

Tabernash Meadows Water & Sanitation District
Board of Directors Meeting Minutes
729 Aster Drive, Tabernash, CO 6:00 p.m.
October 10, 2023

1. Call to Order: 1 minute.

- a. Anderson called the meeting to order at 6:00 p.m.
- b. Attendance – Board Members and Staff Present: President Bill Anderson in person, Treasurer James Drewett in person, Member-at-Large Richard Tarde in person, Member-at-Large Scott Cote in person, Member-at-Large David Peters in person, Accountant Donette Schmiedbauer, and Manager Thom Yoder in person. Consultants: Russ Newton General Legal Counsel in person, Bill Wombacher Water Attorney in person, Kevin Vecherelli of JVA Engineering in person, Paul Gilbert Construction Superintendent in person.
- c. Ratification of Disclosures: None

2. Ward Property: Bill Wombacher Water Attorney, Kevin Vecherelli JVA Engineering, Paul Gilbert Construction Superintendent. 28 minutes.

The Ward Property team came to the board to introduce themselves, they explained that their end goal is to create affordable housing for residents in Tabernash and the county. Wombacher explained that they are currently running a study to see what size units are needed for the area. Newton questioned Wombacher on if they have reviewed the district's SFE schedule, he explained that they need to know the number of taps and potentially will require an expanded treatment system depending on the needs assessment. Wombacher informed them that he spoke with the assistant county manager about a permit extension for expansion lands, Newton explained that the expansion lands will determine how many taps they can use. Drewett reminded everyone that they currently only have one property with a will serve letter that they would be required to expand the current system for. Newton said that the district is working on getting all the opinions of probable cost up to date and can provide them to the Ward property once complete. Wombacher commended Newton on his clear communication and keeping them up to date throughout the process. Yoder concluded by saying he would like to continue to stay in touch throughout the process.

3. Possible Approval of Financials, September 2023: 16 minutes.

Schmiedbauer reviewed the check registers for September. Yoder explained that the salaries and benefits will be low at the end of the year due to employee turnover. Cote asked if there is a reason for the turnover, Yoder explained that he will discuss further during the budget but that in general employers are seeing a lot of turnover. Drewett motioned to approve the September financials. Peters seconded. Motion carried 5-0.

4. 2024 Draft Budget First Review: 64 minutes.

Schmiedbauer reviewed in detail the proposed budget for 2024 with the board. Newton described the impact proposition HH may have on the budget, highlighting mill levies are grandfathered into the growth limitations set. He also explained that the board has the option to wait to see what happens with the proposition and adjust the budget, or approve two separate budgets. Newton said he does not believe the district needs two separate budgets and an adjustment in December should be sufficient. Yoder informed the board that he is planning to budget for three operators and office staff for the year and would like to budget COLA increases. The board gave direction to increase the amounts to offset retention issues.

5. Possible Approval of Minutes, September 12, 2023: 2 minutes.

Anderson suggested spelling error edit to fix CISCO to SYSCO. Anderson motioned to approve minutes with spelling edit. Motion carried 5-0.

- Dave Peters 2~2

6. Managers and Operations Report:

- a. Operations Report: 22 minutes. Yoder updated that the plant is running well and had a singular violation due to bad UV bulbs. He explained that the disinfectant bulbs were not functional, once replaced the plant was back in compliance and he is working on submitting a letter. Yoder gave another update on the prior marijuana waste dumping incident, explaining that the department of revenue gave the renters a warning and Conroy is paying the district back for all costs. Yoder informed the board that there have been some issues with muskrats creating holes in the pond liner and said he is currently working with CPW to find a solution and will update accordingly.
- b. Engineering, IT, and Financial Contracts Update: 1 minute. Yoder updated that the IT launch began and Schmiedbauer is providing the contractors with the data requested.
- c. Water Rights Filing Update: 1 minute. Yoder wanted Keuter to give update this month but will likely not be until November due to a wait from engineering and work on comments from opposers.

7. Seter Status Report: No updates to status report.

- a. Old Town Waterline Cost Recapture Draft: 2 minutes. Newton told the board that he's received drafts for the agreement and the legal easement has been reviewed and completed by engineer, Yoder recommended the board sign and approve the documents next month.
- b. Old Town Waterline Easements Draft: 3 minutes. Newton explained that he is waiting to approve the easement draft along with cost recapture documents next month.
- c. Red Hawk Ranch Inclusion: 16 minutes. Newton advised some work on the prior agreement as he found some issues with the terms. Newton requested a review of the updated service agreement and term sheet. He explained he would like to provide some flexibility with the tap fees and opinions of probable cost. Newton

informed the board he would like a negotiation team of at least two board members to review in between meetings. Cote and Drewett volunteered to help with negotiation team, Newton and Yoder said they would schedule a walkthrough with the two of them.

- d. Ward Property Inclusion: 2 minutes. Newton gave the board brief clarification on the will serve requirements.
- e. Possible Executive Session: Not needed.

8. Old Business: Lot 19, Storm Water Mitigation, and MF2: 9 minutes.

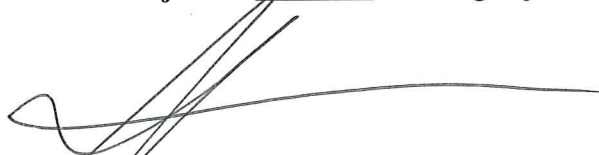
Tarde asked Yoder what the current status is on Lot 19 and the storm water mitigation, Yoder explained they are improving on the mitigation and clean up processes. He noted that he is waiting comments from the surface water permit and has engaged with the county engineer for input on improvements. Drewett inquired about where the district is at with the MF2 Project, Yoder explained they are up to date and maintaining the agreement for tap purchases.

9. New Business, SIPA Services Agreement: 3 minutes.

SIPA website has changed the service provider for the pay portion of the site and requires a new signed agreement. Newton explained that the board needs to approve and sign the new agreement or abandon the service. Drewett motioned to approve the agreement contingent upon Newton's review and approval. Peters seconded. Motion carried 5-0.

10. Public Comment: None.

11. Adjourn: 1 minute. Meeting adjourned at 8:49 p.m.



Approved By:

11-14-23

Date: