

**MINUTES OF THE REGULAR MEETING
OF THE BOARD OF DIRECTORS OF
GRANT WATER & SANITATION DISTRICT**

FEBRUARY 19, 2020, at 9:00 a.m.

The regular meeting of the Board of Directors of the Grant Water & Sanitation District was held on Wednesday, February 19, 2020, at the hour of 9:00 a.m., at the Raccoon Creek Golf Course, 7301 West Bowles Avenue, Littleton, Colorado. Directors present were Mike Mulholland, Darren Bradshaw, Bruce Guard, and Sam Garza. Mike Cowan's absence was excused. Also attending were District customer Eric Edwards, Justin Meeks and Sandra Dudley with Martin/Martin, Nicki Simonson, Jennifer Bailey and Rebecca Hill. Mr. Mulholland presided.

1. **Disclosure of Conflicts of Interest.** There were no changes to the Board member disclosures.

2. **Open Forum.** Eric Edwards attended the meeting as he is a potential new board member for the 2020 May Election.

3. **Minutes.** The minutes of the regular meeting held on January 15, 2020 were approved upon motion by Mr. Garza seconded by Mr. Bradshaw.

4. **Engineering Report.** Mr. Meeks reported as follows:

- **2019 Capital Improvements Project.** This project is now completely finished. The county inspector observed and approved the paving around the 4 manholes that we installed in 2019.

- **2020 Capital Improvements Project.** A public bid opening was held on February 17, 2020. Only one bid was received from Brannan Construction. Mr. Meeks reviewed the bid tabulation form handed out at the meeting noting that Brannan's bid was less than the

engineers' estimate. Mr. Meeks verified that all bonds and insurance requirements are in order and recommended the Board award the contract to Brannan Construction. The contract award to Brannan Construction was approved upon motion of Mr. Garza and seconded by Mr. Mulholland.

- **Chanson Plaza Lift Station.** Mr. Meeks gave an update on an emergency repair required to the lift station. Ramey contacted Martin/Martin on February 7, 2020 to advise of an active alarm. Upon investigation, it was established that there is an issue with the battery on the generator which blew a fuse, then in turn blew the main fuse for the lift station. They were able to get the lift station operating again, but it appears to have damaged the pressure transducer level sensor, as well. The lift station is currently operating on backup floats. Mr. Meeks provided a quote from Ramey to replace the level sensor. Mr. Bradshaw moved to approve the quote as presented, Mr. Garza second the motion and it was approved.

- **Underdrain Cleaning and Remediation.** DRC continues to work on underdrain remediation with three lines in Hillsboro being recently completed. Benton Circle needs one more day of work to be completely clean. DRC has been asked to hold off on cleaning the longer lines that are slated to have new manholes installed.

- **2020 Sanitary Cleaning and CCTV.** DRC has completed the majority of the annual cleaning and CCTV inspection of the sanitary sewer collection system. Cleaning of 6 additional mains in easement areas will be postponed until dryer weather. Martin/Martin will review the CCTV records when they are provided from DRC.

- **Broadstone Bowles Crossing Development.**

- a. The sags reported in the mains at the last board meeting have been repaired. The as-constructed drawings, compaction test results, maintenance bond, bill of sale and final payment of reimbursable costs have not been received from the developer. Conditional acceptance of the

new lines will not be given until these items are received.

b. A review of a partial submittal of the as-constructed drawings showed there are two main segments constructed with less than the minimum 0.40% slope for an 8-inch pipe. They were constructed at 0.20% and 0.34% respectively. Martin/Martin is working with the District's manager on acceptable options to bring these slopes into compliance.

c. SPWRP (South Platte Water Renewal Partners) and Martin/Martin have approved the 500-gallon sand/oil interceptor that was proposed to service the lower three levels of the parking garage.

- **Bowles Crossing Grease Interceptors.**

a. Vestar is in the process of designing a separate grease interceptor for Corvus Coffee Roasters. This is required due to the undersized interceptor currently servicing Jimmy John's and Garbanzo's.

b. Vestar is also in the process of designing a separate grease interceptor for Teriyaki Madness. The current 3,000-gallon interceptor only has capacity for First Watch and the Nekter Juice Bar.

c. Martin/Martin and the District Manager were advised that Pho Saigon will be moving into the space previously occupied by Mr. Sushi. The current 500-gallon interceptor is undersized for the new tenant and Vestar is in the process of designing an additional exterior grease inceptor to service the new restaurant.

- **Lakehouse Kitchen and Tavern.** Based on updated drawings that were provided to Martin/Martin, Lakehouse Kitchen and Tavern will require a 5,000-gallon grease interceptor at their location. The property manager has indicated they are currently working on the design.

- **Jefferson County Coordination.** Martin/Martin has not received notification from Jefferson County Building Department, Environmental Health, or Planning and Zoning of any new businesses or applications within the Grant District. Jefferson County did, however, advise that the notification process going forward could take some time to set up.

- **Bowles Metro District Easement Coordination.** A walkthrough was performed, with current tree locations being recorded on Bowles Metro District's GIS system but the District has not received a completed report yet. Ms. Simonson has asked BMD to provide an update to her before BMD's next meeting. Mr. Meeks, Ms. Simonson, and Ms. Bailey will work together to create language for an Intergovernmental Government Agreement to review at the next board meeting.

- **Plaza on the Green Nuisance Odors.** Manhole air filters were installed by C&L on January 30, 2020, however, the property manager is still reporting odor issues. Mr. Meeks reiterated to the property manager that any mitigation of these odors should now be handled through their interior plumbing.

- **6764 W. Gould Drive Mother-in-Law Suite.** Mr. Meeks reported that he was contacted by a homeowner wanting to convert the basement of their house to include a mother-in-law suite. Mr. Meeks determined that no additional tap or tap fee is necessary for this construction.

5. Financial Report.

- A. Disbursements.** The January 16, 2020 to February 19, 2020 check register was approved upon motion by Mr. Garza seconded by Mr. Guard.

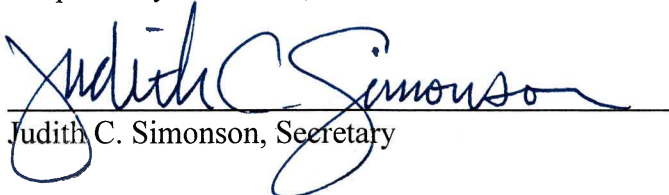
- B. Financial Statements.** The financial statements for January 31, 2020 were reviewed. They are in draft form pending completion of the District's audit.

C. **Investment Report.** Ms. Simonson discussed with the board where to invest the 1.5 million in funds recently received from Broadstone for tap fees. She has bank representatives sending her daily rates for bonds. She will coordinate with Mr. Mulholland if any options come through that might be worth investing, but in the interim, she will move the funds to the District's Colotrust account,

6. **Other Business.** A draft addendum to the District's current agreement with Platte Canyon Water and Sanitation District was approved upon motion by Mr. Guard and seconded by Mr. Garza. Now that the addendum has been approved by the District it will be passed on to Platte Canyon for review. If no comments are received back from Platte Canyon both districts will move forward with signing the addendum.

7. **Adjournment.** The meeting was adjourned by Mr. Mulholland.

Respectfully submitted,


Judith C. Simonson, Secretary