

RECORD OF PROCEEDINGS

MINUTES OF A REGULAR MEETING OF THE BOARD OF DIRECTORS OF THE STONEGATE VILLAGE METROPOLITAN DISTRICT HELD APRIL 17, 2019

A regular meeting of the Board of Directors of the Stonegate Village Metropolitan District was held on Wednesday April 17th, 2019 at 10326 Stonegate Parkway in Parker, Colorado at 5:30 p.m.

ATTENDANCE:

Present were Directors:

Greg Sanford	Channing Odell	Eric Jensen
Lisa Hyvonen	Lori White	

Also in attendance: Matt Dalton; Spencer Fane LLP
Sarah Sjobakken; District Manager
Charles Wenger; Landscape Operations
Bill Goetz
Scott Barnett
Ger Whelan
Ray Strickhoff; resident
Dick and Karen Watson; residents
Rachelle Huston; resident
Mathew Kim; resident

**CALL TO
ORDER:**

Director Sanford called the meeting to order at 5:32 p.m.

**DISCLOSURE
OF POTENTIAL
CONFLICTS OF
INTEREST:**

Directors Sanford, Hyvonen, White and Odell declared that they had no conflicts of interest.

**APPROVAL
OF AGENDA:**

Director Sanford moved that the agenda be approved as presented. Upon motion duly made, seconded by Director Hyvonen, and unanimously carried, the agenda was approved.

**PUBLIC
COMMENT:**

Resident Ray Strickhoff was present to address the Board regarding discolored water and possible water filtration rebates.

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DISTRICT REPORTS:

TST Report. Bill Goetz was present to address the Board and residents regarding the discolored water in Stonegate. He discussed the various reasons for it, what can be done about it, what is being done about it. The future use of ortho-phosphate or poly-phosphate was brought up. While both can be effective, SVMD is taking a precursor step without these. We have received a pH Adjustment Demonstration Scale Evaluation from the CDPHE. Our drinking water treatment plant uses raw water from 13 different groundwater wells and has been having ongoing problems due to corrosion and reports of brown water in its distribution system. The proposed demonstration scale evaluation (incorporate caustic soda for pH adjustment at the drinking water treatment plant) is to determine whether pH control can help the treatment plant provide higher quality finished water. The goal of the demonstration scale study is to increase the finished water pH at the drinking water treatment plant to approximately 8.1 using sodium hydroxide (caustic soda) at a target dose of 20.0 mg/L. During the course of the study, the pH of the finished water at the treatment plant and the water quality in the distribution system will be monitored.

We will need permanent chemical storage that can be addressed during a Water Treatment Plant evaluation. Additional issues can be identified as well.

Mulhern Engineering Report. Scott Barnett was present to address the Board with an update. The irrigation level at the pond is healthy and he will continue to monitor. Our MS4 and Reg. 84 have been submitted and we are CDPHE compliant. Richmond Homes is beginning to turn on their irrigation. 2 of our 4 sanitary sewer rehabs are complete. Etkin-Johnson has requested 4-2” taps for their warehouse builds in Compark. Mr. Barnett then brought up the use of Ice Pigging pipes for build up. It was used in Cottonwood. It’s expensive, difficult and operations intensive, but it does work.

CWS Report. Ger Whelan was present to address the Board regarding water and sewer operations. He spoke of: our currently being off chloramines in the water system; our being off WISE water currently; the brown water beginning in November; our going to chlorine; pipe chemistry; the corrosiveness of the water; our large amount of testing; our testing for iron at the WTP but not manganese and lastly the need to take more action with uni-directional flushing. He feels we need to continue to try and stabilize the chemistry in the pipe and fix the problem at the source (WTP). The build up of iron and manganese at the WTP needs to go away. We have a plan with the pH adjustment and flushing. This takes time.

District Management Report: Manager Sjobakken included a monthly report in the Board packet. Directors White and Odell presented the Board with their findings from a Parks and Rec.tour. From their perspective, we need to include

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some playground projects in the budgeting for 2020. There was discussion of using Chaparral volunteers for various maintenance tasks. Staff will reach out to Chaparral and coordinate with Charlie.

Director Sanford made a motion to approve a Master Agreement with TST Infrastructure in the 2019 budget year as defined through Task Orders. Upon motion duly made, seconded by Director Hyvonen, and unanimously carried, the motion was approved.

Director Sanford made a motion to approve Task Order #1 from TST Infrastructure in the 2019 budget year in the amount of \$15,000 for General Professional Engineering Services. Upon motion duly made, seconded by Director Hyvonen, and unanimously carried, the motion was approved.

Director Sanford made a motion to approve Task Order #2 from TST Infrastructure in the 2019 budget year in the amount of \$10,000 for Operations Consultation. Upon motion duly made, seconded by Director Hyvonen, and unanimously carried, the motion was approved.

Director Sanford made a motion to approve Task Order #6 from TST Infrastructure in the 2019 budget year in the amount of \$24,000 for Distribution System Water Quality Management. Upon motion duly made, seconded by Director Hyvonen, and unanimously carried, the motion was approved.

Parks/Rec/Landscape Report: Charlie Wenger was present to address the Board. There was discussion on current condition of the playgrounds. New mulch was installed however some need timber replacements for structural. We can have Recreation Plus assess the 2 playgrounds that did not get improved when the others did, several years back.

Staff continues to look for summer employees with a willingness to learn and good workmanship.

John Simmons reviewed the monthly financials with the Board. They are healthy and look good.

FINANCIAL ITEMS:

Monthly Claims for Payment: The claims were presented for payment dated March 31, 2019. Director Sanford moved that the Board approve the claims for payment as presented. Upon second by Director Jensen, a vote was taken, and motion carried unanimously.

Financial Statements: The March 2019 financials were presented to the Board for review. Director Odell made a motion to accept the March 2019 financials.

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Director Jensen seconded the motion, and upon vote, they were unanimously approved.

**EXECUTIVE
SESSION:**

Director Sanford made a motion pursuant to 24-6-402(4)(b), C.R.S. at 7:49 pm. Executive session ended at 8:26 pm

**APPROVAL OF
PAST MEETING
MINUTES:**

Director Sanford moved that the meeting minutes from April 16, 2019 be approved. Upon motion duly made, seconded by Director Odell, and unanimously carried, the minutes were approved.

OLD BUSINESS:

None.

NEW BUSINESS:

None.

**ATTORNEY'S
ITEMS:**

None.

ADJOURNMENT:

There being no further business for the Board's consideration, Director Sanford moved that the Board adjourn the meeting at 8:26 p.m. Upon second by Director White, a vote was taken, and motion carried unanimously.

Respectfully submitted,

Secretary for the Meeting

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