

**Mesa Cortina Water & Sanitation District**  
**BOARD OF DIRECTORS MEETING**  
**Thursday, December 7, 2006**  
**Blue River Room – Silverthorne Library**

Attending Board members:

Bob Brockmeyer	Billy Jack
Randy Rehn	Jon Whinston
Chuck Grey	

Others attending:

Jeff Leigh	District Manager
Matt Willitts	Water Operator, Water Solutions
Bob Polich	District Administrator, Mountain Systems
Tim Flynn	District Attorney

Vice-President Randy Rehn called the meeting to order at 5:00 PM

**Minutes.** *The minutes from the October 3, 2006 meeting were approved as written. (Rehn/Grey,3-0).*

**Public Budget Hearing.** The hearing was opened. No members of the public were present. The hearing was closed.

**Budget.** There was a discussion of the Joint Sewer Authority (JSA) EQR increase that would take effect on January 1<sup>st</sup>. The proposed Mesa Cortina budget retained the existing \$220 per quarter base rate, but allocated \$110 to water and \$110 to sewer per EQR. The JSA increase added 0.1 EQR to any property with more than three bedrooms and/or three bathrooms. Residents affected would have an increase of \$11 per 0.1 EQR. The budget proposed increased Standby fees from \$36 to \$60 per quarter. Attorney Tim Flynn would confirm the ability to increase the Standby fee per the Colorado Statutes. Subsequent to the meeting, Tim confirmed the Standby fee could be increased. Mesa Cortina Water and Sewer bills owners in arrears.

Billy Jack arrived at 5:10 PM.

There was a discussion regarding how to handle future tap fees on existing residents that requested a permit sign off for construction that would increase the home size more than three bedrooms and/or bathrooms. The remodel of existing properties that exceeded the JSA base would result in a reduction of the available Mesa Cortina EQR taps and increased user fees. There was a discussion if existing homes that exceed the new JSA based EQR should be assessed an additional tap fee. *A motion was approved to not require an additional tap fee on current properties except if they submitted remodel plans*

*increasing the bedrooms and/or bathrooms to greater the three. The tap cost would be \$366 per 0.1 EQR. (Brockmeyer/Jack,4-0).*

Jon Whinston arrived at 5:20 PM.

*Sewer fees for 2007 for homes that exceeded three bedrooms and/or three bathrooms were increased by \$11 (\$3.66 per month) per 0.1EQR as determined by the JSA schedule. (Grey/Brockmeyer,5-0).*

*Standby fees beginning in 2007 were increased from \$36 per quarter (\$12 per month) to \$60 per quarter (\$20 per month). (Rehn/Grey,4-1). Billy Jack voted against the increase as he favored an increase of \$24 per month rather than \$20.*

Attorney Tim Flynn provided the budget to the Board in a format acceptable to the State and with a resolution to adopt the budget. It was noted that changes to the prior year balances was due to a one time accounting change allocating all user billings in arrears and accruing all expenses in the period incurred. The basis behind equally allocating the base rate between water and sewer was discussed. Comparisons to other public districts were provided. The budget was reviewed by line item. The concept regarding allocation of expenses by water and sewer categories was discussed. How the water purchase budget was determined was explained. *There was a motion to approve resolution 06-12-1 as modified (Rehn/Brockmeyer,5-0). Motion to adopt 06-12-2 as modified (Brockmeyer/Grey,5-0). Motion to approve 06-12-3 to set zero property taxes was approved. (Rehn/Grey,5-0).* The budget and resolution become part of the public records of the District and were filed with the State of Colorado.

**Banking.** Bob Polich proposed the transfer of excess funds from the operating account at 1<sup>st</sup> Bank to a public fund account with ColoTrust. Attorney Tim Flynn indicated many governmental entities utilize ColoTrust, but the funds were not collateralized or insured. Transfers from ColoTrust to the 1<sup>st</sup> Bank would be originated by the District Administrator. Transfers from 1<sup>st</sup> Bank to ColoTrust would be by the Board or District Manager under the same guidelines applied to all disbursements. *The Board approved a motion to authorize opening of a ColoTrust account with an initial funding of \$100,000 (Whinston/Rehn,5-0).*

**Meetings.** The Board decided to hold meetings on the first Tuesday of each month in 2007, but alternate months would be cancelled if practical with the business to conduct. The next meeting will be Tuesday February 6<sup>th</sup> at 5 PM.

**BMMD.** Jeff Leigh reported no progress in negotiations with Buffalo Mountain Metropolitan District regarding the purchase of additional sewer EQR's and the hydrant dispute. Jeff felt the proposed cost of \$1,300 per EQR was not realistic. BMMD did not make any offer to cover the cost of the hydrant benefiting Cortina Ridge and attached to the Mesa Cortina system. The Board discussed how the hydrant was an illegal connection as it was connected to the Mesa Cortina system without permission and the cost of maintenance should be the responsibility of Cortina Ridge. Tim Flynn indicated

the hydrant had not been accepted and it could be disconnected from the system. Matt Willitts estimated the cost of disconnection at \$4,000. Jeff Leigh would work with Tim Flynn to prepare a letter to the Cortina Ridge developer and to enter into an agreement with BMMD to cover the cost of usage and maintenance of the hydrant.

**Bayshore.** The District had submitted payment for the Bayshore Easement to Summit County. The easement allowing future District utility lines, treatment facilities and wells had been completed. The easement is generic to the property allowing placement in any location subject to approval. The future water and sewer line work may need to be coordinated with work on Royal Buffalo Drive as the cost of the road restoration would be high.

**Operations.** Matt Willitts provided operation reports and billing to the Board via email. There was a discussion regarding the current interconnection with BMMD for domestic and fire protection water. There was no clear information regarding the interaction of the water tanks, use of the valves and back flow prevention necessary. BMMD was aware of potential tank work in Mesa Cortina. The tank work was discussed including the connection to BMMD and the potential of using a temporary tank.

The current connection to BMMD was 30 gpm when there was a call for water. Matt indicated he felt 30 gpm was the maximum available. Matt felt the increased usage of BMMD water had allowed the well field to recover and pumping from the wells was at expected levels.

The meeting was adjourned at 7:13 PM.