

# RECORD OF PROCEEDINGS

---

## MINUTES OF THE REGULAR MEETING OF THE BOARD OF DIRECTORS

### OF THE

### WIDEFIELD WATER AND SANITATION DISTRICT

Held: Wednesday, August 15, 2018, at 12:00 p.m. at 8495 Fontaine Blvd., in Colorado Springs, Colorado, 80925.

#### Attendance

##### Directors in Attendance Were:

Mark Watson, President  
Mark Dunsmoor, Vice President  
Dan Ittner, Asst. Secretary

##### Directors Absent (excused):

Frank Watson, Secretary/Treasurer

##### Also in Attendance:

Steve Wilson, District Manager  
Lucas Hale, Finance Director  
Rob Bannister, District Engineer  
Joe Norris, Collins Cockrel & Cole, P.C., General Counsel  
Members of the Public: Jean Smith, Marlene Buttle and Jim Mesite, Jr.

#### Call to Order

President Watson noted that a quorum of the Board was present and that the Directors had confirmed their continuing qualification to serve, and therefore called the regular meeting of the Board of Directors of the Widefield Water and Sanitation District to order at 12:07 p.m.

#### Notice

Notice of the meeting was properly posted as required by law. The notice also included the agenda items. Certification of such posting is attached hereto.

#### Disclosure Matters

Joe Norris reported that general conflict of interest statements had been received from all directors and previously filed with the Secretary of State at least 72 hours in advance of the meeting. Copies of the statements are on file with and available online from the Colorado Secretary of State.

# RECORD OF PROCEEDINGS

---

## Appointment of Director to fill Vacancy

Mr. Norris noted that there is currently a vacancy on the Board left by the resignation of Director Marlene Buttle. President Watson acknowledged former Director Buttle's years of service, first being elected to the Board in May of 2005, and stated that it has been a delight having her on the Board and being able to get to know her personally. District Manager, Steve Wilson, also thanked Ms. Buttle for chairing the District's Citizens' Advisory Council for all of those years. President Watson then yielded the floor to former Director Buttle to address the Board.

President Watson nominated Mr. Jim Mesite Jr. to fill the vacancy on the Board. Mr. Wilson noted that Mr. Mesite has served on the Citizens' Advisory Council for many years and is very well qualified for the open position on the Board. No other nominations were received. Upon motion duly made, seconded and unanimously carried, the Board appointed Jim Mesite, Jr. to fill the vacancy on the Board until the next regular election in May of 2020. President Watson then administered the Oath of Office to Mr. Mesite.

## Approval of Minutes

The Board reviewed the Minutes of the July 18, 2018 regular meeting. Upon motion duly made, seconded and unanimously carried, the Minutes of such meeting were approved as presented.

## Financial Matters

### - Monthly Financials:

Mr. Hale reviewed with the Board the District's financial reports ending June 30, 2018. From May to June, accounts payable was down. Large expenses to CIP Projects are shown as paid in May as well. Professional fees were down in June and employee payroll was up due to a retirement and severance package paid in June to Mr. McCormack.

Mr. Hale reported that District staff is conducting an analysis to use prepaid expense reporting for posting, meters and chemicals and will report to the Board soon on this process. Sludge hauling decreased due to less sludge processed. Forty-five water tap and forty-four sewer taps were issued in June, along with forty water resource acquisition fees.

**Question from Director Dunsmoor:** Where are most of the taps coming from?

**Mr. Hale:** Lorson still -- Lorson East/Carriage Meadows mostly.

**Question from President Watson:** How many taps have been sold to Lorson now?

**Mr. Bannister:** Just over 1,500, approximately.

# RECORD OF PROCEEDINGS

---

## Manager's Report

- Monthly Report: Mr. Wilson noted that Brandon Bernard attended the EPA meeting regarding PFCs and expressed the District's concerns in how the EPA managed the situation and communicated with the public. About six customers from Widefield Water and Sanitation District were in attendance and Brandon was able to talk with the customers he was aware of there.
  
- H2O Ranch Mr. Wilson reported to the Board that they would be exploring the idea of putting land up for sale through a bid process. Will be working with City of Fountain with the District taking the lead on the bid process.
  
- Development Mr. Wilson reported that the District staff has met with Singer, Cygnet/COLA, and FMIC regarding easements for water and sewer line extensions. Mr. Wilson is working with Fountain to be sure that Singer can be served by the District. Director Watson added that the old Intergovernmental Agreement regarding the service area boundary with Fountain might impact this property that has been annexed for quite some time already. Mr. Norris added that he would review the IGA to be certain service area concerns are resolved.
  
- Hail Damage: Mr. Wilson reported that four new vehicles have been damaged in a second hail storm. Repairs to the roof are to start on Thursday, August 16, 2018.

**Question from Director Dunsmoor:** There has been additional McDivitt advertisement for the class action lawsuit. What is going on with this case?

**Mr. Norris:** The case is ongoing and hearing to certify class was recently delayed for a second time. The case will most likely be ongoing for many years.

## Executive Session

Upon motion duly made, seconded and unanimously carried, the Board entered into Executive Session at 12:50 p.m. pursuant to § 24-6-402(4)(f), C.R.S., for the purpose of discussing personnel matters regarding the District Manager's annual review and contract renewal. At 1:16 p.m., the Board came out of executive session. No action was taken by the Board during executive session.

Upon motion duly made, seconded and unanimously carried, the Board approved the renewal of the District Manager's contract at the same annual compensation with a 20% increase in his bonus.

# RECORD OF PROCEEDINGS

---

## **Engineer's Report**

### - Project Updates

Mr. Bannister reported that the wastewater BNR construction project is approximately 51% complete on payments and about 67% complete on project completion. Mr. Bannister added that the project is running behind partially due to the hail storm damage now as well. The de-watering building is still ahead of schedule. Fountain Electric came out and moved a line. Mr. Bannister added that Fountain Electric has handled outages and the recent storms very well and been very responsive to the District. The manifold project for the Southmoor Plant is set to start on August 20, 2018 with a three-month schedule to start flowing water. The District will be participating, but the Air Force/Army Corps is leading and paying for this project as a PFC remedial action.

Mr. Wilson added that they are sending letters and notices to properties that will be affected during the construction.

Mr. Bannister then reported that the larger Air Force project to construct a second PFC treatment plant for the District will be going to bid soon. This will be a big contract because it includes Security's PFC treatment and all of the design work too. Mr. Bannister noted that an additional extension on the deadline to complete work will be needed on the VA Cemetery project, due again to delays in the VA completing its on-site pumphouse. He then described that the Cygnet property recently sold and the new owners (COLA) want to build soon, as soon as this fall. Mr. Wilson described the Cygnet/State land property, referencing the map, for the new Board members.

## **Attorney's Report**

President Watson opened the hearing regarding imposition of a facilities surcharge for water and sewer facilities constructed by Lorson, LLC. No public comment was presented. President Watson closed the public hearing.

Mr. Norris reminded the Board of last-month's meeting where the Board certified the costs for the three projects previously constructed by Lorson and conveyed to the District. Mr. Norris explained that the proposed facilities surcharge is intended to reimburse Lorson for its costs of construction and will be charged to new developments only (not existing customers who already have a District tap).

Upon motion duly made by Director Dunsmoor, seconded by Director Mesite and unanimously carried, the Board approved the Resolution Providing for the Imposition of a Facilities Surcharge for Water and Sewer Facilities Provided by Lorson, LLC.

# RECORD OF PROCEEDINGS

---

## Public Comment

**Question from Jean Smith:** What was budgeted for taps in 2018? It sounds like they are way above.

**Mr. Hale:** 200 taps were budgeted and the District is tracking to be above budget this year.

**Mr. Wilson:** Explained that the tap fees are budgeted separately and must be used to fund plant expansions and capital improvements only.

**Question from Jean Smith:** What is the status of the Air Force budget appropriation for PFCs?

**Mr. Wilson:** Explained their appropriation and noted that approximately \$11 million has been earmarked for Widefield projects.

Jean Smith added that Brandon did a fantastic job at the EPA meeting. Liz Rosenbaum of Clean Water Coalition organized and pushed for the meeting. They were disappointed in the turnout but the meeting was great regardless.

## Other Business

Director Mesite asked for a copy of the mailer that will be going out about manifold construction disruption. Mr. Wilson agreed that he would provide a copy.

## Adjournment

There being no further business to come before the Board, the meeting was adjourned at approximately 2:18 p.m.



---

Secretary