



WATER AND SEWER BOARD REGULAR MEETING
October 10, 2018 – 6:30 a.m.
2nd Floor Conference Room – 301 Walnut Street
Windsor, CO 80550

MINUTES

A. CALL TO ORDER

Board Chairperson Bielawski called the meeting to order at 6:32 a.m.

1. <u>Roll Call</u>	Chairperson	Greg Bielawski
	Vice-Chairperson	Carlos Medina
	Secretary	Julie Cline
		Darell Zimbelman
		Milt Tokunaga
		Milton Geiger
		Janene Willey
	Town Board Liaison	Ken Bennett

Also present:	Town of Severance Liaison	Brad Trujillo
	Director of Engineering	Dennis Wagner
	Water Resources Manager	John Thornhill
	Utility Billing Clerk	Erin Porter

2. Review of Agenda by the Board and Addition of items of New Business to the Agenda for Consideration by the Board

3. Public Invited to be Heard
There was no public comment.

B. CONSENT CALENDAR

1. Minutes of August 8, 2018 Regular Meeting

Board Member Zimbelman moved to accept the minutes of the August 8, 2018 meeting; Board Member Medina seconded the motion. Motion carried unanimously.

C. BOARD ACTION

1. Amended By-Laws
The Board decided to table the discussion on amending the by-laws to the December 12th meeting

D. PRESENTATIONS AND DISCUSSION

1. Town Board's Resolution of Support for Northern Integrated Water Preferred Alternative
The Army Corps of Engineers released the final Environmental Impact Statement on July 20th, 2018 and the comment period was extended until October 4th, 2018. The Town Board created a resolution in support of NISP which was approved September 24th, 2018. The resolution was submitted to the Corps who thanked the Town for its comments. The Corps are working on a preliminary design currently.

The Board discussed various aspects of NISP including proposed funding, the process and current projects within the Colorado Big Thompson project.

2. Cash-In-Lieu of Water Dedication Increase

Mr. Thornhill presented the current cash-in-lieu (CIL) process for the Town when considering new development, as only 50% or less of water dedication can be CIL. He stated the current CIL rate was \$40,500 per acre foot which is based on a CBT unit price of \$28,350, or 70% of an acre foot, which was established May 1st, 2018.

Mr. Thornhill stated that the market was changing very rapidly and that staff is recommending reviewing the CIL rates on a quarterly or monthly basis, depending on how quickly rates were increasing. The Town has contracted with Front Range Land and Water to provide current CBT market pricing so that staff can make the adjustment to the CIL rate. Mr. Thornhill stated that they were also looking at options such as changing the percentage allowed of CIL and the various pros and cons of each.

Starting October 1st, 2018, cash-in-lieu will increase to \$41,500 per acre-foot.

The Board discussed the difference in dedication for single family versus multi-family and potable vs non-potable systems, as well as the possible impact that NISP would have on dedication. Other items that could potentially impact future water dedication were also discussed such as changing landscaping codes and better public education which could lead to better efficiency.

Board Chairperson Bielawski proposed a special meeting in October to discuss current and future landscaping issues and water conservation efforts. Board Member Tokunaga moved to schedule the special meeting; Board Member Willey seconded the motion. Motion carried unanimously.

3. Windsor 2018 Water Usage Year-To-Date

Mr. Thornhill presented the water usage year to date. The usage increased in September because it was dry and hot, which made up the difference between the projected and the actual usage. He stated the water year started over October 1st.

E. COMMUNICATIONS

1. Staff

Board Member Zimbelman asked about an item discussed in the last meeting, the north sewer extension. Mr. Wagner stated that the project was currently on the shelf because the reason for extending the sewer so quickly, the Rocky Mountain Sports Park, had changed their plan and would no longer be using the property on the corner of Highway 257 and Highway 74 (Harmony Rd).

2. Board

Chairperson Bielawski asked about the reverse osmosis plant that was discussed in the work session and asked Town Board Liaison Bennett about it. Member Bennet shared what he could with the Board in regards to possible future plans for a treatment plant.

Chairperson Bielawski asked about the Fort Collins/Loveland water tank that had been discussed in a previous meeting, Mr. Wagner updated the Board on discussions that he and Town Manager Shane Hale had had with Fort Collins/Loveland Water District, and that there was no decision at present.

Chairperson Bielawski asked about the 2019 budget. Mr. Wagner stated that the Town was currently in the budget review, and that it could be added to the special meeting. Town Board Member Bennett advised the Board about the changes in how the budget was being reviewed, and that there were/are several smaller work sessions rather than one large meeting.

Board Member Cline advised the Board that part of HP would be moving out of Fort Collins and would be looking for options for moving. This could bring in 300-500 new workers into Windsor.

Chairperson Bielawski asked about a comment made by Finance Director Dean Moyer in regards to the austere nature of Storm Drainage Fund. Mr. Wagner stated that it was the least cash positive of all the utility enterprise funds. Chairman Bielawski asked about the increase that took place earlier this year. Ms. Porter confirmed the increase was effective on the February 1st statement.

Chairperson Bielawski asked about the new Storm Water Program Coordinator that was hired. Mr. Wagner stated that by July of 2019 the Town needs to have the Municipal Separate Storm Sewer System (MS4) permit because the Town of Windsor is now a phase 2 community, and new regulations are now in effect. The new coordinator will be administering this program.

Chairperson Bielawski announced the Fall Water Users Meeting for Northern Water would be November 14th in Fort Collins.

F. ADJOURN

Board Vice-Chairperson Medina moved to adjourn the meeting at 7:50 am; Board Members Tokunaga and Cline seconded the motion. Motion carried unanimously.

Submitted by:



Erin Porter, Utility Billing Clerk