

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

**OCTOBER 18, 2023, at 9:00 a.m.**

The regular meeting of the Board of Directors of the Grant Water & Sanitation District was held on Wednesday, October 18, 2023, at the hour of 9:00 a.m., at the Raccoon Creek Golf Course, 7301 West Bowles Avenue, Littleton, Colorado. Directors present were Monte Sudbeck, Eric Edwards, John Swanson, Melodie Farris, and John Spence. Also attending were Justin Meeks, Judy Simonson, Nicki Simonson, and legal counsel Jennifer Bailey. Mr. Sudbeck presided.

**1. Administrative Matters.**

**a. Disclosure of Conflicts of Interest.** There were no changes to the board member disclosures.

**b. Open Forum.** The open forum was passed in the absence of any members of the public.

**c. Minutes.** The minutes of the regular meeting held on September 19, 2023 were approved upon motion by Mr. Swanson and second by Ms. Farris.

**2. Legal Matters**

Mr. Swanson moved to enter Executive Session for the purpose of receiving advice from legal counsel on specific legal questions related to the 2021 Capital Improvement Project, as authorized by §24-6-402(4)(e), C.R.S. The motion was approved upon second by Mr. Spence. After discussion, the Board exited executive session.

### 3. **Engineering & Maintenance Matters**

Mr. Meeks reported as follows:

a. **Underdrain Cleaning and Remediation.** DRC has continued remediation efforts on underdrain lines in the Hillsboro neighborhood since the last board meeting but has not completed remediation of any additional lines at the time of this report. Once the line in Hillsboro is completed, they plan to move on to lines in Grant Ranch Boulevard with lower degrees of hardened mineral deposits as well as working in Blue Heron Park during the colder months when irrigation is off, and the ground is firmer.

b. **Lift Stations.** Martin/Martin has coordinated with C&L Water Solutions to have the Chanson Plaza lift station water line repaired. C&L has verbally provided a \$2,500 rough estimate to locate the leak on the Chanson Plaza lift station. Given the amount of new utilities and trees existing in direct proximity to the water line, the cost to make the repair will vary greatly depending on where the leak is located.

c. **Broadstone Bowles Crossing Phase II.** Martin/Martin has not received any further information from the developer at this time.

d. **Vectra Bank.** As previously reported, the District has contacted the relevant personnel and requested they fill out a tap application in order to move the process forward.

e. **Bowles Crossing Additional Development.** Martin/Martin has reviewed and approved the provided construction plans for the larger grease interceptor required in this space. The installation has been scheduled and Martin/Martin will observe.

f. **2024 Engineering Budget.** Martin/Martin reviewed the scheduled annual maintenance including acoustic testing, cleaning and typical underdrain maintenance and remediation. Proposed capital improvements include the removal and replacement of three sanitary mains, two of which were initially proposed for 2023 CIP and the third of which was added due to

poor results from acoustic testing that wasn't resolved by cleaning. The Board decided to postpone replacing the two lines that were initially proposed for 2023 and only replace the third line that failed the acoustic testing.

**4. 2024 District Budget**

Ms. Judy Simonson then presented the draft 2024 District budget and answered questions. The budget will be revised to only include replacing the one sewer main in Dorado Greens and an underdrain point repair in the same subdivision. Rate increases are anticipated to be between 3.5% to 4.00%. The final budget and 2024 rates will be presented at the next meeting.

**5. Financial Matters**

**a. Disbursements.** The September 21, 2023 through October 18, 2023 check register was approved upon motion by Mr. Swanson and second by Ms. Farris.

**b. Financial Statements.** The September 20, 2023 unaudited financials were approved upon motion by Ms. Farris and second by Mr. Swanson.

**c. Investment Report.** Nothing new to report on investments.

**6. Adjournment.** There being no other business, the meeting was adjourned by Mr. Sudbeck at 10:14 a.m.

Respectfully submitted,

DocuSigned by:  
  
7C8A2979A47A46E...  
\_\_\_\_\_  
Nicole L. Simonson, Secretary