

Tabernash Meadows Water & Sanitation District  
Board of Directors Meeting Minutes  
729 Aster Drive, Tabernash, CO 6:00 p.m.  
April 9, 2024

**1. Call to Order: 4 minutes.**

- James*  
*Phone*
- a. ~~Anderson~~ called the meeting to order at 6:00 p.m.
  - b. Attendance – Board Members and Staff Present: President Bill Anderson via video, Treasurer James Drewett in person, Member-at-Large Scott Cote via video, Member-at-Large Richard Tarde in person, Accountant Donette Schmiedbauer via video, and Manager Thom Yoder in person.  
Board Members Absent: Member-at-Large David Peters.  
Consultants: Russ Newton General Legal Counsel via video, Matthew Stoffel, PFM, via video, and Lauren Benton and David Hach, Miller & Associates, via video.  
Public: Dennis Saffell and Michael Repucci via video.  
Additional Disclosures: None.

**2. Possible Approval of Financials, March 2024: 12 minutes.**

Schmiedbauer reviewed the check register detail. Yoder provided a brief update of the maintenance IGA for the Valley of Winter Park.  
Cote motioned to approve March 2024 Financials as presented. Drewett Seconded.  
Motion carried 4-0.

**3. Possible Approval of Minutes, March 12, 2024: 2 minutes.**

Drewett motioned to approve the March 12, 2024 meeting minutes. Tarde Seconded.  
Motion carried 4-0.

**4. Jimenez Property Development, Dennis Saffell and Michael Repucci: 20 minutes.**

Saffell and Repucci gave a brief introduction, they are an investment development company seeking to acquire, include, and develop the property. They provided a proposed request to purchase 50 water and sewer taps from the district with a guarantee of taps. Yoder explained that the next step is a petition for inclusion. Newton will speak with the developers and draft a potential pre-inclusion agreement.

**5. Miller & Assoc. Engineering Capacity & Construction Report, Lauren Benton and David Hach: 59 minutes.**

Hach presented the analysis of water and sewer tap capacities and actual daily usage results. Benton provided cost estimates, including expansion construction cost estimates including additional basin, digester, and grit removal. The board members had some brief questions for clarifications on a few of the items covered.

**6. PFM Financial Analysis, Matthew Stoffel: 1 hour, 21 minutes.**

Stoffel presented his findings from the financial analysis, including information found from the rate study. Newton requested some clarification regarding the cashflow analysis. Stoffel also covered the water and wastewater service fee options and system development charges, followed by a more in-depth discussion from the board. Newton advised the board of their options regarding fee development. The board unanimously agreed to table the discussion until the May meeting.

**7. Consideration of Water & Sewer Rates & Fees Increase Public Hearing: 1 hour, 28 minutes.**

- a. Public Comment: Drewett motioned to open the public hearing for water and sewer rates, Second by Tarde. 4-0.

No member of the public came forward to comment, and Drewett motioned to close the hearing, Second by Tarde. 4-0.

Newton presented the Cost Recapture Agreement Resolution to be signed. Cote motioned to approve the Water Main Cost Recapture Agreement Resolution. Drewett seconded. 4-0.

Newton presented the resolution for Red Hawk Ranch Extra-Territorial and In-District Tap Fee drafts, explaining the water and sewer tap fees, as well as a clarification that the contracted fees for RHR are subject to change by the District. Newton will get the execution copies to Yoder to have signed. Newton also discussed the service fees for water and sewer as well as the in-district tap fees. The presentation of the drafts was followed by a lengthy discussion by the board.

Drewett motioned to adopt the Draft Copy of the Resolution regarding Water and Wastewater Fees, Rate Toll, Penalties, and Charges for Newton to revise and to authorize Drewett to sign the final copy. Detail fill ins for document as follows: RHR tap fees are increase to \$15,679 for water and , \$24,482 for sewer; RHR service fees are increased to 113% of in-district rates for water and 126% of in-district rates for sewer, Section C will be removed, and in Section D the fill ins are as follows: \$14,000 for water, \$20,000 for sewer, with an effective date July 1, 2024. Tarde Seconded. Anderson abstained. 3-0.

Drewett motioned to place a moratorium on tap sales until May 15, 2024, awaiting evaluation of district capacity of water system. Tarde Seconded. Drewett restated that the moratorium will exclude applicable lots who currently have tap purchase agreements with the district, including Lot MF2 and 20. Tarde Seconded. 4-0.

**8. Managers and Operations Report:**

- a. **Operations Report: 3 minutes.** Yoder reviewed the operations report, gave brief updates on wastewater collections system inspection and cleaning.
- b. **PFAS Legal Update: 4 minutes.** Yoder updated on PFAS class action lawsuit, looking for direction from board if they would like him to pursue the same lawsuit for wastewater as well. The board gave staff direction to move forward.

**9. Seter Status Report:**

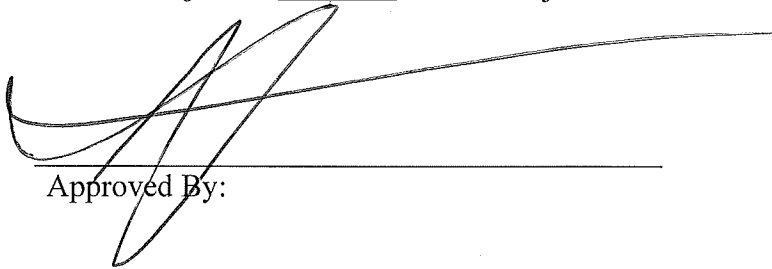
- a. **Red Hawk Ranch and Inclusion Properties Update:** 4 minutes. Newton explained he unintentionally omitted the inclusion of RHR's draft agreement with commentary after the committee meeting. He will include the agreement for discussion at the May Board meeting. Drewett requested to table the committee discussion until May meeting.
- b. **Ward Property Inclusion Update:** 5 minutes. Newton explained that there is no action from the board needed today and explained the proposed settlement between the Ward property and Lots 16/17 property includes a proposed ingress-egress easement which overlaps the district's access easement. The property owners have requested the District to provide consent to this proposed easement. Newton would like to review with Yoder and report back to the Board at the May Board meeting.
- c. **Possible Executive Session:** Not needed.

**10. Old Business:** None.

**11. New Business:** None.

**12. Public Comment:** None.

**13. Adjourn:** 1 minute. Drewett adjourned the meeting at 10:43 p.m.

  
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Approved By:

5-14-2024  
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Date