

**Board of Directors Regular Meeting**  
**Stratmoor Hills Water District**  
**May 17, 2023**

**RECORD OF PROCEEDINGS**

The Regular Meeting of the Board of Directors held May 17, 2023, was called to order by President Robert Colgrove at 4:24 PM.

Present: President Robert Colgrove, Vice-President James Pesicka, Secretary/ Treasurer John Willcox, Director Cindy Dent and Director Richard Dull

Absent: None

Staff: District Manager, Kevin Niles

Public: None

**Approval of Minutes**

Motion was made by Director Pesicka to approve the April 19, 2023, meeting minutes as presented, second provided by Director Willcox... All Ayes - The motion passed unanimously.

**Approval of Agenda**

Motion was made by Director Pesicka to approve the May 17, 2023, agenda as presented. Second provided by Director Willcox... All Ayes - The motion passed unanimously.

**Public Comment**

None

**Unfinished Business**

None.

**New and Miscellaneous Business**

**W-1. Election of Board Officers**

Board President, Bob Colgrove, informed the Board that the Board will need to elect new officers since the newly elected Board Members were sworn in on May 10, 2023. Motion by Director Pesicka to keep the current slate of officers until the next official election. Second Provided by Director Dull... All Ayes - The motion passed unanimously.

## **W-2. Development Fee Refund (Slim Chickens)**

District Manager, Kevin Niles, informed the Board that the Water District was contacted by the developer for the Slim Chickens project at the Academy Highlands Center. The Slim Chickens Corporation has decided not to move forward with the project and would like the development fees to be refunded. The total amount of the refund would be \$31,219.00. Motion by Director Pesicka to approve the refund request of the Slim Chicken development fees in the amount of \$31,219.00. Second was provided by Director Willcox.... All Ayes - The motion passed unanimously.

## **Manager's Report**

District Manager:

- Informed the Board that there is a newly planned development at the Academy Highlands. The District has invoiced \$86,686 in development fees for a new Arby's restaurant. This building will be adjacent to the already in construction, Panda Express. The Slim Chicken has backed out and will no longer be part of the complex. Currently, only Arby's and Panda Express are under construction.
- Informed the Board that the District is still waiting on the new chlorine ejection system based on ordering issues. but the current one is still limping along. The plant is producing a little over 700,000 GPD. Now that the FVA is back online, the District is currently mixing surface water and well water at a 30/70 mixture. The District has not received any additional comments regarding water hardness and the current mix of surface water and well water should stay consistent.
- Updated the Board that the field crew continues to work diligently on the District's distribution and collection systems. There were two service line repairs and two main breaks in April. The District is currently fully staffed and all new hires are performing at or above expectations. The field crew is still waiting on uniforms, and they should be delivered in June.
- Informed the Board that the District staff met with Joe Frei Excavating to discuss areas of main replacement throughout the District. Each project will be under \$60,000 to avoid CRS 32-1-1001-d limiting contracts to \$60,000 to avoid the bid process. Hopefully, the District will be able to replace 1500 linear feet of main in 2023.
- Informed the Board that the 2022 Water Quality Report has been published and is available for review at the District office or online at the District website. There were no violations on the notice and the Districts water meets or exceeds all State and Federal Regulations.
- Informed the Board that the District was contacted by a developer, requesting a "Will Serve Letter" for a new apartment complex directly across from the Sam's Club on Venetucci Blvd. This would be a 300 unit complex and is currently in a preliminary phase.
- Updated the Board that the staff continues to work with Forsgren Engineering on the design of the new interconnection. There have been several meetings with Colorado Springs Utilities regarding specifications and operations of the interconnect. Now that the District is receiving invoices from Forsgren, the reimbursement from the ARPA Grant has started.
- Updated the Board that Meetings are now being held in person. The District Manager has attended several meetings on behalf of the District. I have attended the following meetings: Pikes Peak Regional Water Authority, (PPRWA), Lower Fountain Water Quality Management Association, (LFWQMA), Fountain Valley Authority, (FVA), and the Arkansas Basin Roundtable.

## **Safety Committee Report**

Director Willcox reported that the Safety Committee meeting for May was canceled.

## **Financial Reports**

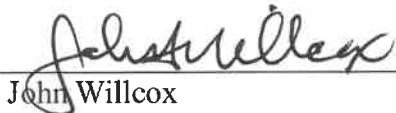
District Manager, Kevin Niles, reviewed the April Financial Report with the Board of Directors... Motion by Director Pesicka to approve the April Financials as presented. Second provided by Director Willcox... All Ayes - The motion passed unanimously.

## **Other Business**

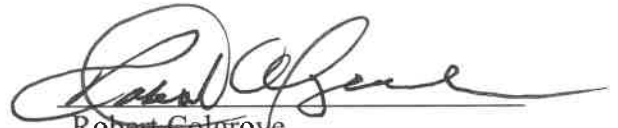
None

## **Adjournment**

With no further business to come before the Board of Directors, Director Pesicka made a motion to adjourn the meeting at 4:45 PM. Second provided by Director Willcox... All Ayes - The motion passed unanimously.



John Willcox  
Secretary/Treasurer



Robert Colgrove  
President/ Chairman

