

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 its regular meeting on February 18, 2021, at the District offices, 6800 Nimbus Road, Longmont, Colorado, via Zoom Video Conference to comply with State's safer-at-home order as part of the COVID-19 outbreak. The meeting was called to order by President Julie Trumpler at 9:02a.m.

**Directors Present:** Julie Trumpler, President  
Mark Hochhauser, Vice President  
Dan Lisco, Secretary – Joined @ 9:15 am  
Sam Barnsley, Treasurer  
Alan Pratt, Director  
Bart Fischer, Director

**Directors Absent:** Jim Richard, Director (excused)

**Staff and Consultants:** Chris Smith, General Manager  
Vicki Santos, Finance Manager  
Scott Holwick, Attorney  
Jason Whitmore, Treatment Manager  
Adam Delaney, Distribution Manager  
Steve Buckbee, District Engineer  
Martin Harders, Engineering Tech I  
Jordan Tyson, GIS Technician  
Tina Conilogue, Assistant Secretary, Board of Directors

**Public Present:** Rhonda Price, incoming Executive Assistant

**SUBJECT: MINUTES OF THE DISTRICT REGULAR MEETING HELD 1/21/2021**

Approval of the Minutes:

*Draft minutes of the January 21, 2021, Board meeting were submitted to the Board prior to the meeting.*

**MSP:** *Treasurer Barnsley moved to approve the minutes of the January 21, 2021, meeting. Motion seconded by Director Fischer. Motion carried unanimously.*

**SUBJECT: PUBLIC HEARING/COMMENT**

**MSP:** *Treasurer Barnsley motioned to open a public hearing on the proposed exclusion from the District boundary of the property located at 12587 Jay Road, Erie. Motion seconded by Director Pratt. Motion carried unanimously.*

Resurrection Church Petition for Exclusion from District Boundary:

*At the January 21, 2021 meeting, the Board of Directors set a Public Hearing for the proposed Resurrection Church Exclusion (a parcel of land located at 12587 Jay Road, Erie, CO 80516) for this February 18, 2021 meeting. Lyons Gaddis has*

*prepared a proposed order for exclusion and made public the exclusion petition as required by statute. The District has not received any comments from the public.*

**MSP:** *With no public present at the hearing, Director Fischer moved to close the Public Hearing. Motion seconded by Treasurer Barnsley. Motion carried unanimously.*

**MSP:** *Following discussion on the proposed exclusion, President Trumpler moved to approve the Exclusion of Lands from the Left Hand Water District known as the Resurrection Church, Inc. property, situated in the Town of Erie, County of Boulder, State of Colorado. Motion seconded by Treasurer Barnsley. Motion carried unanimously.*

**SUBJECT: TAPS FOR BOARD CONSIDERATION**

Grigsby Subdivision – Subdivision / Multiple Tap Purchase Agreement:

*This tap request is for a 3-Lot Subdivision located at 6870 Weld County Road 5 on the east side of WCR 5 approximately one mile north of Hwy 52. Pressure and flow are available for the additional 3 taps that will be served by a mainline extension from WCR 5. The construction of the main extension will be the responsibility of the developer. Each of the three taps will be supplied with 1.5 units of C-BT based on the proposed lot sizes and the applicant has requested paying cash-in-lieu of dedication. Attorney Holwick disclosed Lyons Gaddis represents the applicant on general matters although the firm has not worked on this transaction. Discussion.*

**MSP:** *Director Pratt moved to approve a Subdivision / Multiple Tap Purchase Agreement for the Grigsby Subdivision conditional on meeting all requirements and fees required for service. Motion seconded by President Trumpler. Motion carried unanimously.*

QuikTrip Corporation – 3979 Hwy 119 Firestone, CO:

*This tap request is for a 1.5-inch Commercial Tap and a 1.0-inch Commercial Irrigation Tap for a redevelopment project (Turner Commons Filing 1) at the northwest intersection of Hwy 119 and Interstate 25. The applicant will be responsible for the construction of a mainline extension that will serve Lot 3 which will be extended through the site and looped back to Highway 119 during a future phase. The property is within the Town of Firestone and will be served directly from Left Hand Water District in accordance with our IGA with the Town of Firestone. Pressure and flow are available for this proposal. A review by engineering indicates that the 1.5-inch domestic Commercial Tap will require a total of 5.5 units of C-BT and the 1.0-inch Commercial Irrigation Tap will require 2.5 units for a project total of 8 units of C-BT. The 3 lots being created by QuikTrip have existing Left Hand Water District taps which will be utilized as part of this redevelopment. Lots 1 & 2 (not a part of this request) will each retain 1 tap equivalent and the associated unit of C-BT. The remaining 2.5 PIF and 3.5 units of C-BT will be credited toward the overall tap fee for this project in accordance with District Policy. The applicant has requested paying cash-in-lieu of dedication for the remaining 4.5 units of C-BT required. Attorney Holwick disclosed Lyons Gaddis*

*represents the Rural Ditch, which runs through the property and which has been involved in negotiating the relocation of the ditch with the applicant for the development of this property. Discussion.*

**MSP:** ***Treasurer Barnsley moved to approve a 1.5-inch Commercial Tap and a 1.0-inch Commercial Irrigation Tap for Lot 3, Turner Commons Filing 1, conditional on meeting all requirements and fees required for service. Motion seconded by Vice President Hochhauser. Motion carried unanimously.***

Sand & Sky, LLC – Lot 6, Block 7 Vista Commercial Center Filing2:

*This tap request is for a 3/4-inch Commercial Tap for a vacant lot in Vista Commercial Center Filing 2 for the construction of a new corporate office for Planet Plumbing. Pressure and flow are available for the proposed tap. A review by engineering indicates that the 1.5 units of C-BT required by a 3/4-inch tap is sufficient to meet the proposed demands. The applicant has requested paying cash-in-lieu of dedication. Discussion.*

**MSP:** ***Director Pratt motioned to approve a 3/4-inch Commercial Tap for Lot 6, Block 7 Vista Commercial Center Filing 2 conditional on meeting all requirements and fees required for service. Motion seconded by Treasurer Barnsley. Motion carried unanimously.***

**SUBJECT: FINANCIAL REPORTS**

Monthly Financial Statements:

*Financial reports and payables for January 2021 were presented in Board packets. Vicki Santos addressed some highlights of the financial reports. Discussion.*

Bills and Appropriations:

*A listing of monthly bills and appropriations was presented for review prior to the meeting. The total payables equaled \$2,699,551.68.*

**SUBJECT: UNFINISHED BUSINESS**

Information Items and Reports:

*Treatment, Distribution, Engineering, and Water Management reports were included in this month's packet to provide information related to operations. Discussion.*

C-BT Cash-in-Lieu of Dedication Rate Review

*To maintain equity with the replacement cost of C-BT, the Board reviews C-BT's market value on a quarterly basis. During the rate hearing in November 2020, the Board increased the cash-in-lieu of dedication fee to \$45,000 per C-BT unit. The District is not actively seeking additional C-BT units. Chris Smith reported he had recently been made aware of 50 units for sale with an asking price of \$60,000 with an aim to have a transfer at the earliest available Northern Board meeting. This*

*indicates little change in market price since last quarter. The District has sufficient C-BT units in reserve to cover the anticipated sales this year. Chris Smith summarized the status of the NISP project concluding that Northern Water and the NISP participants look forward to a likely Record of Decision by the Army Corps of Engineers later this spring. After discussion, the Board agreed via consensus to retain the current cash-in-lieu rate for C-BT at \$45,000 per unit. The Board also directed staff and counsel to explore possible changes in approach to subdivision contracts whereby the District might require some level of dedication of water for new contracts, rather than accepting payment of cash-in-lieu of dedication for most proposed development.*

**SUBJECT: NEW BUSINESS**

Attorney's Comments:

*Scott Holwick notified the Board of Directors that the Colorado Legislature convened and that there are water bills being proposed regarding ditch relocations and easements on properties. He will provide additional information in the coming months. Discussion.*

**SUBJECT: DIRECTORS' COMMENTS**

*There were no Directors' Comments.*

Meeting adjourned at 10:37 am

By,

Tina Conilogue, Interim Assistant Secretary, Board of Directors

Dan Lisco, Secretary