

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 January 17, 2019 at the District offices, 6800 Nimbus Road, Longmont, Colorado. The meeting was called to order by President Julie Trumpler at 9:08 a.m.

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

**Directors Absent:** N/A

**Staff and Consultants:** Chris Smith, General Manager  
Vicki Santos, Finance Manager  
Jason Whitmore, Treatment Manager  
John Chmil, Attorney  
Adam Delaney, Distribution Manager  
Steve Buckbee, District Engineer  
Jordan Tyson, GIS Technician  
Lilah Imes, Assistant Secretary, Board of Directors  
Colby Grinde, Distribution Tech 1

**Public Present:** Brad Wind, Northern Colorado Water, General Manager  
Kyle Whitaker, Northern Colorado Water

**SUBJECT: MINUTES OF THE DISTRICT REGULAR MEETING HELD 1/17/2019**

Approval of the Minutes:

*The minutes of the December 13, 2018, Board meeting were submitted prior to the meeting.*

**MSP:** *Secretary Lisco moved to approve the minutes of the December 13, 2018 meeting. Motion seconded by Director Richard. Motion carried unanimously.*

**SUBJECT: PUBLIC HEARING/COMMENT**

*Brad Wind and Kyle Whitaker from Northern Water Conservancy District addressed the Board regarding the impact the Colorado River Compact has on the Colorado -Big Thompson. Discussion.*

**SUBJECT: TAPS FOR BOARD CONSIDERATION**

Angele Luedtke Mourot – 625 CR 16.5 (Parcel ID 131330100001):

*Staff has not heard from the applicant and since approving this tap starts the 90 day clock, staff would like to table this request until February. Discussion.*

Smith & Son Real Estate LLC – 3769 Puritan Way (Parcel ID 146703107001):

*This request is for an upgrade from a 5/8-inch commercial tap to a 3/4-inch tap. The engineering review has found the 5/8-inch tap is not adequate to meet their water demands. The applicant will be purchasing a 1/2 tap equivalent and they have requested to pay cash-in-lieu of dedication for the extra water dedication. Discussion.*

**MSP:** *Treasurer Barnsley moved to approve a 3/4-inch Commercial Tap Upgrade and a 6-inch fire line for 3769 Puritan Way, Glacier Business Park conditional on meeting all requirements for service.*

**SUBJECT: FINANCIAL REPORTS**

Monthly Financial Statements:

*Vicki Santos presented the financial reports and payables for the month of December 2018. Discussion.*

Bills and Appropriations:

*A listing of monthly bills and appropriations was presented for review prior to the meeting. The total payables equaled \$2,242,889.90.*

**SUBJECT: UNFINISHED BUSINESS**

Notice of Annual Meeting – Left Hand Ditch Company:

*On Saturday, February 2, 2019 the Left Hand Ditch Company will have its annual meeting at 10:00 am. The meeting will be held at Altona Grange. Left Hand Water District will be on the agenda to give its annual report. There are two director seats open and Chris Smith is asking for Board direction on the open seats, establishing per-share and minimum assessment prices for 2019 and the District's position on the CWCB loan the Ditch Company would like to apply for. The Board is okay with both candidates for District 1 & 5 to retain their positions and they are in favor of the CWCB loan the Ditch Company would like to obtain. The Board is fine with keeping the two board members, Dan Lisco and Jim Richard to the Joint Liaison Committee. Discussion.*

**MSP:** *Director Richard moved to a Board Member or the General Manager to vote shares at the LHD Co. Annual Meeting and Appoint two (2) Board members, Dan Lisco and Jim Richard, to the Joint Liaison Committee. Motion seconded by Secretary Lisco. Motion carried unanimously.*

New Hinman Ditch Company Annual Meeting:

*On Saturday, February 2, 2019 the New Hinman Ditch Company will have its annual meeting at the home of the Sectary/Treasurer, Terry Longseth. The meeting will begin at 8:00 am. The District has a limited share in the Ditch. That share allows the District to irrigate some of the property leased by Dick Smith. Previously, the Board has authorized the General manager to grant Proxy to vote shares. Discussion.*

**MSP:** *Director Richard moved to Authorize General Manager to grant Proxy for the purpose of voting shares at the New Hinman Ditch Company Annual Meeting. Motion seconded by Secretary Lisco. Motion carried unanimously.*

Haldi Ditch Company Annual Meeting:

*The President of the Haldi Ditch Company has been ill and the Vice President, Rob Alexander, is in the process of sending out the Annual Ditch Meeting notices. The meeting will be held at the District's offices on February 16, 2019 at 10 am. Currently, Julie Trumpler and Jason Whitmore serve as the Districts representatives and would be willing to continue to represent the District in that capacity. Discussion.*

Boulder County Open Space:

*Boulder County's new open space director would like to acquire more water for the County. In the past, when the County has purchase land for open space, they have sold the water rights. The General Manager would like to consider purchasing additional shares of Left Hand Ditch Company before the price per share rises. Discussion.*

**SUBJECT: NEW BUSINESS**

AT&T Cell Phone Antenna Lease – Spurgeon Tank Site:

*AT&T reached out to staff wishing to enter into a Lease Agreement with the District to place a cell tower on the Spurgeon WTP property. There is a dead spot on Highway 36 between Lyons and the City of Boulder where AT&T has requested to erect an antenna. The District leases out various tank sites for different types of telecommunications. These leases provide great passive income for the District and can pay for the cost of the tank over the term of the lease. County codes require co-locating where possible. A draft Lease with Option was included in this month's board packet for the Board's review. This Lease will allow AT&T to begin the Land Use process and they will have up to a year to get their permits from the County. The initial lease amount will be \$2,500/month and will increase 3% annually. Per the Agreement, AT&T will disclose all employees who have keys to the tank site and they will be responsible for maintaining the access gate and road. Discussion.*

**MSP:** *Secretary Lisco moved to approve draft Spurgeon Tank Site Lease between Left Hand Water District and AT&T and to authorize the General Manager to continue with negotiations and to execute lease with acceptable terms. Motion seconded by Director Pratt. Motion carried unanimously.*

62 Units of C-BT Potential Purchase:

*The District would like to make an offer on 62 units of C-BT that are for sale. The offer would be for \$36,000 per share, which is our cash-in-lieu price for dedication. The land will be annexed into the Town of Johnstown and the land owner would like to sell the water. If the District's offer is accepted, the closing will take place in April. Discussion.*

**MSP:**        *Secretary Lisco moved to approve the offer of \$36,000/unit for 62 units of C-BT and to authorize General Manager to continue with negotiations and to Purchase & Sales Agreement and Escrow Agreement necessary to complete the purchase. Motion seconded by Director Richard. Motion carried unanimously.*

Attorney's Comments:

*An update regarding legislation was given by John Chmil. The only issue affecting Special Districts is the Gallagher Amendment, which doesn't impact our District since we do not rely on property taxes. Also, legislators are working on the 811 Amendment revisions and trying to bring everyone up to speed. Some of the issues include what obligations agencies, such as private ditch companies, have as far as locating, since they do not have buried water lines. Our obligations are pretty well understood, we are a municipality that owns water lines and we have to locate them. The Colorado Water Congress conference is coming up and Chris Smith will attend some of the sessions. He noticed we do not belong to the Congress and there are several Special Districts that are members, so, he may explore becoming a member. Also, Northern's Spring Water Users Conference will be held in April and staff will get the Board the exact dates. Discussion.*

Meeting adjourned at 11:35 am.

By,

Lilah Imes, Assistant Secretary, Board of Directors

Dan Lisco, Secretary