

## Leadville Sanitation Meeting Minutes for October 12, 2023

The Leadville Sanitation District (LSD) held its monthly board meeting at the district's office located at 911 S. Highway 24, Leadville at 5:00 pm on 10/12/2023. Board members present: Chair Ken Berger, Directors Sterling Mudge, Mike Smith and Jane Gowing. Staff present: Angelina Salazar, Office Manager; Chelsea Fagan and Janet Hausman, JVA Consulting (via Zoom); Joe Fattor, district's attorney (via Zoom) and Specialty attorneys Allison Ulmer and Ashley Hernandez-Schlagel.

- A. Chair Berger called the meeting to order at 5:00 pm and made a motion to move the board into Executive Session pursuant to Section 24-6-402(4)(b), C.R.S. for the purpose of a conference with the district's legal counsel regarding specific legal questions pertaining to Werderitch Construction LLC, motion was seconded by Director Smith, all voted in favor. With no decision made, at 5:14 pm Chair Berger moved the board out of Executive Session, seconded by Director Gowing, all voted in favor and the public portion of the meeting resumed.
- B. Public Comment was the first agenda item of the public meeting. No comments presented.
- C. Tennessee Pass Café/Bobbi Conner, owner, was the next agenda item. Ms. Conners spoke on the issue of sewer line backups at her restaurant that have occurred throughout the 20+ years she has owned the café, but specifically this summer when the café's sewer backed up during the August races and she was forced to close for a week. Ms. Conners said that in addition to her business being impacted, there were also impacts to an adjacent apartment building and motel due to the sewer back-up. Ms. Conner is requesting the district figure out the sewer line issues and try and resolve the problems to prevent recurrence of the sewer back-ups. Ms. Conner has had Mountain Magic unplug the shared sewer line between the three buildings and has also had him camera the line to provide film information. The board agrees that the issue needs resolution, but it will take time to review district and building permit documentation, review any camera film footage and conduct line locates and inspections. In addition, current district Rules and Regulations do not allow shared sewer lines and the Regulations also specifically state that building sewers are the responsibility of individual property owners, not the district. The board would like to assist the businesses where possible to develop an action plan before next summer's construction season begins to resolve the sewer back-up issue(s).
- D. Jackie Whelihan, Executive Director of the Housing Authority – Ms. Whelihan was unable to be present, so the City's Planner, Chapin LeChance, spoke in her place. Mr. LeChance introduced himself to the board and stated that he had no new updates from the Housing Authority. He did have questions about the Housing Authority using the district's engineering firm (JVA) to help save on design engineering costs and to streamline the permitting process. Typically, this practice is not allowed by the district, but the topic may warrant future conversations and legal review.
- E. Railyard/John Lichtenegger was the next agenda item, but Mr. Lichtenegger was not present.



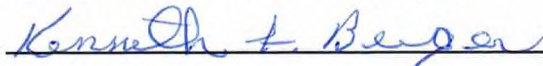
- F. JVA presented updates on the following JVA projects:
- a. The CMAR (Construction Manager) bid period for the WWTP project closed on 9/26/2023 and JVA received two bid proposals (Aslan Construction and Rice Lake West) for the WWTP project. The board needs to review the proposals and Janet Hausmann would like a decision at the board's 10/24/2023 meeting.
  - b. JVA had questions about adding a bulk water fill to the RV dump station project. JVA asked Parkville if they were interested in partnering on the fill station, but Parkville already has their own fill station, so they declined. The board needs to decide if they want to proceed with the fill station addition or just have a stand-alone RV dump station. Either way, JVA is proposing to merge the RV dump station project with the WWTP project which will allow the district to use the same contractor for quicker mobilization and start on the dump station project.
  - c. Paddock Development-manhole testing. The project has 4 manholes and when Paddock's contractor went to pressure test the manholes, the tests failed. Eventually, the contractor said they got the manholes to pass the pressure test after Metro's employee left the scene. JVA and the board are not comfortable with the situation, so Chair Berger moved to have the contractor retest with JVA and a Metro employee observe the retesting of all the manholes, seconded by Director Smith, all voted in favor.
  - d. Mountain Pines extension ownership. Chelsea would like a map of the sewer mains in the Mountain Pines/West Pines areas that are not owned by the district, as JVA is receiving building permit applications to tie into that line. JVA would like clarity on how to respond to these property owners about future sewer line specifications and maintenance. The board and JVA agree to have JVA place a disclaimer in the building permit applications for the Mountain Pines/West Pines lots that are not a part of the district's system. In addition, the board directed Attorney Fattor to draft letters to send to all property owners in this area. Ms. Salazar stated she would forward the owner names and addresses to Attorney Fattor.
  - e. Collections-Poplar & 8<sup>th</sup> Street-Ms. Fagan is wrapping up the Collections System project and needs to confirm JVA's proposed reroute for the sewer main that is currently located under a residence located near 8th and Poplar Streets. Ms. Fagan requested contact information for a locator company that has been in Leadville to confirm the proposed sewer main location.
- G. Regular Meeting Minutes of September 14, 2023. With no edits, Director Mudge moved to approve, seconded by Director Smith, all voted in favor.
- H. Check List Approval – Director Mudge moved to approve the August 2023 Checklist, seconded by Director Smith, all voted in favor. Director Mudge moved to approve the September 2023 Checklist, seconded by Director Smith, all voted in favor.
- I. Housing Assistance Policy – Chair Berger discussed the options for the new A operator's housing to incentivize the employee's long-term relocation to Leadville/Lake County. Chair Berger moved to pay for the new employee's first three months of housing, not to exceed \$1,100 per month, seconded by Director Mudge, all voted in favor except Director Smith, who abstained.



- I. 2024 Proposed Budget – Ms. Salazar provided the board with a draft budget. The proposed budget must be published in advance in the local paper. In addition, Ms. Salazar would like to place a notice on the final billing statement for 2023 for a possible rate increase to be determined at a public hearing on November 16, 2023, at the district offices at 5:00 pm. Finally, Ms. Salazar stated that the district needs to update its job descriptions to match with its workman’s compensation descriptions.
- J. Attorney Fattor was next on the agenda.
  - a. Paola Narduzzi/West6street – Mr. Fattor notified Mr. Narduzzi via his attorney, Adrienne Rowberry, that a cost estimate for Mr. Narduzzi’s development to access the district’s sewer main with gravity flow must be done per the board Rules and Regulations. In addition, Rob Goss (Marcin Engineering) is waiting to get water main locates from Parkville Water. No other updates are available.
- K. Daily Plant Report – No plant operations log/report was available at the meeting. Now that the plant has a full crew, Chair Berger asked Ms. Salazar to notify the Operations staff to resume providing plant reports at board meetings.
- L. Office – Office Manager Salazar brought up that plant employees would like to have monthly meetings with 1 or 2 board members present. Board members are amenable to these meetings. Chair Berger moved that Ms. Salaza moved to retain Mountain States Council as its Human Resource (HR) contractor for the district, Director Smith seconded, all voted in favor. Tax Liens are in the process of being sent out. Finally, Chair Berger moved to allow the Cloud City Wheelers to use the district’s west parking for an event from 1/26-1/28, seconded by Director Smith, all voted in favor.

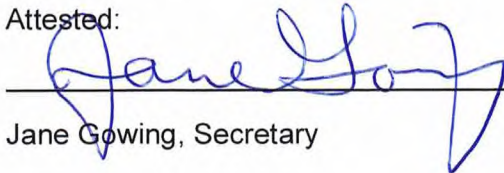
At 7:47 pm Chair Berger moved to adjourn, seconded by Director Smith, all were in favor.

Said minutes were read and approved:

  
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Kenneth Berger

Attested:

  
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Jane Gowing, Secretary