
RECORD OF PROCEEDINGS

Minutes of the Regular Meeting Of the Board of Directors Catamount Metropolitan District August 14, 2017

A Regular Meeting of the Board of Directors of the Catamount Metropolitan District, Routt County, Colorado, was held August 14, 2017 at 3:00 p.m., at the Catamount Metro Ranch Shop, 34035 East Highway 40, Steamboat Springs, Routt County, Colorado, in accordance with the applicable statutes of the State of Colorado.

Attendance

The following Directors were present and acting:

- John Holloway
- Darlinda Baldinger
- Eric Wilson
- Donna Kerr

The following Directors was absent and excused:

- Suzanne Turner

Also in attendance were public and staff personnel:

- Joe Mueller, Mueller Construction Services, Inc.
- Dustin Morton, Marine Diving Solutions, LLC
- Jessica Ray, CEI
- Kevin McAbee, Upper Colorado River Recovery Program, USFWS
- Lori Martin, NW Regions Senior Aquatic Biologist with Colorado Parks and Wildlife
- Bill Atkinson, Steamboat Aquatic Biologist with CO Parks & Wildlife
- Jim McRoberts
- Jim Nichols
- Mark McElhinney
- Bruce Allbright
- Brad Price, Catamount Club
- Ted Montoya, Aecomm (By Telephone)
- Eric Weaver, Marchetti & Weaver, LLC (By Telephone)
- Cheri Curtis, Marchetti & Weaver, LLC
- Joel Anderson, District Manager
- Kevin Collier, Assistant District Manager

Call to Order

The Regular Meeting of the Board of Directors of Catamount Metropolitan District was called to order by Director Holloway on August 14, 2017 at 3:00 p.m. noting a quorum was present.

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Changes to the

Agenda Additional approver for checks over a specified limit was added.

Minutes The Board reviewed the minutes of the May 8, 2017 Regular Meeting. Upon motion duly made and seconded it was unanimously

RESOLVED to approve the May 8, 2017 Regular Meeting minutes as presented.

Operation Matters

Stop Log Bid Replacement Openings – Three bidders were present and submitted bids for the dam stop log process. Mr. Anderson informed the Board a pre-bid meeting was held on July 13, 2017. Eleven contractors requested bid documents. Mr. Anderson opened the bids in the order submitted as follows:

- Marine Diving Solutions, LLC - \$472,000 items 1-5
- Mueller Construction Services, Inc - \$412,442 items 1-5
- Concrete Express Inc - \$682,000 items 1-5

Joe Mueller requested the engineers estimate, which Ted Montoya stated was \$200,000. The District budgeted \$250,000 for the project. The Board will discuss the bids and presumably award the contract on August 21, 2017.

Fish Net at Dam – The District staff have been in discussions with Colorado Parks and Wildlife and the US Department of Fish and Wildlife on installing a net to keep fish on the Catamount side of the dam. Kevin McAbee with US Fish and Wildlife Service (USFWS), along with Bill Atkinson and Lori Martin with Colorado Parks and Wildlife (CPW) were present to provide information and discuss the project. Mr. McAbee works with the Upper Recovery program and gave an overview of the program. Non-native fish have been released in Colorado endangering native fish including the bonytail chub, the Colorado pikeminnow, the razorback sucker and humpback chub. The Colorado pikeminnow are the only native fish found in the Yampa River. The pikeminnow population is declining due to the construction of large reservoirs that change the water quality, water depletions, fish barriers, and non-native fish species. Mr. McAbee state the USFW is working on solutions to recover species. In 1988 it was identified non-native fish were a problem and the Endangered Recovery Program was enacted that year to encourage the recovery project.

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The Endangered Species Act affects the Colorado River from the Headgate to Lake Powell and supports usage on the Yampa River Water. It was noted the Endangered Species Act can conflict with Colorado River Waters Act. The Yampa River was primarily home to native fish in the 1970's to 1980's. Nonnative fish including northern pike, largemouth bass and walleye were introduced in the late 1980's. These fish consume native fish, especially younger fish.

Mr. McAbee presented a plan to contain the nonnative fish in reservoirs and re-introduce native species back into waterways. The solution is to install screens at dam spillways and change the local population by stocking smallmouth bass to replace large-mouth bass. Catamount Lake and Stagecoach Reservoir are a joint project since confinement in Stagecoach Reservoir has challenges.

The USFW partners with local agencies to provide joint funding for projects. Operations and maintenance are important to the process. The last step of the project is to evaluate each situation and determine an installation schedule. A net may not be the solution for all cases.

Mr. Atkinson explained the need to educate the local population and develop the program in the process. Federal funding is guaranteed through 2019 and the program is funded through 2023. After 2023, Section 7 Consultation could affect future developments in Steamboat Springs. This project is an example how water user and the State cooperation can work together.

Mr. Anderson questioned the engineering process. The US Bureau of Recreation is currently working on the Ridgeway project, which is a higher priority. Those findings can be used at Catamount Lake. Fish, engineering, and funding are the three areas researched. Director Wilson questioned whether stakeholders have to be in agreement or does the Recovery Program has jurisdiction. Mr. McAbee stated all stakeholders must be in agreement.

Federal bidding regulations may require Federal Funds to be contributed to State or Local entities who would then fund the project. The USFW have received approval to lower the cubic feet per second to install screening downstream. Mr. McAbee requested contact information for key participants in the project. Bruce Allbright expressed interest in participating in the project.

The next step in the process is to put together a working group of people to start discussions on how to prevent non-native fish from escaping from Lake Catamount. Mr. Anderson and Mr. McAbee will be coordinating that effort.

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Ranch Gate Proposal – The location of the proposed gate has been moved closer to US 40, near where the District and Club property meet. The location was moved due to concerns with road conditions at the original location. Fair & Square Construction presented the proposed location and gate design information from Picasso Gate. The new location is approximately three-hundred feet from Highway 40. The gate proponents, including the Dacius' have been presented this as an alternative location. The Dacius' have expressed concerns with the cost of the proposed gate. No further action is required of the District at this time.

Other Business – Mr. Nichols and Mr. Roche questioned the construction of the fence on the Golf Course #2 hole. Mr. Anderson explained the Club and the District agreed to fence the twenty-six acres for pasture land. The person who leases the land for cattle and haying operations is providing the equipment to install the fence. The District and the Club are splitting the \$5,000 cost for the fence and the cost for the labor is to be shared.

It was brought up that the Developer is pursuing selling the golf course and Club property. Discussion followed but no action was taken by the Board.

County Road 18C Gate Location – The Green Creek Ranch manager wants the gate near the new hay barn. Mr. Anderson would prefer the gate closer to County Road 18. The Board agreed with Mr. Anderson. Gay's Lane will be posted with a No Trespassing sign. Director Holloway directed Mr. Anderson to discuss with Bruce Enever to find out the plans for the gate.

Water Wells at the Ranch – A report was included in the Board packet with concerns on the volume of water being pumped at the Ranch and the water pumping levels receding in the wells. A recommendation from the consulting engineer is to clean Well #1 and perform maintenance on Well #2. A new well would provide the District with additional water to meet peak demands if the other wells could not provide enough water. Staff questioned whether the Board wanted to drill another well adjacent to the existing wells or find a new location for an additional well. The plant is running near capacity at 54 gallons per minutes. The Plant can treat a maximum of 65 gallons per minute. The cost would be about \$295,000 for a new well located about 1000' from well 2 which would have little well to well interference and create more capacity to the system as well as redundancy. A well closer in proximity to the existing wells would cost much less, around \$74,000 for the well plus minimal piping and electrical to tie into the system, but a closer well would create well to well interference resulting

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in redundancy but limited increase in capacity. Results for either well would be pending on amount of water found during the well construction. The discussion was tabled to the October 9, 2017 meeting.

Mr. Anderson presented information on the water usage during the summer. Ranch owners are using an average of 2,100 gallons daily. Discussion followed on excessive water usage.

Electric service to water tanks – Mr. Anderson received a proposal of \$56,000 to bury the electric line or \$60,000 in place the line in conduit to run electricity to both tanks. The cost of installing the electric lines and the mixers will be within the budgeted amount. Yampa Valley Electric Association's proposal was \$130,000 with them owning the line. The Board approved moving forward with project using the electrical contractor to direct bury the line.

GIS – The District switched companies to provide GIS services and all data was transferred. IamGIS is providing the service and are extremely easy to work with. The system is fully customizable, ultimately saving the District time and money. The SCADA updates are also saving the operators a lot of time while being able to monitor the water plants remotely.

Backflow Prevention Testing – Mr. Anderson will work with the providers and the homeowners to obtain the backflow prevention testing annually. There are only two vendors in area that provide the service. Backflow prevention testing is required annually for fire suppression systems or potable water systems used for irrigation systems.

Other Issues – Mr. Anderson said the Timbers have a temporary water storage tank they are using while refurbishing their existing tank. Mr. Anderson has checked with the District's Engineer to see if the 42,000-gallon tank would be sufficient for fire suppression when the District's tank renovations were completed. The renovations on the existing tanks would be completed during non-irrigation times. The Board discussed possible costs and suggested allowing the Timbers to store the tank at the Catamount Ranch shop facilities.

Mr. Roche questioned the amount charged to the party leasing the property for haying and cattle operations. Mr. Anderson provided the amount and stated the current lessee maintains the District's property better than any prior lessee.

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Financial Matters

June 30 Financial Statement – Mr. Weaver questioned whether the Board wanted to require a third approver on any invoices over a specified dollar amount. The Board agreed to require a third approver for any invoice over \$10,000.

Mr. Weaver reviewed the preliminary June 30, 2017 financials. It was noted the revenues are tracking with the budget. The water maintenance is running over budget but other savings are offsetting those expenditures.

Dam stop log project is still budgeted and forecasted at \$250,000. With the bids exceeding those amounts, the District has reserve funds and savings from other line items budgets to cover some of the difference. There are additional bonds funds available as well. Director Kerr questioned why there was such a discrepancy with the engineer's estimate at \$200,000 with the project low bid at \$412,000. The Board discussed delaying the project due to the costs. Director Baldinger stated she is not comfortable delaying the dam project unless there are no concerns presented.

The Board requested input from the District's Engineer before making a decision on the project. Discussion on the status of the water quality in the lake and the vegetation in the lake followed. The Board agreed to look at value engineering the project and lowering the water levels. It was agreed to continue this meeting to August 17 at 3:00 p.m. to review options for the Dam Stop-Log project

Mark McElhinney requested during construction, the Board consider filling in the developer road cuts with additional dirt or vegetation.

The account payable and accounts receivable lists were reviewed. Director Kerr questioned the payment to Four Points Survey and Engineering. Mr. Anderson stated it was included in \$5,000 forecast for the fence being constructed. Staff will bill the club for their labor on the fence. By motion duly made and seconded it was unanimously

RESOLVED to approve the June 30, 2017 financial statements, accounts receivable, and accounts payable lists as presented.

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Continuation

By motion duly made and seconded it was unanimously

RESOLVED to continue the Regular Meeting of the Catamount Metropolitan District Board of Directors this 14th day of August, 2017 to August 17, 2017 at 3:00 p.m.

Respectfully submitted,



Cheri Curtis
Secretary for meeting