.23	\$1,485.98	\$2,243.56	\$8,881.95		
2018	\$922.04	\$3,667.17	\$874.93	\$1,778.63	\$7,242.77		
2019	\$1,129.50	\$3,989.99	\$736.29	\$1,808.90	\$7,664.68		
2020	\$842.06	\$2,873.96	\$737.22	\$1,011.71	\$5,464.95		

NOTE: United Power's energy rates changed in the billings issued on February 25, 2020.

Energy Category	2017 Rates	2018 Rates	2019 Rates	2020 Rates
C1 (Energy)	\$0.11219 / KWH	\$0.1122 / KWH	\$0.1078 / KWH	\$0.1031 / KWH
C1 (Demand)	-	-	\$1.00 / KW	\$1.50 / KW
CTD1 (On Peak)	\$0.15932 / KWH	\$0.1594 / KWH	\$0.1594 / KWH	\$0.1594 / KWH
CTD1 (Demand)	-	-	\$1.00 / KW	\$1.50 / KW
CTD2 (Off Peak)	\$0.06177 / KWH	\$0.0618 / KWH	\$0.0554 / KWH	\$0.052 / KWH

Development Activities

<u>Hayesmount Estates</u> No engineering activity.

Country Club Ranchettes, Filing 1

MMI has requested a schedule for construction within the Greatrock North and Rocking Horse Farms subdivisions.

Ridgeview Estates (PLT2019-00026)

On June 8, 2020, the developer's engineer provided an updated set of construction plans for the proposed water system improvements. On June 26, Lisa Johnson indicated the developer had advanced funds and instructed MMI to review the updated construction plans.

<u>Country Club Ranchettes, Filing 2</u> No engineering activity.



ENGINEER'S PROGRESS REPORT

Date:	July 7, 2020	
То:	Greatrock North Water and Sanitation District	
From:	Element Engineering	
Job No.	0041.0001	
RE:	Monthly Engineers Report – New Items Bold	

Water Treatment Plant Improvements - Design

Design of the water treatment plant is ongoing with interior and exterior piping being set both horizontally and vertically. Preliminary site and grading plans have been completed. Equipment has been laid out and situated in the building floorplan.

Progress plans were sent to MMI and Ramey Environmental on March 30th. A review meeting was held to discuss comments and gather input on the drawings from the design team on April 16th. We are currently working on updating the plans per the comments received. These updated plans will be sent to the district board and design team by the week of May 4th.

Plans and a Basis of Design Report (BDR) will be submitted to CDPHE by the end of May. During CDPHE review Element will continue to move the design forward and will be working with subconsultants on their respective areas of the design (structural, MEP, electrical, etc).

Element submitted progress plans for the district committee meeting. Changes to the site plan were discussed including removing the northern access and moving the future septic system location. Discussion on the finishing of the future office location was also discussed.

We are currently continuing to work on the design plans including comments discussed at the meeting. A new progress set will be submitted to the district prior to the June board meeting. We are on schedule for a May submittal to CDPHE. We have kicked all subconsultants off on their designs and have entered the multi-disciplinary phase of design.

Further discussion on the future office location was held at the June 2nd board meeting. There were no comments discussing moving equipment/piping, therefore we will move forward with all subconsultants on the proposed layout.

A preliminary schedule for design through construction is attached.

The Basis of Design Report (BDR) was submitted to CDPHE on June 1st. At the June 2nd it was discussed and agreed upon by the board that the building would include a unisex restroom and the plans would include the necessary septic system and leach field design. These will be incorporated into the documents.

Element held a design coordination meeting with subconsultants on June 28, 2020. Plans and documents have been provided to the subconsultants and they have started their design work. A coordination meeting with the controls engineer will be held on June 23rd. A site visit with the electrical engineer is scheduled for June 24th.

Element has submitted plans to the RO equipment manufacturer for review and comment. We have reviewed all connection points and flowrates with Marlo to verify piping location and size. Worth Hydrochem has indicated that Marlo did not bid the project to install the skids back-to-back as is the case in our design and has requested a change order of \$5,760.00 to re-orient piping on the second skid rather than providing two identical skids (non-mirrored configuration). This will need to be discussed in more detail at the upcoming committee meeting and board meeting.

Equipment Submittal Review

Element has reviewed and approved the Prominent antiscalant feed skid submitted by Worth Hydrochem. We received the RO equipment submittal drawings that are being used in our design. We have requested and received a full technical submittal from the equipment manufacturer Marlo. This submittal was approved on May 21, 2020.

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