

**Mesa Cortina Water & Sanitation District**  
**BOARD OF DIRECTORS MEETING**  
**Tuesday, June 5, 2007**  
**Blue River Room – Silverthorne Library**

Attending Board members:

Billy Jack	Randy Rehn
Jon Whinston	Chuck Gray

Others attending:

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

President Jon Whinston called the meeting to order at 5:12 PM

**Minutes.** *The minutes from the May 1, 2007 meeting were approved as written. (Whinston/Jack,4-0).*

**Water Tank.** The contractor Novell Construction, LLC had begun work on the water tank and the interior condition of the walls was better than anticipated. As expected, the tank floor is in the worst condition. The contractor is revising the proposal to “brush blast” the walls. Brush blast is described as a hand skimming of the surface to provide good contact for the epoxy coating. The floor area and one foot up the walls would be sandblasted per the original bid. All interior areas would have three epoxy coats applied. The bid revision would eliminate the complete interior sandblasting. The change would reduce the work period by three days and save \$8,000. The contractors would extend the warranty from one year to three years. Engineer Ron McLaughlan was contacted and was not opposed to the change, but suggested a test coat over the epoxy to verify adhesion. At question was if the original finish is epoxy or was a traditional paint product that should be removed. A problem with pin holes or bubbles in the wall surface was noted. *A motion was approved to allow Jeff Leigh to accept the revised tank proposal should the engineering review and testing confirms it as a valid alternative. (Whinston/Gray,4-0).* Subsequent to the meeting, a surface inspection indicated the alternative proposal was not appropriate for the condition of the tank.

**HRS Water Consultants.** A proposal was received in the amount of \$3,990 from HRS Water Consultants for a study to recommend potential water sources and suggested drilling areas. Jeff Leigh, Matt Willitts, Bob Polich and Chuck Gray attended a meeting with HRS and McLaughlin Rincon Engineering early in May that resulted in the proposal. *A motion was made to approve the proposed contract with HRS Water Consultants for the water study in the amount of \$3,990. (Gray/Jack,4-0).*

**Master Plan.** Bob Polich provided a preliminary master plan outline for discussion. It was felt it was a good start and information gained this year from the water source study and engineering would help build the data base for the master plan.

**Mapping.** There was a discussion of mapping and the modified proposal from North Line GIS. *A motion was made to approve the North Line GIS modified proposal for adding water lines and sewer lines to the existing County data previously provided at a cost not to exceed \$5,000. (Rehn/Gray,4-0).* Subsequent to the meeting Jeff Leigh discussed the mapping proposal with engineer Jim McLaughlin who did not feel it would be beneficial to their work for the District. The Board approval for mapping was withdrawn.

**Operations.** Matt Willitts discussed the summer maintenance of hydrants and valves. Last year all valves and hydrants had maintenance performed. There was a discussion of the intent to set up maintenance of a portion of the valves and hydrants on a two or three year schedule. In 2006 the cost of maintenance was \$1,750 for the valves and \$850 for the hydrants. Sewer manholes have not been recently maintained by the District. Other sewer maintenance items included cleaning, inspection and video of the sewer lines. Access to the manholes due to the gravel roads in most areas of Mesa Cortina complicated the inspection of the sewer system. Each manhole required excavation and depending on the current lid level, bringing the manhole nearer to the road surface should be done when necessary. There was a discussion of deferring maintenance on water valves and hydrants this year and to begin manhole inspection in a specific zone. The discussion included the scope of exposing the manhole; the method of bringing each manhole to grade; and the cost of the work per manhole. A timeline approach of inspecting manholes and improving access; using the improved access to inspect the lines (TV inspection) in the spring; and replacing the sewer lines as necessary were discussed. An estimated cost of approximately \$1,000 per sewer manhole was provided. There was a consensus of the Board to start a limited sewer inspection this year by raising five or more manholes to clarify the cost of the work. Based on the current favorable loss factor from pumped water compared to water sales, Matt was not recommending water line leak detection this year. Matt recommended flowing the Pressure Reducing Valves (PRV) to confirm the operation of the fire valves. One PRV has been identified as requiring replacement parts. Matt would locate five manholes that are the deepest to excavate for work this year. The fire hydrant and water valve maintenance would be deferred to next year.

**Dillon Valley.** Jeff Leigh attended a recent Dillon Valley Water & Sewer District Board meeting and arranged for them to provide a proposal to sell Mesa Cortina excess Joint Sewer Authority sewer taps. The sewer taps will be necessary for Mesa Cortina to acquire to have sufficient taps for build out based on the current JSA tap fee schedule. The Dillon Valley proposal has not yet been received.

**Water usage.** The District would continue to monitor the discrepancy between the amount of water sold compared to the water pumped. Twice during the last six quarters the water sold exceeded the amount of water pumped. The most logical explanation is the Buffalo Mountain Metro District meter reads lower than actual flow. The tank work during the current quarter requiring the draining of the tank likely will make analysis difficult.

**Cortina Ridge Hydrant.** No change has occurred since the last meeting.

**Open Space.** The inclusion of the Bashore property in the Mesa Cortina / Wilderrest management program had no effect on the District easement in the property. The question was raised at the last Board meeting.

**Special District Liability Pool Documents.** The District joined the Special District insurance pool in 2002. However, some of the required documents had not been completed by the District. The documents had been provided by the attorney for the District and were signed at the meeting by President Jon Whinston.

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

The meeting was adjourned at 7:08 PM.