

The Board of Directors of the Left Hand Water District, meeting as the Board of the District and of the Left Hand Water Activity Enterprise, held their regular meeting on October 19, 2017 at the District offices, 6800 Nimbus Road, Longmont, Colorado. The meeting was called to order by President Julie Trumpler at 9:00a.m.

Directors Present: Julie Trumpler, President
Mark Hochhauser, Vice President
Dan Lisco, Secretary
Sam Barnsley, Treasurer
John Brunner, Director
Bart Fischer, Director
Jim Richard, Director

Directors Absent: N/A

Staff and Consultants: Chris Smith, General Manager
Vicki Santos, Finance Manager
Jason Whitmore, Treatment Manager
Darwin Williams, District Engineer
Scott Holwick, Attorney
Meghan Connolly, Engineer I
Lilah Imes, Assistant Secretary, Board of Directors

Public Present: Patrick Glasco, New Expression Homes, LLC
Kelly Wills, New Expression Homes, LLC

SUBJECT: MINUTES OF THE DISTRICT REGULAR MEETING HELD 10/19/2017

Approval of the Minutes

The minutes of the September 21, 2017, Board meeting were submitted prior to the meeting.

MSP: *Secretary Lisco moved to approve the minutes of the September 21, 2017 meeting. Motion seconded by Director Brunner. Motion carried unanimously.*

SUBJECT: PUBLIC HEARING

MSP: *President Trumpler moved to officially open the Public Hearing to discuss the Parkes at Stonebridge Petition for Exclusion from District Boundaries. Motion seconded by Secretary Lisco. Motion carried unanimously. Public hearing opened at 10:12 am.*

MSP: *Secretary Lisco moved to officially close the Public Hearing. Motion seconded by Director Brunner. Motion carried unanimously. Public hearing close at 10:13 am.*

Parkes at Stonebridge Petition for Exclusion from District Boundary:

The owner of this parcel contacted the District requesting exclusion from the District. Our attorney's office, Lyons Gaddis, prepared all the necessary paperwork, including the petition for exclusion and noticed today's public hearing in the Times Call. This petition was presented to the Board for final action to be taken. Discussion.

MSP: *Secretary Lisco moved to approve to approve the exclusion of lands from the Left Hand Water District known as Parkes at Stonebridge property (Watson Annexation to the City of Longmont, situated in the County of Boulder, State of Colorado. Motion seconded by Director Brunner. Motion carried unanimously.*

SUBJECT: PUBLIC COMMENT

Patrick Glasco – Wyndham Hill Filing No. 5 Townhomes:

Patrick Glasco addressed the Board regarding several concerns relating to the District's role in his development project at Wyndham Hill, filing 5. The first concern Mr. Glasco addressed was the District's requirement to dedicate 5 C-BT units for the 3/4-inch irrigation tap that was approved by the Board in August 2017. The District's calculations indicate the 3/4-inch irrigation tap will need 5 units of CBT dedicated for this tap. Mr. Glasco stated he consulted experts regarding water usage for the proposed development plans and their estimates suggest that only 2 C-BT units should be required for dedication. Secondly, Mr. Glasco voiced a concern regarding the price of water per unit. Pursuant to the District's policies, the price of C-BT water has increased since the execution of the second contract between the District and New Expression Homes, Mr. Glasco's company. The Board listened to all of Mr. Glasco's concerns and informed him that the District's staff would be in contact with him. Discussion.

SUBJECT: TAPS FOR BOARD CONSIDERATION

Boulder County Parks & Open Space – Left Hand Valley Grange Trailhead & Restrooms/Ball Field Irrigation:

A 5/8-inch irrigation tap serves this parcel of land and Boulder County has requested an upgrade to a 3/4-inch tap to serve a restroom at the trailhead. The existing tap has been in deficit, using more water than allotted, since the tap has been installed. In order to bring the tap into compliance with District Policy regarding raw water dedication, there will need to be an additional 1 unit of Left Hand Ditch water dedicated to this upgrade, bringing the total dedication of 2.5 units. Discussion.

MSP: *Treasurer Barnsley moved to approve an upgrade to the existing tap (Account #3569.01) located at 7075 N. 83rd Street to serve the proposed restroom and trailhead in addition to the existing irrigation demand for the ball field/park*

conditional on meeting all requirements for service. Motion seconded by Secretary Lisco. Motion carried unanimously.

3404 Hwy 52; 3540 Hwy 52; 3590 Hwy 52; 3604 Hwy 52 – Lots 1-4 Block 1
Glacier Business Park AMD:

The owner of four lots at Glacier Business Park is going through the land use process to construct 8 buildings and combine the four lots into 1. The four lots have a 5/8-inch commercial tap assigned to each parcel. They have requested three taps to serve the future buildings, two 2-inch taps and one 1.5-inch tap. Discussion.

MSP: *Secretary Lisco moved to approve one 1.5-inch commercial tap and two 2-inch commercial taps with associated fire lines for Glacier Business Park Amended Subdivision Block 1; Lots 1, 2, 3, & 4 with credits applied from the existing 5/8-inch commercial tap equivalencies assigned to each lot conditional on meeting all requirements for service. Motion seconded by Director Brunner. Motion carried unanimously.*

Outworld Property Management – 1725 Vista View Drive:

The District received a request to upgrade an existing 5/8-inch commercial tap at this site to 1-inch commercial tap. The owner recently purchased 3 of the existing 6 units and plans to construct a micro-brewery with a tasting room. The change of use for the 3 units indicates the need for a 1-inch tap with 3.5 units of CBT. Staff received a letter from the owners of other 3 units stating they are aware of the upgrade and have agreed to the development of the brewery. Outworld Property Management, the owner, has requested to pay cash-in-lieu of dedication for the CBT shares. Discussion.

MSP: *Secretary Lisco moved to approve an upgrade from an existing 5/8-Inch commercial tap to a 1-inch commercial tap with 3.5 units of C-BT for Account #6126.01 located at Vista Commercial Filing No. 1 Block 1; Lot 4 - 1725 Vista View Drive conditional on meeting all requirements for service. Motion seconded by Vice President Hochhauser. Motion carried unanimously.*

SUBJECT: FINANCIAL REPORTS

Monthly Financial Statements

Vicki Santos presented the financial reports and payables for the month of October 2017. Discussion.

Bills and Appropriations

A listing of monthly bills and appropriations was presented for review prior to the meeting. The total payables equaled \$458,034.13.

Preliminary 2018 Budget – October Board of Directors Meeting:

The Board of Directors received the proposed 2018 Budget information prior to October 15, 2017 per State statute. No action will to be taken today as the Rate Hearing is scheduled for November 16, 2017 and the 2018 Budget Hearing is on December 14, 2017. Both meetings were noticed and or published as a Public Hearing. The District uses the AWWA cost of service model to determine the various components of the District's cost of service. This model computes pure cost of service rates for basic and volume changes. Discussion.

Audit Engagement Letter – CliftonLarsonAllen:

CliftonLarsonAllen LLP has provided a proposed agreement to provide audit services for the year ending 12/31/2017. Discussion Discussion.

MSP: *Treasurer Barnsley moved to accept and sign the Agreement to Provide Audit Services with CliftonLarsonAllen LLP for the year ending December 31, 2017. Motion seconded by Secretary Lisco. Motion carried unanimously.*

Bond Counsel Engagement Letter Agreement:

A letter from Kutak Rock LLP provided a Letter Agreement to provide Services as the District's Local Bond Counsel in connection with the Colorado Water Conservation Board loan. Vicki Santos has executed the Agreement and staff anticipates having the loan documents available for the Board at their November meeting. Discussion.

SUBJECT: NEW BUSINESS

Petition for Exclusion from District Boundary – 1225 Prospect LLC & G.E.M. Holdings LLC:

The property at 8097 Plateau Rd has been annexed into the City of Longmont (the North Star Annexation) and has requested to be excluded from the District's boundaries. Lyons Gaddis has prepared all the necessary paperwork for this exclusion. The action taken today by the Board was setting a date for a public hearing. Discussion.

MSP: *Secretary Lisco moved to set a Public Hearing for the 1225 Prospect, LLC (Lot 1-Lane Farm NUPUD) and G.E.M. Holdings (Outlots A&B-Lane Farm NUPUD) County of Boulder, State of Colorado for November 16, 2017 and to advertise according to regulations governing Exclusions. Motion seconded by Director Richard. Motion carried unanimously.*

Tap Refund Request – 7915 Plateau Rd – Yihoung Zhang:

In 2013, the tap at 7915 Plateau Rd was upgraded from a 5/8-inch residential tap to a 3/4-inch tap due to an accessory dwelling on the property. At that time,

staff was made aware by the property owner, Yihoung Zhang, that the parcel of land would eventually be annexed into the City of Longmont. Chris Smith discussed with the owner this situation and directed Mr. Zhang to contact the District when the annexation was about to take place and at that time, Mr. Zhang would be eligible for a partial refund of the tap and tap upgrade. Discussion.

MSP: *Treasurer Barnsley moved to approve a Tap Refund in the amount of \$8,180.00 for the 3/4-inch Residential Tap at 7915 Plateau Road contingent upon the removal of the tap from the District's system and reconnection to the City of Longmont. Motion seconded by Secretary Lisco. Motion carried unanimously.*

Northern Water Fall Water Users' Meeting:

The Northern Water Fall Users' meeting will be held at the University of Northern Colorado in Greeley on November 15, 2017. Any board members wishing to attend, please notify Lilah Imes and she will get you registered. Discussion.

Notice of Retirement – Todd Petry:

The District's Distribution Manager, Todd Petry has given his notice of retirement effective December 31, 2017. Staff would like to thank him for his 26 years of service and dedication to Left Hand Water District. Discussion.

Attorney's Comments:

▪ Update on 30" Waterline Damage:

Scott Holwick gave the Board a litigation status update regarding the claim with New Tech Construction. Discussion.

▪ CBT Water Purchases:

The District continues to look for available C-BT water for sale. Another client of Lyons Gaddis, the Bliss family, would like to enter into an agreement with the District for the sale of 30 units of C-BT, 8 units in 2017 and 22 units in 2018. Since Lyons Gaddis represents both parties, a Conflict of Interest Waiver Letter will need to be executed. Discussion.

MSP: *Treasurer Barnsley moved to direct Chris Smith to sign necessary contracts in order to purchase CBT units. Motion seconded by Secretary Lisco. Motion carried unanimously.*

MSP: *President Trumpler moved to direct staff to submit necessary paperwork to Northern Water Conservancy District. Motion seconded by Secretary Lisco. Motion carried unanimously.*

Meeting adjourned at 12:46pm.

By,

Lilah Imes, Assistant Secretary, Board of Directors

Dan Lisco, Secretary