

**MINUTES OF ACTION OF  
BOARD OF DIRECTORS  
GRANBY SANITATION DISTRICT  
Acting by and through its Wastewater Activity Enterprise  
November 11, 2015**

The regular meeting of the Board of Directors of the Granby Sanitation District was duly called to order at the Granby Sanitation District Treatment Plant on Wednesday, November 11, 2015, at 7:04 p.m. by Chairman, Wayne Kerber. Present were Board members Wayne Kerber, Debra Brynoff, Kelly Griesch, Casey Farrell and Nancy Stuart. Also in attendance were District Administrator, Tammy Granger; Operations Superintendent, Thom Yoder and the District's attorney, Rod McGowan. Gavin Malia of Resort Ventures West, Inc. and Tim Casey of Mountain Marketing Associates appeared at 7:20 p.m.

Considerable discussion was held regarding operating expense cuts proposed by staff and recommended capital projects. The Budget Officer suggested that expenditures be prioritized while giving thought to revenue and reserve levels. The Board directed Tammy Granger to revise the 2016 budget to include a digester blower rebuild and digester valve purchases in Plant Maintenance. Capital expenditures should include the balance of the headworks electrical project and the Jasper Court Sanitary Sewer Replacement project. Casey Farrell moved to continue the budget hearing until December 9, 2015 at 7:00 p.m. The motion was seconded by Nancy Stuart and unanimously approved.

Next, Gavin Malia and Tim Casey spoke to the Board regarding development plans for the old Horn Ranch property. Gavin stated that due to the economy and market conditions in Granby, CNL Income Granby, LLC has not been able to sell the property. The current group looking to purchase the property has a different vision for the property. They met with the Town of Granby yesterday and the Town voiced a favorable opinion of the revised development plans and appear willing to renegotiate Town agreements concerning this property. Gavin and Mr. Casey are here to explore their options with the District based upon new development plans.

Tim Casey stated that he has been involved in the development and marketing of Grand River Ranch in west Grand County. His partner, Conscience Bay Company has commercial properties in the metro Denver area.

They envision a shared ranch community with low density residential lots along with commercial development. They estimate 80-150 acres of commercial property that may be comprised of an RV/park homes (400-1,000 square foot) resort, a branded hotel, support commercial as driven by market demand, a park and possibly some affordable housing. The balance of the 1,550 acres will support approximately forty-two 35-acre parcels that would utilize five-acre building envelopes, conservation overlays and minor amenities.

The developers hope this low density residential development could be served by septic systems and wells. The commercial property would be served by public sewer and water, through a possible

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connection to Granby West water and sewer infrastructure. Therefore, it is their desire to exclude the low density residential property of approximately 1,400 acres from Granby Sanitation District. They understand that it is the developer is responsible for upsizing and/or constructing wastewater infrastructure needed to serve the commercial development. Thom Yoder stated that the District will need some concrete commercial development plans in order to determine the impact on the Granby West infrastructure.

Mr. Malia advised the Board that the Army Corp of Engineers has designated a 200 foot setback from the Colorado River and this covenant remains with the land.

Gavin and Tim represented that the Town of Granby would require rezoning of the property. In addition, the Town would adopt a new PUD addressing the usage of septic systems and wells and triggers for connection to public systems. The Town of Granby intends to keep all of the property within the town boundaries.

The Granby Sanitation District Board expressed agreement in principle with the concept of excluding all but the commercial acreage from the District based upon 35-acre, low density residential development. The Board recommended exclusion proceedings be initiated only after final development plans are firmed up. Gavin and Tim left the meeting at this time.

The delinquent account list was reviewed and discussed. Delinquency hearings were held. There were no account holders in attendance. Debra Brynoff moved to authorize staff to proceed with collection and disconnection proceedings on the following accounts:

50300.3	Bailey
29352.2	Buchheister
11200.3	Metcalf
40100.2	Mills
40110.2	Mills
31100.1	Palm, Steve
37340.1	Schrop
19900.2	Wilson

The motion was seconded by Kelly Griesch and unanimously approved.

The minutes from the regular meeting held on October 14, 2015 were considered. Nancy Stuart moved to approve the minutes as presented. The motion was seconded by Casey Farrell and unanimously approved.

Next, the bills listing and financial reports were reviewed and discussed. Debra Brynoff moved to pay the bills and approve the financial reports. Casey Farrell seconded and the motion was unanimously approved.

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Thom Yoder reviewed the Operations Report and discussed the following matters:

- The plant is running well.
- Some issues with the SCADA system requiring that some components be run in-hand rather than controlled by SCADA are being experienced.
- Josh Hardy is training in the lab
- ATH Specialties and Sales, Inc. completed the compost storage dirt work. It looks good and came in under budget.
- Thom presented a copy of a letter from the East Grand Water Quality Board to the Town of Granby regarding the installation of a dump station being considered by the Town of Granby. Thom believes it would be beneficial to the District to assist in winter maintenance of the dump station in hope of its year-round operation.
- The Jasper Ct. Sanitary Sewer Replacement Project bid opening was held on November 9, 2015. Only one bid was submitted. Due to the winter season quickly approaching and significant concern for the potential of change orders leading to cost overruns Thom recommends that the project be postponed until 2016. Casey Farrell moved to reject all bids for the Jasper Ct. Sanitary Sewer Replacement project. Debra Brynoff seconded and the motion was unanimously approved.
- Power To The People Electric submitted a request for a reduction in worker's compensation coverage required in the Public Works Construction Contract. Casey Farrell moved to approve amending the Public Works Construction Contract Article 5.2.1 changing Worker's Compensation coverage to Employers' Liability minimum limits of \$100,000.00 each accident, Disease-each employee \$100,000 and Disease-policy limit \$500,000. Kelly Griesch seconded the motion and it was unanimously approved. Rod McGowan was authorized to prepare an amendment and revise the Public Works Construction Contract to reflect these changes.

Tammy Granger gave the Administrative report as written. After discussion, Nancy Stuart moved to award pre-tax bonuses of \$1,000.00 to all staff. The motion was seconded by Kelly Griesch and unanimously approved.

In the Attorney's report, Rod McGowan advised that the Lease Agreement for the animal shelter has been approved and signed by all parties. The District is awaiting the return of an original, signed copy as well as installation of a gate as stated in the Agreement. Special District Transparency Notices are required to be filed between November 16 and January 15 and development charge disclosure should be posted on the District's website. December 15, is the deadline for adopting the annual budget and certifying a mill levy.

There being no further business to come before the Board it was duly moved by Casey Farrell, seconded by Kelly Griesch and unanimously adopted that the meeting stand adjourned at 8:25 p.m.

  
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Casey Farrell, Secretary