

MINUTES OF A SPECIAL MEETING OF  
THE BOARD OF DIRECTORS OF THE  
ST. MARY'S GLACIER WATER AND SANITATION DISTRICT  
HELD  
MONDAY, SEPTEMBER 23, 2024

A special meeting of the Board of Directors of the St. Mary's Glacier Water and Sanitation District was convened on Monday, September 23, 2024 at 6:30 p.m. via Zoom virtual meeting platform.

ATTENDANCE

Peter Ward  
Hans Hultgren  
Ed Hauschild

Absent:

Glenn Clark (absence excused)  
Thomas Meyers (absence excused)

Also present were:

Colin Mielke; Seter, Vander Wall & Mielke, P.C.  
Angela Kana-Veydovec, KV Water Engineering  
Gabrielle Begeman, ORC Water Professionals  
Connor McCarty, Interim District Manager

CALL TO ORDER

The meeting was called to order at approximately 6:30 P.M.

DISCLOSURE MATTERS

The Board had been previously advised that pursuant to Colorado law, certain disclosures by the Board members might be required prior to taking official action at the meeting. The Board then reviewed the agenda for the meeting, following which each Board member affirmed their conflicts of interest, stating the fact and summary nature of any matters, as required under Colorado law, to permit official action to be taken at the meeting. The Board determined that the participation of the members present was necessary to obtain a quorum or otherwise enable the Board to act.

ADMINISTRATIVE MATTERS

Approval of Minutes: The Board reviewed the minutes for the regular meeting held August 26, 2024. After review, and upon motion made, seconded and unanimously carried, the Board approved the minutes as presented.

## COMMUNITY MANAGER’S REPORT

The Board reviewed the community manager’s written report. After discussion, the Board determined that Director Hauschild and Mr. McCarty will contact Pinnacle Consulting Group, Inc. (“Pinnacle”) to receive training on District website operations.

## FINANCIAL ITEMS

The Board reviewed the District’s financial statements, payables and budget vs. actual reports. Director Hultgren discussed engineering accounting matters and suggested the Board increase the District’s engineering budget for 2025 to avoid major disparities in future budget vs. actual reports.

Ms. Kana-Veydovec and the Board contemplated the status of the District’s small communities grant. The Board discussed taking out the full grant amount, eliminating the District’s enterprise status for 2024 and potentially seeking to regain enterprise status in 2025. After discussion, and upon motion made, seconded and unanimously carried, the Board determined to review Ms. Begeman’s proposal for additional valve replacements using available funds from the small communities grant.

## PUBLIC COMMENT

The Board opened the meeting for public comment. There being no public comment, the public comment period was closed.

## ENGINEERING REPORT

Ms. Kana-Veydovec presented her report to the Board and provided an overview of ongoing activities related to the District’s water and wastewater systems. Ms. Kana-Veydovec informed the Board that the State is requiring the District to frontload its Long-Range Plan.

The Board then discussed logistics concerning newsletters to be sent to the community on behalf of the District by the U.S. Water Alliance. The Board determined it must review drafts of the U.S. Water Alliance’s community newsletters prior to publication so that directors may submit comments and suggest changes as necessary.

Next, Ms. Kana-Veydovec reported that the alleged DWR violation concerning Well 3 has been cleared up, noting that the DWR was simply missing some additional information that has since been provided.

The Board noted that the St. Mary’s Glacier Metropolitan District has offered to loan its trailer so that the District may move its generator to Well 5.

Ms. Kana-Veydovec stated that she is working to have the D & E grant from 2022 reinstated, but noted that the State needs a letter requesting the grant be rescinded and then reinstated before this can occur. After discussion, and upon motion made, seconded and unanimously carried, the Board approved rescission of the grant and requested its reissuance.

After review and discussion, and upon motion made, seconded and unanimously carried, the Board approved Amendment No. 2 to Task Order No. 1 for KV Water Engineering.

## ORC REPORT

Ms. Begeman provided an update on the status of the District's wells, noting that Well 1 has been offline due to issues with its turbidity meter. All three wells will be undergoing required quadrennial certifications next week.

Ms. Begeman reported that she has reached out to a third-party to perform utility locate services for the District and suggested Mr. McCarty be added as an emergency contact. Director Hultgren then recommended the District purchase locate equipment, which Ms. Begeman estimated would cost approximately \$5,000-10,000.

Ms. Begeman next discussed the need to purchase more meters for service lines, citing recent installations with more scheduled to occur soon.

Ms. Begeman recounted a recent incident wherein seasonal laborers broke a main line while installing a service line in the District and cautioned against work being conducted by seasonal labor without the operator's knowledge.

## LEGAL ITEMS

Discuss Tap Certificate for Lot 107, St. Mary's Subdivision, Unit 2 (Howland): Mr. Mielke informed the Board that Mr. Howland had requested a reduction in the Tap Fees and Facility Improvement Fees owing for his property to \$9,000 in exchange for his agreement to begin paying water and sewer Service Fees immediately upon payment of the \$9,000 instead of upon his future home's connection to the District's water and sewer systems. Mr. Mielke informed the Board that Mr. Howland had provided photos of a ledger that allegedly shows a Tap Fee paid for his property in the 1970s. Mr. Mielke noted that if valid this would entitle Mr. Howland to a reduction in his Tap Fees, but not to the Facility Improvements Fees. The Board noted that Mr. Howland's request would be a variance from the District's rules and regulations. After discussion, the Board denied Mr. Howland's request, but noted that the Tap Fees would be reduced pursuant to the evidence provided by Mr. Howland of payment in the 1970s, all as in accordance with the District's rules and regulations.

Discuss 240 Little Creek Request for Water Leak Repair (Heintz): The Board reaffirmed that the District's rules and regulations establish that maintenance and repair of service lines is the responsibility of the applicable property owner. The Board noted that Mr. Heintz reference to the District repairing another property owner's service line differed from Ms. Heintz's request

because it related to an excavation the District performed to locate a leaking valve, not a service line repair.

Discuss 219 & 220 – Pete Ward Lots: Mr. Mielke confirmed that lots 219 and 220 were combined at the last Board meeting and stated he will check on the status with the County.

#### DIRECTOR’S ITEMS

Discuss Potential Well along Alice Road: Ms. Begeman recommended the addition of another well along Alice Road to add redundancy to the system, noting that the alternative would be to replace an existing, leaking pipe which would require an inspection to identify how to replace it.

Status of Brook Drive Project: There were no updates on the status of the Brook Drive project.

#### ADJOURNMENT

There being no further business to come before the Board, and upon motion duly made and unanimously carried, the meeting was adjourned at approximately 8:15 p.m.

By:

/s/Hans Hultgren  
Secretary