

RECORD OF PROCEEDINGS

MINUTES OF A REGULAR MEETING OF THE BOARD OF DIRECTORS OF THE DEIKE ESTATES SPECIAL IMPROVEMENT DISTRICT HELD APRIL 11, 2024

A regular meeting of the Board of Directors of the Deike Estates Special Improvement District was held on April 11, 2024, at 9:00 a.m. The meeting was held virtually via Zoom teleconference.

In attendance were Directors:

Cory Dieter	President	2027
Keith Dragoo	Treasurer/ Clerk	2027

Also, in attendance were:

Kristan Buck; CGRS
Sue Blair and Ashly Dorey; Community Resource Services of Colorado

Call to Order/Declaration of a Quorum of the Board: The meeting was called to order at 9:00 a.m. A quorum of the Board was present.

Approval of Agenda: Director Dieter moved to approve the agenda as presented. Upon second by Director Dragoo, a vote was taken, and the motion carried unanimously.

Engineering Items:

- a. Water Meters: Ms. Buck with CGRS reported she confirmed what was received at the office and inquired with Core and Main about when the meters are scheduled to arrive; they were originally scheduled to arrive by the end of March. She is currently trying to track down where they are and the delivery date.
- b. Water Tower Improvements: Ms. Buck met Chuck Graber from McGuire Water on-site last week. McGuire Water is a contractor who does water tower improvements. He is preparing a scope of work and an estimate taking into consideration the most recent tower inspection, the last dive inspection, and the report from Martin Martin. Mr. Graber expressed his concerns about the thick exterior coating of the tower and the unlikelihood it will hold another coat of paint. He will likely recommend an abrasive treatment to strip the existing paint prior to applying a new coat. Mr. Graber then discussed having a valve at the base of the tank inside the treatment room. This would allow for water shut-off at the base of the tank without having to drain the tower. There is currently no way to do this. Mr. Graber can provide a means to seal the belly of the water tank and re-route the influent so that it comes in higher on the tank, which will allow the water to have a better mix and distribution once it enters the tank. This is also a good alternative to installing a mixer. This information and his recommendations will all be included in the provided proposal.

- c. Sewer Assessments: Ms. Buck reported CGRS is through the assessment phase and is now on to mitigating particular issues. Regarding Kenworth, they are having some trouble testing their tank without disruptions. CGRS is waiting to hear back about the most recent test, it's possible they may need to conduct another. At the Sapp Bros. Repair Shop, CGRS staff Tim Goodrich is working with Jared and the staff onsite to get the information needed to close off their sand duel interceptor from discharge to the collection system. This is a requirement from the compliance order. Ms. Buck reported that she has not yet heard back from the Water Quality Division or received a draft settlement agreement from them yet. The remaining service line issues at T-Joes were being addressed, T-Joes reported to be working with a contractor, but CGRS has not yet heard of any resolution or completion of the project.

Ms. Buck spoke with Zack of Sapp Bros. when she was on site. They spoke about pumping out the tank quarterly. Zack was going to reach out to B& B Sewer & Septic to confirm they will continue to pump out the wastewater treatment tanks quarterly. She believes the last pump out was done in December.

- d. Drain Field Improvements: CGRS is working on drawings and trying to devise a plan to get the west side opened up. They anticipate they will be able to tackle this work into the spring as we have warmer weather.

Ms. Buck spoke to the Board of Public Utilities about connecting to the municipal sewer. They said that boring underneath and connecting with Archer is probably not a viable solution because Archer is proposing to maintain all the line for their service line, and they don't allow more than one customer to connect to the same service line. We could only connect if they determined that line to be a main.

The other option would be to continue with the proposed project along the north side of the freeway. There were 4 other entities that expressed interest in connecting when the County explored this option. Deike Estates, being the furthest entity out, would need to front to cost and write in language for a reimbursement agreement. Therefore, if anyone connects downstream, they will reimburse Deike Estates for the cost of the line. CGRS recommends that all of the collection mains in the District are brought to BOPU, so that the District is no longer maintaining the whole collection system on their own.

Another option would be to upgrade the collection line to a 8-inch line, which is the required minimum. This would make a loop around the District allowing gravity to assist in the flow and a force main would carry out to public treatment. Wherever the lift station is, there has to be an 8-inch collection main. CGRS works with contractors who install force mains and lift stations regularly and can provide more information on the cost of this option.

For this option of Deike Estates footing the bill for this project, the customers will help recoup the initial cost and then if anyone connects downstream, those reimbursements can be used to give back to the customers.

In regard to water connection, it was communicated that there was not enough pressure and possibly supply capacity. They were confident they could get water all the way out to Deike Estates.

Administrative Items:

- a. Review and approve minutes of the February 5, 2024, Special Meeting: After review, Director Dieter moved to approve the minutes of the February 5, 2024, meeting as presented. Upon second by Director Drago, a vote was taken, and the motion carried unanimously.
- b. Consider Adoption of Resolution to change the District bank account to BMO: Director Dieter moved to adopt the Resolution as presented and open a bank account with BMO. Upon second by Director Drago, a vote was taken, and the motion carried unanimously.

Other Business: Director Dieter mentioned that he has requested a letter be sent to Wells Fargo from Sapp Bros. to close the existing District bank account since he was not able to access the account. He will follow up tomorrow on the status of the letter. He noted he's requested statements from Wells Fargo at the time of closing the account for records and will let CRS know as soon as the funds are received, so that we can deposit those funds into the new bank account.

Adjournment: With no further business, Director Dieter moved to adjourn the meeting. Upon a second by Director Drago, a vote was taken, and the meeting was adjourned at 9:23a.m.

Respectfully submitted,

Ashly Dorey

Ashly Dorey, Recording Secretary