

RECORD OF PROCEEDINGS

**MINUTES OF THE BOARD OF DIRECTORS OF  
THE INVERNESS WATER AND SANITATION DISTRICT**

HELD: April 5, 2017 at 3:00pm

at

2 Inverness Drive East, Suite 200  
Englewood, CO 80112

**ATTENDEES** Directors present: Joel Christensen, Charlie Davis, Tom Morton and Brett Stone. Others present: Clay Boelz and Brian Wilkerson; Inverness Properties, Randy Warren, Luis Tovar and Kelly Conover; Mulhern MRE, Inc., Erin Smith; Norton and Smith P.C. Upon motion duly made, seconded and unanimously carried, the Board excused Director Spaulding.

**CONFLICT OF INTEREST** Upon motion duly made, seconded and unanimously carried, the statements for the Directors, filed with the State of Colorado, Division of Local Governments were ratified.

**PUBLIC COMMENT**  
There was no public present.

**AGENDA** The Board reviewed the agenda. Upon motion duly made, seconded and upon vote, unanimously carried, the Board approved the agenda.

**CONSENT AGENDA**  
The Board considered the Consent Agenda. The Consent Agenda included approval of the minutes from the February 1, 2017 meeting. Upon motion duly made by Director Davis, seconded by Director Stone and unanimously carried, the Board approved the minutes.

Randy Warren reviewed the expenditures with the Board dated January 24, 2017 through March 29, 2017. Following Board discussion and upon motion duly made by Director Morton, seconded by Director Stone and upon vote, unanimously carried, the Board ratified the expenditures as presented.

Randy Warren provided a review of the Financial Statements and Investments as of February 28, 2017. Following Board discussion and upon motion duly made by Director Morton, seconded by Director Stone and upon vote, unanimously carried, the Board accepted the financial statements and investments.

**DISCUSSION OF DISTRICT WATER QUALITY**  
Luis Tovar reviewed the memo provided in the board packet regarding the District water quality. He reviewed the District's efforts to mitigate the iron and manganese presence in the system through the Ice Pigging Project, the work with CH<sub>2</sub>, the chloramination at the wells and the sequestration system. To alleviate some complaints, the District switched to the Denver Water supply which is a different water source, ground water. Luis reviewed the District staff

efforts in working with the Inverness Hotel regarding their filtration system. Staff has been working with CH2 to provide recommendations for system changes.

Water quality issues have been the number one operating priority for the District with extensive time invested over the last few months. Mulhern MRE proposes to continue work related to the District water quality on a time and material basis to provide a recommendation to upgrade and improve the Hotel system, complete a water model analysis to develop an operation plan and to study and recommend an overall treatment system throughout the District. Mulhern requests additional funding for the proposed work in the Contract Approval Requests.

Director Morton commented that the City of Aurora provides informational tours of their extensive water facilities to developers. This was suggested as a possibility for District.

## PROJECT UPDATES

Luis Tovar reviewed the project update memos provided in the board packet related to the chloramine conversion, WISE local connection, the John Derry Park irrigation vault, the underground storage tanks, District equipment purchase, a water line break near Building 24, the sewer line realignment at Building 56 and 58, the effluent irrigation model, the water system audit, and a forcemain maintenance program.

## CONTRACTS

Randy Warren reviewed the Contracts as listed and detailed below:

1. **Chloramine Conversion Oversight** – MMRE requested funding for continued oversight of the project and consultants in the amount of \$15,000.
2. **WISE Local Connection** –
  - a. **Asphalt Repairs** – American West provided additional asphalt overlay required by the county to complete the project in the amount of **\$12,620**
  - b. **Project Oversight** – Mulhern MRE requests funding for additional work related to cost engineering and on-site staffing during the project in the amount of \$6,200.
  - c. **Design** – Mulhern completed revisions to the design in the amount of **\$532**.
3. **Water Quality Investigation** – Mulhern proposes to continue work related to the District water quality to provide a recommendation for the Hotel system, complete a water model analysis, develop an operational plan and to study and recommend an overall treatment system throughout the District in the amount of **\$50,000**.
4. **Sequestration Project** –
  - a. **Equipment Costs** – The District would reimburse the Cottonwood Water for purchased equipment for the static mixers needed for sequestration in an amount of **\$6,980**.
  - b. **Installation** – Excell Pumps will install each of the mixers at each well for **\$11,837**.

5. **John Derry Park Vault** – Contractor yet to be determined however the highest bid received to repair the old and failing irrigation vault equipment at a cost not to exceed (in anticipation of a subsequent bid) of **\$11,420.**
6. **Underground Storage Tank** – GEI has been working to complete a Site Characterization Report as required by the state related to the petroleum finds on site. Costs expected in the amount of **\$28,737.**
7. **District Equipment** – Contract To Be Determined for the purchase of a vac trailer to assist District Operations staff in valve box cleaning and operation for an estimated amount of **\$62,000.**
8. **District Repairs** – The District shared in the costs for a valve repair near building 24 Inverness Drive East. C&L Water Solutions will complete the repair for an amount of **\$11,800.**

Following Board discussion, staff will complete a cost evaluation on use and purchase of the vac trailer prior to purchase. Until such time, item 7 will be re-evaluated. Upon motion duly made by Director Morton, seconded by Director Davis and upon vote, unanimously carried, the Board approved the contracts 1-6 & 8 listed above.

**APPROVAL/RATIFICATION OF THE SETTLEMENT AGREEMENT  
AND RELEASE BETWEEN INVERNESS WATER AND CSM PARK MEADOWS, LLC**

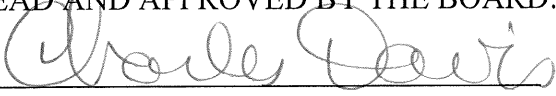
Erin Smith reviewed the proposed settlement agreement with CSM Park Meadows. A payment from the District for \$53,400 will be delivered to CSM Park Meadows, LLC. Erin reviewed the points of the agreement related to the requested exception to the release.

Upon motion duly made by Director Morton, seconded by Director Stone, and upon vote the Board unanimously approved the settlement agreement as presented and authorized Director Christensen to sign the document as acting president in the absence of Director Spaulding.

**EXECUTIVE SESSION**

There was no executive session needed.

**ADJOURNMENT** There being no further business to come before the Board and upon motion duly made, seconded and unanimously carried the meeting was adjourned. The next regular meeting is scheduled for June 7, 2017 at 3:00 at the new District office location at 188 Inverness Drive West, Suite 150 Englewood, CO.

Date: June 7, 2017  
READ AND APPROVED BY THE BOARD:  
  
Charles Davis, Secretary