



RECORD OF PROCEEDINGS

REGULAR MEETING OF THE BOARD OF DIRECTORS THREE LAKES WATER AND SANITATION DISTRICT MONDAY, DECEMBER 15, 2021 6:30 PM

1. **CALL TO ORDER**

A regular meeting of the Board of Directors was called to order by Chairwoman Farmer, at 6:30 p.m. The meeting was held at the Administrative Building, 1111 GCR 48, Grand Lake, CO 80447 and also remotely.

Directors Present: Pat Farmer – Chairwoman
Matt Reed – Vice Chairman
Scott Huff – Secretary/Treasurer
Mike Golden - Director

Staff Present: Katie Nicholls – District Manager
Mike Gibboni – Superintendent

Allison Ulmer – Collins, Cockrel, & Cole - Attorney for the District –
arrived at 7:10 p.m.

2. **COMMENTS BY THE CHAIRWOMAN**

None.

3. **INTRODUCTIONS OF PUBLIC PRESENT**

Mark Gibson, Stephanie Connors, Sheila Faust, and Tom Tinsman.

4. **ACCEPTANCE OF MINUTES**

By **MOTION**, and second, the November 8, 2021 Meeting Minutes were approved as presented.

5. **MATTERS BEFORE THE BOARD**

a. **Special Request: consideration of temporary variance for 221 GCR 4103**

District Manager Nicholls stated that the owners, Sheila Faust and Tom Tinsman, of 221 GCR 4103 are seeking an extension to their temporary variance from connection due to expensive connection fees. The Board granted a temporary variance on the property in 2017, and it recently expired. She noted that they have paid the \$750 special request fee.

The Board inquired to the owners if their septic system has been inspected recently. They confirmed it has been inspected. By **MOTION**, second, and unanimous vote the Board approved the temporary variance for 221 GCR 4103.

- b. **Consideration of appointment for the Board of Directors vacancy**
District Manager Nicholls stated that two citizens have applied for the vacancy. Mark Gibson and Stephanie Connors introduced themselves. By **MOTION**, second, and unanimous vote the Board appointed Mark Gibson to the vacant board position.

Chairwoman Farmer swore in Mark Gibson with his Oath of Office. She noted he can discuss but cannot vote on matters until the next meeting.

- c. **Public Hearing: 2022 proposed Budget**
Chairwoman Farmer opened the Public Hearing. District Manger Nicholls noted that the IT was increased by \$2,000 as requested by the Board at the last meeting, and the mill levy went up by \$1 due to a change in the assessed value provided by the county. There being no comments from the public present Chairwoman Farmer closed the Public Hearing.
- d. **Resolution 2021-12-1; a resolution summarizing expenditures and revenues for each fund and adopting a budget for the 2022 calendar year**
By **MOTION**, second, and unanimous vote the Board approved Resolution 2021-12-1; a resolution summarizing expenditures and revenues for each fund and adopting a budget for the 2022 calendar year.
- e. **Resolution 2021-12-2: a resolution appropriating a sum of money from various funds for the 2022 budget year**
By **MOTION**, second, and unanimous vote the Board approved Resolution 2021-12-2; a resolution appropriating a sum of money from various funds for the 2022 budget year.
- f. **Resolution 2021-12-3; a resolution levying general property taxes for the year 2021, to defray the costs of government for the 2022 budget year**
By **MOTION**, second, and unanimous vote the Board approved Resolution 2021-12-3; a resolution levying general property taxes for the year 2021, to defray the costs of government for the 2022 budget year.
- g. **Consideration of engaging services of CCFWU for general counsel**
District Manager Nicholls stated that Collins Cockrel & Cole PC is dissolving with the metro district attorneys going one way and the remainder another. The current attorney for the District, Allison Ulmer, is going with Collins Cole Flynn Winn & Ulmer PLLC. Services to the District are expected to remain the same. By **MOTION**, second, and unanimous vote the Board of Directors engaged the services of Collins Cole Flynn Winn & Ulmer.
- h. **Consideration of letter of support for Upper Colorado River Watershed Group**
District Manager Nicholls stated that the Upper Colorado River Watershed Group is requesting a letter of support for a USBR WaterSMART grant they are pursuing. By **MOTION**, second, and unanimous vote the Board of Directors directed Staff to provide a letter of support.

6. **PUBLIC COMMENT**

None.

7. **FINANCIAL REPORTS**

By **MOTION**, second, and unanimous vote the checklist for the month of November was approved. The financial documents for November were reviewed, and accepted as presented.

8. **MATTERS OF DISCUSSION AS BROUGHT FORTH BY BOARD MEMBERS**

Chairwoman Farmer announced her resignation, noting this will be her last meeting. She thanked the Board and Staff for their hard work and encouraged them to continue on their path.

A brief discussion ensued regarding the extra candidate, Stephanie Conners, for Director Acierno's position. By **MOTION**, second, and unanimous vote the Board of Directors appointed Stephanie Conners to the vacancy created by the resignation of Chairwoman Farmer, and further moved to update the signatories for accounts held at United Business Bank, ColoTrust and CSAFE to remove Judith Acierno and Patricia Farmer, and add Mark Gibson and Stephanie Conners.

Vice Chairman Reed noted that he felt the Board should do an employee survey to ensure that employee retention continues. After a brief discussion it was decided Vice Chairman Reed would meet with employees individually.

9. **SUPERINTENDENT REPORT**

Superintendent Gibboni presented the Superintendent report.

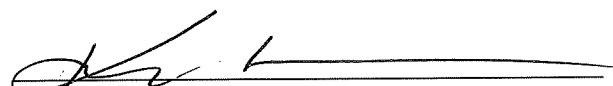
10. **DISTRICT MANAGER REPORT**

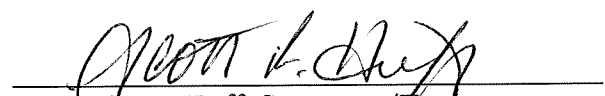
Manager Nicholls presented the District Manager report. A brief discussion ensued regarding the vetting of the engineering firms. The Board decided Vice Chairman Reed should be the Board member to sit in on the next meeting with the potential firms.

11. **EXECUTIVE SESSION: PURSUANT TO § 24-6-402(4)(b), C.R.S. FOR A CONFERENCE WITH THE DISTRICT'S ATTORNEY FOR THE PURPOSE OF RECEIVING LEGAL ADVICE ON SPECIFIC LEGAL QUESTIONS RELATING TO WATER AND STORMWATER QUALITY**

By **MOTION**, second, and unanimous vote the Board entered executive session at 7:19 p.m.
By **MOTION**, second, and unanimous vote the Board exited executive session at 8:21 p.m.

With no further business before the Board, the meeting was adjourned at 8:21 p.m.


Katie Nicholls, Reporting Secretary


Scott Huff, Secretary/Treasurer

