

Louviers Water and Sanitation District  
 Board Meeting Notes  
 August 11, 2020, 6:30pm, via Zoom Call

**Attendance**

Board Members:  
 Becca Connect  
 Matt Collitt  
 Nick Pepping  
 Andy Dunn, departed at 7:47 pm  
 Jake Kennedy

Also in attendance:  
 Will Parker  
 Ron Beane  
 Lindsey Reese  
 Sarah Shepherd  
 Jill Repella  
 Neil Schilling

Agenda Item	Notes
<b>Call to order/agenda</b>	Call to Order – The meeting was called to order at 6:37pm.
<b>Updates</b>	<p>A. Ms. Repella gave an overview of the development being considered by Ventana Capital. Ms. Repella is a former County Commissioner of Douglas County. Director Collitt gave an overview of the Ventana Capital and regional water and wastewater solutions being presented. The potential development name may be “Range.” The water and wastewater plans will be anticipated within two months, with 60% open space, a clustered home layout, and a more complex water and wastewater system than the minimal requirements from the County. The W&amp;WS will be the first step, followed by a rezoning process. Ventana may wish to create its own infrastructure to include Louviers or vice versa. Range may build out to approximately 500+ homes.</p> <p>If the process moved forward, the current wells would likely move to service parks for watering. Director Collitt believes the County would be supportive of Louviers leading and not incurring an additional burden. Ms. Repella wishes to create the appropriate infrastructure for the community and could connect Louviers to water system. The financing is anticipated to benefit the capital costs for Louviers to join the water and wastewater system.</p> <p>B. Minutes – Upon a motion by Director Pepping, with a second by Director Collitt, the Board approved 5-0 the Minutes from the July 14, 2020 Regular Board Meeting by acclamation.</p>

Louviers Water and Sanitation District  
Board Meeting Notes  
August 11, 2020, 6:30pm, via Zoom Call

---

- C. Discussion followed regarding the meetings being held remotely for the foreseeable future, along with a few other options to allow for more community members to join the meeting via zoom.
- D. Disbursements -- the Board reviewed the Check Detail report presented by Director Connet in the amount of \$ 17,032.39. Upon a motion by Director Dunn, with a second by Director Collitt, Disbursements were approved Unanimously. Director Connet also noticed that a lien release was performed by legal counsel. Mr. Schilling reported that the total cost to date for the Master Plan is \$13,129.
- E. Mr. Gerstner reported that the scope had increased to outside the District and that the plan is close to being completed, contingent upon the outside-of-district parcels water and wastewater requirements. A final meeting to include the District and Planning Team will be scheduled. Mr. Gerstner reported that he will request a portion of the Master Plan to be reimbursed to the District.
- F. Financial Report – Neil Schilling Presented the Revised Financial Report. The cash position at July 31, 2020 is \$579,401.78. Upon a motion by Director Dunn, with a second by Director Collitt, Disbursements were approved Unanimously.

The upcoming projects include the service connection and upgrade of the sewer lines. He recommended keeping those funds in the available liquid checking account. Accounts receivable outstanding are approximately \$19,000, and there are a couple of accounts that have begun making payment plans toward their outstanding balances. The Board asked if there were meter function issues. There is one property with a dog that the meter reader cannot access, and a meter needs a remote or replaced. The customer will be contacted to have a remote installed. Mr. Schilling reported that a few customers ask about ACH payment availability, but that the cost to provide this service may not be worth the administration and fees, especially with the many payment options available at this time.

- G. Ms. Reese reported that Management had a site visit and file pickup meeting with Will Parker and Director Collitt. She overviewed the meeting packet link process and zoom meeting links. Management will meet to combine folders. Ms. Shepherd will prepare a letter in response to the Well abandonment letter and will confer with legal
-

Louviers Water and Sanitation District  
Board Meeting Notes  
August 11, 2020, 6:30pm, via Zoom Call

---

counsel. Ms. Reese will schedule a call with Director Connet regarding the website transition.

- H. Mr. Gerstner gave an overview of the meeting with Dominion about available water and pricing/financing options. The group also discussed reservation fees regarding cost and time horizon. The water is available, but the financial terms are not very attainable.

Discussion followed regarding reserving the water with Dominion as well as continuing discussions with Ventana. Ventana will enjoy a smoother process with the County if the development includes other established communities.

Other communities to approach include Castle Rock and City of Centennial.

- I. Radium Update--Director Collitt asked if the Board has been able to review the timeline and report. The ion exchange option is likely to be the most feasible option for the issue. The first 8-16 months involves securing financing for a renewable water option or treatment option. Design of the treatment system or pipeline will follow in the following year. State Department of Health will then perform a review period, followed by bidding by contractors, award and construction.

Director Collitt reported that a review will occur on or around the 20th of August and emphasized that the District should pursue all available options, especially focused on affordability and safety for customers.

The CDPHE seems amenable to the timeline, as well as potential grant funding for the feasibility study.

- J. Director Collitt reported on the Work Session with the NW Douglas County economic development council to request additional funding from Douglas County. The request will appear on the agenda for the County. Mr. Gerstner asked if the board was in agreement on the timeline for the investigation process.
- K. Discussion regarding Larry Mohr assisting the District with its future water options with the option for the County to help paying those consultancy fees.
-

Louviers Water and Sanitation District  
Board Meeting Notes  
August 11, 2020, 6:30pm, via Zoom Call

	<p>L. Operator Report--Mr. Parker asked if the Board had any questions and if the board received the monthly report. Discussion followed regarding locate requests. Mr. Beane reported that a neighbor was concerned that Douglas County may be using water without authorization. All the locks will be removed from the water tank access point and operators will notify water truck drivers to utilize the access road instead of coming through town.</p> <p>He noted the high water use due to the hot weather, drought conditions, and everyone staying home because of Covid and filling backyard pools.</p> <p>M. Director Collitt noted that the emergency repair proposals will be forthcoming in a future meeting. The automatic fire detection system will need to be installed at the wells to ensure the safety of the well. Mr. Parker and Mr. Gerstner will contact a provider to provide a proposal for the system and will send those contacts as well as the original system layout to management and Director Collitt and Pepping. The system should be alerting the fire department directly.</p> <p>C&amp;L and Fischer Enterprises pricing will be presented to the board once those estimates are received. Mr. Parker will request a proposal from EPR as well to help the District create a list of service providers in the case that one contractor is not available during an emergency.</p> <p>Ms. Shepherd will follow up with Mr. Schilling regarding the SDA Property and Liability Pool Safety reimbursement grant.</p>
<b>Adjournment</b>	Meeting adjourned at 8:15 pm.

Louviers Water and Sanitation District  
Board Meeting Notes  
August 11, 2020, 6:30pm, via Zoom Call