

CHATFIELD SOUTH WATER DISTRICT
RECORD OF PROCEEDINGS
MINUTES OF THE REGULAR MEETING OF THE
BOARD OF DIRECTORS
HELD: 6 p.m. ON WEDNESDAY, January 13, 2021
as a Virtual Meeting via ZOOM

A meeting of the Board of Directors of the Chatfield South Water District in unincorporated Douglas County, State of Colorado was called and held as shown above and in accordance with the applicable statutes of the State of Colorado with the following persons present and acting:

BOARD MEMBERS:

- ❖ Donna Fleischer, President
- ❖ Tom Mansfield, Treasurer
- ❖ Joe Rottman
- ❖ Evan Ela, Secretary
- ❖ Jay King, Vice President

PUBLIC IN ATTENDANCE

Kurt Schlegel, Special District Solutions, District Manager
Will Parker
Marcus Pachner, Shea Homes
Robin Rosic
Paul Calzaretta

1. Call to Order: The meeting was called to order by President Fleischer at 6:06 p.m. A quorum of five Directors was present. No conflict disclosures were stated.
2. Approval of Agenda: By consensus the Board approved the agenda with the modification of moving Item 5.A to the first order of business.
3. Approval of Minutes: The Board reviewed and discussed the minutes from November 11, 2020 meeting and no revisions were suggested. Upon motion by Director Fleischer, seconded by Director Rottman, the minutes were approved unanimously by the Board.
4. Discussion Items:
 - A. Emergency Water Supply Interconnect Intergovernmental Agreement (IGA) with Centennial Water & Sanitation District and Mirabelle Metropolitan District No. 1 Update.

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Mr. Pachner, on behalf of Mirabelle MD and Shea Homes, addressed the Board with a proposal for resolving existing disputes between the District and Kim Haarberg, owner of ARS, and to complete the water system interconnection desired by the Board. The proposal contained 4 parts: 1) \$10,000 donation to the District from Shea Homes, 2) \$2,500 contribution to the District for engineering costs associated with the physical interconnection hardware, 3) \$2,500 contribution to the District for legal costs associated with intergovernmental agreements needed for the interconnection, and 4) Mirabelle MD approval of the intergovernmental agreements. The only condition for this proposal is a requirement that the District resolve any disagreements with ARS over water taps. The Board discussed the proposal and questioned Mr. Pachner. The Board determined a need for a Special Board meeting for the purpose of discussing the offer and instructing negotiators with regard to the ARS dispute, and set that meeting for January 20, 2021 by Zoom platform, at 6:00 pm.

5. Public Comment: There was no public comment at this time.

6. Action Items:

A. Review and Consideration of Water System Operator Proposal by Semocor, Inc. Mr. Will Parker addressed the Board about his company and its ability to perform the necessary functions as ORC for the District. His proposal contained the following flat fees: 1) \$2,400/year for basic functions as needed on-call 24/7, 2) \$1,723/year for required water quality testing, 3) \$520/year for system flushing, and 4) \$520/year for exercising valves throughout the system. Current nearby client Districts include Louviers, Perry Park, Valley View, and Larkspur. He stated the heavy repair work is referred to subcontractors with whom he has relationships. The Board addressed questions to Mr. Parker and determined that his proposal fits within the desired budget. Upon motion by Director Rottman, seconded by Director King, the Board unanimously approved the engagement letter with Semocor, Inc.

B. Review and Consideration of Requests for New Residential Water Taps

i. 10830 Sunshine Drive (enclosure). Mr. Robin Rosic addressed the Board again about his need for a water tap for the new house he is constructing at this address. He stated that construction is nearing the stage when water service is needed for testing fixtures. Mr. Schlegel confirmed that the application process was complete and all initial payments had been made. Upon motion by President Fleischer, seconded by Director Ela, the Board unanimously approved issuance of a residential water tap to 10830 Sunshine Drive.

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ii. 10868 Rampart Lane (enclosure). Mr. Paul Calzaretta addressed the Board about his need for a water tap for the new house he is constructing at this address. Mr. Schlegel confirmed that the application process was complete and all initial payments had been made. Upon motion by President Fleischer, seconded by Director Ela, the Board unanimously approved issuance of a residential water tap to 10868 Rampart Drive.

7. Financial Items:

A. Consider Ratification and Approval of Payment of Claims.

i. Manager Schlegel presented the payment of claims for the claims made between the November Board meeting and January 13, 2021. Upon motion by Director King, seconded by Director Ela, the Board unanimously approved the payment of claims presented.

B. Review Financial Statements. Manager Schlegel presented the cash position and financial statements to the Board for the period ending December 31, 2020. The Board reviewed and discussed the financials presented.

8. Other Business:

A. The Board discussed the current cost (\$11,000) of a residential water tap from the District. It was determined that the rate structure for water charges and taps should be considered by the Board at its March regular meeting, after proper notice of the potential rates and fees had been provided to all customers and property owners within the District. Mr. Schlegel agreed to prepare and publish the notice as required by statute.

9. Manager Report: Mr. Schlegel presented his report to the Board with the following items discussed in detail:

A. Mr. Schlegel reported that the conversion of District customer water meters transmitters to new Beacon transmitters was complete except for 3 meters. The Board discussed the wisdom of converting all meters so that the read center will no longer be necessary. Upon motion by Director King, seconded by Director Fleischer, the Board authorized up to \$1,000 for Mr. Schlegel to convert the final 3 meters to Beacon transmitters.

10. Adjournment: Upon motion duly made and seconded, the Board adjourned the meeting at 7:05 p.m. The next regular scheduled meeting of the Board of Directors

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will be held 6:00 pm on Wednesday, March 10, 2021 at either the Denver Water Kassler Center, 11300 Waterton Road, Littleton, CO or as a virtual meeting via the Zoom platform.

Respectfully submitted,



Evan D. Ela, Secretary