

**Mesa Cortina Water & Sanitation District**  
**BOARD OF DIRECTORS MEETING**  
**Tuesday, March 6, 2007**  
**Blue River Room – Silverthorne Library**

Attending Board members:

Billy Jack	Randy Rehn
Jon Winston	Chuck Gray

Others attending:

Jeff Leigh	District Manager
Matt Willitts	Water Operator, Water Solutions
Bob Polich	District Administrator, Mountain Systems
Tom Vandeventer	106 Spring Beauty Drive

Vice-President Randy Rehn called the meeting to order at 5:18 PM

**Minutes.** *The minutes from the February 6, 2007 meeting were approved as written. (Gray/Brockmeyer,4-0).*

**Operations.** Matt Willitts reported District operations have been normal since the last meeting in February. Water sampling for nitrates was required this summer. Well #5, currently out of service, will be included in the annual sampling to maintain current State operation records on it. The Board discussed comments from Bob Brockmeyer via email concerning his perception of high chlorine content in the water. The District does not chlorinate the water pumped from its wells, but water transferred from Buffalo Mountain Metro District (BMMD) is chlorinated. Bob proposed testing the water from BMMD for chlorine levels. One other Board member had noticed a chlorine smell at times in the shower. Matt reported that for two weeks in February all of the water was from BMMD. Matt regularly tests the chlorine level in BMMD water transferred into our system. Factors in the perception of chlorine in the water include the chlorine “breakpoint” which occurs from too little chlorine, tank storage and position of the home to the tank. The use of BMMD water exclusively for extended periods was to maximize the amount of water used as it is included within the base fee paid to BMMD by the District. The Board discussed the various factors including house location, sensitivity to chlorine, tank fluctuations, and maximizing the value of water purchased from BMMD. Matt reported during the last six months he has increased the tank fluctuation to two feet which is the equivalent of moving 40,000 gallons instead of 20,000 gallons. The Board requested Matt check the chlorine level at the Brockmeyer home quarterly and operate the District with a water mix from BMMD and the wells.

**Water Tank.** The District had obtained tank coating specifications from Jim McLaughlin. Matt updated possible alternatives including another check of the tank condition by CW Divers and the use of an epoxy designed for underwater conditions that could be applied while the tank was full to correct the problem areas. It had been suggested that floor welding may have an affect on the exterior of the floor to remove corrosion protection. The anticipated water design work to access alternate water sources may change the tank use. The original 2005 report from CW Divers recommended that a coating should be considered within 5 years with the installation of the cathodic protection and 2 years without the protection. The protection had been added. Jeff Leigh updated the Board on his conversation with Jim McLaughlin. Jim did not feel the floor welding would have any affect on the outside as there was no primer on the tank floor. Jim estimated the two coat epoxy system would provide 15-20 years of protection. The engineer did not recommend the more expensive inclusion of a zinc coating. The Board discussed accomplishing the tank coating in the next two years. There was a discussion of the chlorination of the tank to return it to service following the coating. *The Board approved a motion to continue with the tank coating project with the work to be done either in 2007 or 2008. (Rehn/Jack,4-0)* The required items in the tank coating specifications to be provided by the District including draining, chlorination and filling of the tank were discussed. The Board would like any tank coating work to be inspected regularly by the engineer. Several options to provide water to the system while the tank was out of service were considered. A meeting with BMMD had determined the current connection could provide more water volume, but could not provide the system pressure to serve all Mesa Cortina properties. The use of variable frequency drives (VFD) was considered. However as the VFDs would require replacement of the existing pumps and an upgrade in the Xcel electrical service this option did not seem feasible. Installation of a pressure reducing device (PRV) that the existing operation pumps would pump against to maintain a constant pressure was recommended as a simple solution for the period the tank would be out of service. The engineer was comfortable with this option. Currently the two existing pumps produce 70 gallons per minute at peak demand. It was possible during high usage periods peak demand would result in back siphoning. A 3<sup>rd</sup> pump may need to be added to handle peak demand. As the tank may be out of service during the traditional summer high water usage period a reduction or ban on outside water usage may be required.

**Financial Report.** Bob Polich provided a 2006 year-end financial summary. The available fund balance increased by \$70,000 in 2006. The increase resulted from reduced expenditures and deferral of some long-term projects originally included in the 2006 budget. Also provided was a financial summary for the first 2 months of 2007 ending in February. The percentages on the reports were departmental based between water and sewer resulting in some confusion. The reports would be modified to provide percentage based on total income in the future.

Randy Rehn left the meeting at 6:15 PM.

**Mapping.** A mapping proposal had been obtained from North Line GIS as requested at the last meeting. The proposal estimate was \$15,000. The higher than anticipated cost

was from the inclusion of two separate systems, water and sewer, and the inclusion of all elements including service lines. As the mapping is in layers, the cost could be reduced by limiting the number of system layers initially done. The layers could be added in future years. The Board requested a revised proposal to include only the main lines be obtained.

**Audit Exemption.** Mesa Cortina was eligible for an annual audit exemption as its annual expenditures were below the audit requirement. The exemption report had been done by the Town of Silverthorne Director of Finance Donna Braun in past years. Donna had been provided with the 2006 data. The change over in accounting systems had caused a delay in the exemption reporting. *The Board authorized the submittal of the audit exemption report to the State when complete. (Winston/Gray,3-0)*

**BMMD.** A letter concerning the Cortina Ridge hydrant on the District system had been sent to developer Bob Lawrence. He responded that Summit County had approved amended plans for the hydrant attachment to the Mesa Cortina system. The attorney for the District had requested proof of this. Options for the District remained accepting the BMMD offer for a limited contribution to the maintenance or to take the hydrant out of service the next time it required maintenance. Jeff anticipated obtaining a purchase cost from Dillon Valley to sell excess sewer taps to the District. The Joint Sewer Authority indicated that \$1,000 was the approximate value of taps at this time. Jeff recommended the District acquire additional sewer taps for build out if they are made available at a reduced cost.

**ColoTrust.** The Board approved transfer of operating funds to ColoTrust at the December meeting to increase interest earnings. The application, resolution and \$100,000 transfer check to ColoTrust were signed at the meeting.

**Water wells.** There was a discussion of the location of test wells to develop an alternate water source. It was likely water was available near the Blue River with wells that were low in cost to drill, but the connection to the existing system and moving the water to the top of the system was costly. Obtaining water near the top of the District would reduce future operations cost substantially, but the likelihood of substantial water was much lower and the drilling cost much higher. Jeff reported the estimated legal cost to transfer the point of water diversion ranged from a low of \$5,000 to maximum of \$20,000. The Board had considered retaining a water consultant recommended by McLaughlin in 2005, but due to the cost to repair water line failures it had been deferred. *The Board approved a motion to obtain a proposal from HRS Water Consultants to review potential sites to obtain a more reliable water supply. (Jack/Gray,3-0).*

**Next Meeting.** The next meeting was scheduled for April 3, 2007 at 5 PM.

The meeting was adjourned at 6.58 PM.