

**MINUTES OF THE REGULAR MEETING
OF THE BOARD OF DIRECTORS OF
GRANT WATER & SANITATION DISTRICT**

September 19, 2018, at 9:00 a.m.

The regular meeting of the Board of Directors of the Grant Water & Sanitation District was held on Wednesday, September 19, 2018, at the hour of 9:00 a.m. at the Raccoon Creek Golf Course, 7301 West Bowles Avenue, Littleton, Colorado. Directors present were Mike Mulholland, Darren Bradshaw, Mike Cowan, Bruce Guard and Sam Garza. Also attending were resident Bob Moore, Justin Meeks, Judy and Nicki Simonson, and Julia Robinson. Mr. Cowan presided.

1. Disclosure of Conflicts of Interest. There were no changes to the Board member disclosures.

2. Open Forum. Mr. Cowan invited Mr. Moore, a former member of the District Board, to speak. Mr. Moore said he lives in Poppy Hills. His neighborhood has significant groundwater issues which are proving costly to homeowners. He said that in his view, homeowners in his community don't know about the District underdrain system and don't understand it, due to turnover of ownership and the passage of time. Many people are pumping groundwater out over their lawns and don't have a 10% slope away from their foundations. Mr. Moore asked about dye testing, saying that at one time homeowners could request a dye test to check their underdrain connection. He said he has a letter from the builder stating that all Poppy Hills homes are connected to the GWSD underdrain system. Mr. Moore said the local homeowners' association is no help and he asked if the District would implement an education effort in Poppy Hills.

Ms. Simonson said GWSD does send out a welcome packet with information when title companies notify it of a house sale. Ms. Robinson asked why any water was being discharged on the surface. Ms. Simonson said there are some variances in Poppy Hills. Mr. Mulholland commented that his underdrain pipe came unglued from the underdrain and he did not discover it for years. Mr. Moore agreed, saying that when sump pumps are replaced, the contractor does not always reconnect them to the underdrain. Mr. Cowan said he would remind homeowners who attend Village Voice meetings about underdrains and underdrain requirements. He suggested the District focus on problem areas such as Poppy Hills. Ms. Simonson said management will put variance information into the GIS system. Also, Mr. Meeks will take a look at Poppy Hills next time it rains.

Mr. Cowan said that a neighborhood meeting is planned for October 19 at 5 p.m. with Bowles Metro, GWSD and the Grant Ranch Master HOA. Ms. Simonson said she had received an email from Chuck Reid, the District manager for Bowles Metro, about a meeting with the same entities but it was to be a meeting with just the three Boards, not the community. Ms. Simonson will contact Chuck Reid to get clarification on the meeting.

Mr. Cowan asked management to put underdrain review on the 2019 action list.

3. **Minutes.** The minutes of the regular meeting held on August 15, 2018 were approved on motion of Mr. Guard seconded by Mr. Garza.

4. **Engineering Report.** Mr. Meeks reported as follows:

- **Underdrain Remediation.** Work continues. Unfortunately, the cable came loose from the new cutting system, leaving both cable and the cutter in the line. Mr. Meeks has not heard whether the cutter has been retrieved. Ms. Nicki Simonson said she did not provide a status report to the Board because it was only three lines long. Mr. Meeks said DRC

has inspected and cleaned some of the underdrain lines scheduled for the annual cleaning. The remainder of the lines scheduled for this year should be completed before the end of the year, however, there will be some lines in hard to reach areas with heavy deposits that may have to be moved to next year's schedule.. It is likely that two manholes will need to be installed in the line in the Hillsboro neighborhood where the cutter is stuck.

- **2018 Sewer Maintenance.** All residential cleaning is complete and M/M is reviewing videos to identify any capital projects needed next year. Mr. Meeks said the golf course line will be cleaned later this fall when the weather is cooler and there are fewer golfers on the course.

- **2018 Capital Projects.** Brannan Construction Company started work on Monday and is running into groundwater, unstable trench issues and bad soil. They are using trench boxes to remain safe. Mr. Meeks is working with Brannan to reduce asphalt damage and to import fill material as needed to create good backfill. The contractor is doing "overexcavation" where there is groundwater and is putting in extra rock bedding to stabilize the new lines. The pipe being removed is ultra-rib and Mr. Meeks fears the District will eventually have to replace all ultra-rib pipe. M/M will try to identify that type of pipe while reviewing the cleaning videos and add the information to the GIS system.

Mr. Meeks said this year's capital projects may take longer than initially projected because of the adverse conditions that have been encountered. The preconstruction meeting was held for the project next to Camden Lakeway apartments but work probably won't begin until early October. Three trees were marked for removal and are scheduled to come out this week for a price of \$3,120, which is within the funding amount previously approved by the Board.

- **Blue Heron Park.** Mr. Meeks said that DRC damaged some areas off the sidewalk in Blue Heron Park while accessing manholes that were scheduled to be lined. They could not use the temporary access easement, which was too muddy, and asked to drive on the sidewalk. This was approved, but they used the lower sidewalk and not the upper as expected. A trailer missed the edge of the sidewalk and that is where the damage occurred. Bowles Metro wants its own contractor, Designscapes, to repair the damage, and also to put in bollards at the entrance to the temporary construction easement. Bowles Metro also wants to install geo-grid to stabilize the soil under the grass, instead of widening the sidewalk at the Y at the northeast corner of the park. This is where the concrete truck got stuck in the mud during construction earlier this year.

The Board discussed funding for these improvements. Mr. Cowan noted that funding ultimately comes from the same source. Mr. Mulholland said that continuing to fund improvements not needed for GWSD work is a slippery slope and said at this rate, it will end up being cheaper to have cleared our easement and used that, because Bowles Metro keeps asking for more modifications every time there is a problem with access or damage to its facilities. Mr. Cowan asked for a complete package of what is recommended by Bowles Metro for the intersection area.

Mr. Meeks reported that Bowles Metro planted 16 large lilac bushes and 10 chokecherries on the District easement where the construction project was done earlier this year, all without asking GWSD. Some are within 5 feet of manholes and we had an informal agreement with Bowles Metro that nothing would be planted within a 10 foot radius of any manhole. Mr. Cowan recommended that the Board send a letter expressing our disappointment with the lack of notification which was not cooperative behavior. He said if Bowles Metro wants GWSD to ask

before removing trees and other plantings in its easements, they need to ask before planting more things in our easements. These courtesies need to work both ways. Ms. Robinson was asked to draft a letter for the Board's approval. Mr. Cowan said the joint committee would identify elements of a cooperative agreement at its next meeting but agreed that the plantings that are less than 10 feet from the manholes need to be removed now.

- **Lift Stations.** The pump and VFD replacements at Chanson Plaza lift station were done in late August. Ramey found that the cooling fan for one of the pump control panels does not work and needs to be replaced. Ramey provided a quote for this work, but M/M asked Ramey to add a quote for the wet well vents and valves for the northeast lift station as well. Ramey and M/M found that the conduits are already sealed at the wet well exit, so that work was deleted from the project.

- **Bowles Crossing.** Repair of the sags in the mains that were pipe burst is done and approved.

M/M reviewed the second submittal of plans for the Broadstone Apartments and found that the sewer was re-routed from the northeast corner of the mall around the proposed development to a manhole along West Long Drive. Due to the slope, some existing manholes need to be removed and replaced. The new line will connect into the District sewer main near the AMC theaters. Mr. Meeks said M/M will need to pay attention to the existing service line near the back corner of the Ross store to make sure it is maintained on the existing infrastructure or moved to the new line. Ms. Simonson noted that the District needs new easements for the lines proposed to be constructed on property owned by Vestar, not the developer. The project will have 332 units, mostly studio and one bedroom apartments.

Longhorn Steakhouse submitted a third set of plans and M/M has more comments but doesn't have the necessary information to confirm the grease trap sizing. Longhorn will be purchasing a new water tap as well as a sewer tap.

Remediation of the sewer spill to Raccoon Creek Golf Course that was caused by the Bowles Crossing contractor was submitted to the state for close-out about two weeks ago. No response has been received, but Ramey said this is a good sign. Ms. Simonson said she wants to meet with C&L because it submitted a report stating that the broken caps for the underdrains that caused the spill were missed by a prior contractor. This is not correct and she will request a retraction.

- **Platte Canyon South Sheridan Line Project.** Mr. Meeks said the work has now been inspected and appears to be satisfactory. The check to Platte Canyon can be released. Platte Canyon will keep GWSD in the loop on future projects. The next project may be funded in part by a developer.

- **GIS System.** M/M will set up a training meeting with Simonson & Associates and after that the system will go "live." The web browser version is installed.

- **Joint Easement Committee.** Mr. Cowan said the replacement temporary easement was reviewed last night by the joint committee and a change was requested in paragraph 5 to state that the easement will remain in place until the trees are removed, but not who will remove them.

Mr. Meeks said M/M is having a 30th anniversary party from 4-8 on September 27. Everyone is invited. The party has an 80's theme with food trucks and games.

5. Ratification of Brannan Construction Contract. The contract approval was ratified on motion of Mr. Garza seconded by Mr. Bradshaw.

6. **Financial Report.** Mr. Mulholland presented the financial report.

A. **Disbursements.** Mr. Mulholland noted that the DRC bill shows they are continuing work on the underdrains. He recommended approval of the check register. Mr. Garza moved to approve the disbursements, Mr. Bradshaw seconded the motion, and it was approved.

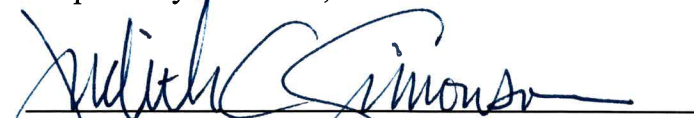
B. **Financial Statements.** Mr. Mulholland said there is nothing unusual to report on the financial statements for August 31, 2018. Ms. Simonson said the District has received some tap fees so it is not short of cash. She expects more tap fees to come in before year end. The unaudited financial statements for August 31, 2018 were approved on motion of Mr. Guard seconded by Mr. Garza.

C. **Investment Report.** Ms. Simonson said there are no calls coming up until November. Mr. Mulholland said there is enough cash available for expenses. Ms. Simonson said she will need to move cash from the ColoTrust account to the checking account to pay Brannan Construction.

7. **Other Business.** Ms. Simonson said the next meeting is October 17. The special meeting may be two days later, on October 19. She will send a confirming email to the Board about the special meeting.

8. **Adjournment.** There being no other business, the meeting was adjourned by Mr. Cowan at 10:55 a.m.

Respectfully submitted,



Judith C. Simonson, Secretary