

**MINUTES OF THE SPECIAL MEETING
OF THE BOARD OF DIRECTORS**

A special meeting of the Board of Directors of the Valley at Winter Park Water District on Wednesday May 29, 2024, at 6:00pm online via Zoom. The meeting was open to the public.

Attendance:

Directors:

Kerri J. Stroupe, President
Kelli Kolar, Vice-President
John Clagett, Member
Dan Krupp, Member

Other attendees:

Josh Brody, District Operator
John Swain, Velocity Construction
Grant Dunkle, Velocity Construction
Mark Van Strand, Wright Water Engineers
Sarah Shepherd, Circuit Rider of Colorado
Peter Kline, Circuit Rider of Colorado

Public Attendees:

Tim Thien
Kris Clagett
Wayne Ehlert
Amy Ehlert
Randall Simon
Megan Hesse/Mark Kaune
Tom Sangster
Drigan wieder
Tim Hattey
Katie Riemenschneider
Jessica
Mark Kolar
Matt Morris
Barry Waryanka
Wendy Kohrt
K Kinton
Susan Oderwald
Michael Siebecker
Liz Adams
3039312163
9705313110
Chris
Scout Foug

**Call to
Order/Agenda/
Declaration:**

Director Stroupe called the meeting to order at 6:00 pm and declared a quorum. There were no new conflicts to be disclosed and the agenda was approved by acclamation.

**Additional
Citizen Items:**

None.

Public Hearing:

Introduction and Public Hearing Overview

Director Stroupe presented a summary of the history of the District, aging of the system, Initial project steps and progress and recent developments, including non-compliance with the State and escalating project costs.

Sarah Shepherd, District Manager, provided an explanation of Project milestones and timeline and process for the public hearing.

Board Members provided additional comments on work leading up to the bidding and hearing on the special assessment.

Public Comment:

Capital Improvements Project – Future Planning

- Scott Foug – Expressed concern that there was no need to rush the process and concern about new well house costs and what went into the value engineering and the final number. Could they carve out the pre-fab building?
- Drigan Weider – Expressed concerns with the Water District. Could this be implemented over a longer period, did the board consider other funding options?
- Tim Hatty – Questioned who was responsible for the errors in the original process and project review. Will there be system redundancy? Are additional assessments coming? Are we in compliance with the State? Are we committed to Velocity?
- Wayne Ehlert/Amy Ehlert – Questioned why we are our own Water District, expressed that the expenses of District seem excessive and hurt property values. Makes sense to connect to another provider.
- Matt Morris – Asked about the background as a civil engineer, has reviewed plans and not much fat in bid, some concerns on individual items but as a whole the price is close to what he would expect.
- Randall Simon – Expressed that the quarterly fee going from \$1k to \$3k seem high, why the need for \$150k to run the District?
- Mark Kolar – Understands that the project needs to be done, but why so fast? Are individual wells permitted? He expressed concern that prior questions not answered and the pace of the assessment.

- Barry Waryanka – Expressed opinion that all questions and answers should be shared with the community, does pre-procurement really save money, expressed the opinion that there was more time and the State of Colorado would work with the District.
- Megan Hesse/Mark Kaune – They are trying to sell the lot and are concerned about continuing increases.

Director Stroupe motioned. To close the Public Hearing, seconded by Director Kolar and approved 4-0.

Board Responses

Ms. Shepherd addressed compliance with the State. The State requires that the District regularly test water. Though the water quality is currently compliant with State standards, but the water treatment system process is not.

Director Kolar stated that when the first assessment was proposed, the District did not realize that it was not complaint. Bringing the system into compliance changed the scope going forward.

Director Stroupe clarified that this is a unique situation where the State was not aware of the District's existence. Prior boards and legal counsel did not adequately advise and plan for the District. This led to the Compliance Letter from the State. There was no existing plan after the initial setup. Revising the Service Plan back would have cost additional money, and the Board chose to move forward.

Ms. Shepherd addressed the Value engineering benefits. The exercise is in an effort to try to find a balance between design.

Mark van Nostrand, the District's water engineer, clarified that if additional changes made to the building plan set, the State will need to be notified.

Ms. Shepherd addressed the question regarding individual wells. Individual wells not permitted in the community by the County at this time.

Director Kolar commented that fees had been kept low by subsidizing them with the proceeds from the sale of the District's water rights, but this practice does not benefit the District in the long run.

Ms. Shepherd addressed the State funding options comments. The District is not eligible for the State Revolving Fund or loan program, because it cannot incur debt per its Service Plan.

Ms. Shepherd addressed the question regarding system redundancy. The project scope does not provide redundancy as currently bid. Mark van Nostrand of Wright Water Engineers also commented.

Ms. Shepherd indicated that the financial statements do track funds associated with the project.

James Sulzbach from Velocity discussed the Pre-fab shed details.

Director Kolar offered comments regarding the pre-procurement process.

ACTIONS:

Director Stroupe made a motion to approve the Resolution for a Special Assessment, as presented. The motion was seconded by Director Clagett and unanimously approved 4-0.

Director Clagett made a motion to approve a Letter of Intent to Velocity Construction. The motion was seconded by Director Kolar and approved 4-0.

Adjournment:

There being no further business on the agenda, the Board approved by acclamation to adjourn the meeting.

The next regular Board meeting is scheduled for Wednesday June 26, 2024, at 6:00 pm online via Zoom.



Secretary for meeting