

**Mesa Cortina Water & Sanitation District**  
**BOARD OF DIRECTORS MEETING**  
**Tuesday, May 1, 2007**  
**Blue River Room – Silverthorne Library**

Attending Board members:

Billy Jack	Randy Rehn
Jon Whinston	Bob Brockmeyer

Others attending:

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

Vice-President Randy Rehn call the meeting to order at 5:07 PM

**Minutes.** *The minutes from the April 3, 2007 meeting were approved as written. (Jack/Brockmeyer,3-0).*

**Operations.** Matt Willitts provided a handout with information regarding chlorination levels. There was a question regarding the “pink” in the water. Matt indicated it was a common bacteria that was not a health issue. There was a water line break on Thimbleberry on April 8<sup>th</sup> (Easter Sunday) that was fixed on Monday April 9<sup>th</sup>. The work was deferred to Monday for cost savings. The break was a full 360 separation of the ductile iron pipe. Rocks on the line at the break area were removed and may have been the cause of the break. There was a discussion of ground water at the construction site at Elk Thistle Drive. The contractor needed to be contacted to make sure the sump pumps in use are not connected into sewer line.

Jon Whinston arrived at 5:20

Matt explained the chlorine charts indicated breakpoint chlorine when taste and smell byproducts were produced. Chlorine added initially reacts with inorganics in the water. The chlorine will be reduced by the reaction to the breakpoint. After breakpoint, added chlorine directly increases free available chlorine. Most chlorine problems are from too little chlorine causing water to be near breakpoint. Low chlorine levels have a potential of not handling problem water. Chlorine in the Mesa Cortina system was only from water purchased from Buffalo Mountain Metro District (BMMD). There was a discussion of adding chlorination to the Mesa Cortina system. As the existing pump station was underground there potentially was a problem with storage of chlorine in a confined space. The addition of chlorine is required of most water systems. However, Mesa Cortina has a waiver. Adding chlorine would provide safer water. However, the existing waiver would no longer be applicable. Adding chlorine would also require monitoring for the byproducts of chlorine. The chlorination would be reviewed during the upcoming meeting with the District engineer.

**Water Tank.** Randy Rehn and Jeff Leigh accomplished the plumbing changes suggested by the engineer in the vault for the tank work. There was a discussion of control requirements that could involve the engineer, a control company and an electrician. Originally the plumbing changes were intended to be permanent. However, after a review it was determined to make them temporary only for the tank work. The District would return to the current operation following the tank work. At this time, the intention is to use BMMD water for up to 50 gallons per minutes and then the wells would be

used. Taylor Electric provided an estimate of \$2,000-\$2,200 to wire the alternate system. The electrical could be accomplished this week. Once the electrical controls were completed the alternate operation would be tested for a week. The tentative schedule was for the tank work to start in mid May. It is likely one home at the tank level will need to be connected by garden hose to the adjoining home to provide water. Matt expressed concern regarding an accidental draining of the system as there was no backflow prevention on the system. *A motion was made to approve Novell Construction LLC at \$39,400 for the tank work. (Jack/Whinston,4-0).* Norvell will provide the required gaskets and bolts, and they would remove and reinstall the cathodic protections. The tank would be drained into the system as much as possible with any remaining water dumped.

**Water usage.** The home being remodeled at 1499 Royal Buffalo had high water usage from two leaking toilets and a sink. During construction the home has not been occupied. The owner corrected the problems and requested a reduction in the water bill. The Board expressed their desire to continue the policy of not adjusting water usage. It was suggested any high usage observed should be communicated to the owners to be corrected.

**BMMD.** There was a discussion of a JSA tap sold by BMMD to Mesa Cortina customer when a vacated lot line was reinstated. This transaction took place while the District was controlled by the County. The issue should be readdressed with BMMD to have the JSA tap transferred to the Mesa Cortina account. There was a discussion regarding the cost of the Mesa Cortina tap fee when the lot is built on and if the cost of the JSA tap already paid would be subtracted from the tap fee.

Bob Brockmeyer and Matt Willitts left the meeting at 6:18 PM.

The Cortina Ridge as built plans indicated the hydrant connected to the Mesa Cortina system was located on Lot 1. There is no easement reflected on the plans. It was suggested to inform the Cortina Ridge Association of the hydrant problem to pressure BMMD to resolve the issue. There was a discussion of the cost of removing the hydrant as it was not an accepted part of the District system compared to the cost of maintenance.

**Open Space.** There is an upcoming meeting regarding inclusion of the Bashore open space under the Wilderrest / Mesa Cortina open space agreement. There was a question if the inclusion in the open space plan would affect the District easements. The attorney would be contacted regarding this.

**HRS Meeting.** The meeting with HRS Water Consultants was scheduled for Thursday, May 3, 2007 at 9:30 AM. The meeting would include McLaughling Rincon Engineering.

**Mapping.** A revised proposal from Northline GIS for sewer mapping of \$2,000, water mapping of \$2,200 and various display options totaling \$1,100 had been received. The District will consult with the engineer regarding their need of mapping for future District planning.

**Financial.** A financial summary for the 1<sup>st</sup> quarter had been emailed to the Board. Water revenues were up over \$2,500 from additional usage charges. The water and sewer operations expenses were lower than expected. Overall, the District was over \$16,000 better than budgeted. The water line break in April cost approximately \$6,000 to fix.

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

The meeting was adjourned at 6.59 PM.