

Regular Board Meeting Minutes

September 23, 2024
Approved 10/21/2024

President Zach Forcum called the Regular Meeting of the Steamboat II Metropolitan District to order at 6:03 pm. The meeting was held at the Steamboat II Metropolitan District office at 2851 Riverside Plaza unit 100, Steamboat Springs, CO. Members present were Rick Boyle-Vice President, Brad Setter-Vice President of Operations, Jethro Sterling-Treasurer and Kelly Conway-Secretary. Also present were Jeb Brewster-District Manager and Michelle Belton, who recorded the meeting and transcribed the minutes. Also present were

Carol Ward, Steve Schibline, Deb Abate, Pete & Victoria Wood, Becky Brymer, Leonard Auter, Jia Hagan, Laura Hetrick, Earl Chotvac, Michelle Story, Robert Velho, Lee & Sheryl Pierson, Sue Heineke, Sharon Spiegel, Suzie Romig, Ed Pierce, Jen Creagan, John & Sandra Whited.

2024 WATER/WASTEWATER RATE HEARING

Mr. Brewster introduced himself to the crowd of 22 residents from Silver Spur, Steamboat II and Heritage Park subdivisions. He explained that he just had a water main break the week prior in Steamboat II and that the District's reserve fund is below an adequate amount if we incur another large main break. A resident asked how much additional revenue was received due to the higher-than-normal property valuations. Mr. Brewster said around \$200,000. Mr. Brewster displayed a PowerPoint presentation explaining the key roles of the District, the District's budget, necessary capital expenditures, the recent rate study summary, current rates, usages and a draft of proposed rates.

A discussion ensued.

PRESENTATION OF MINUTES OF THE LAST MEETING

Mr. Boyle motioned to accept the minutes from August 19, 2024. Mr. Sterling seconded. Passed 4/0.

PUBLIC COMMENT

No public comment.

ATTORNEY'S REPORT

No attorney's report.

MANAGER'S REPORT

Mr. Brewster reported the Heritage Park irrigation and landscaping is complete. The dry utilities are wrapping up. The HP entrance lights should be operational today.

All fire hydrants in the district were flushed, per the annual schedule. One hydrant is non-operational and will need to be repaired.

All irrigation has been winterized, with the exception of the drip lines on the newly planted trees/bushes in Heritage Park.

Approved 4/0

A water main break occurred on Monday September 16th. Mr. Brewster was able to isolate it within 4 minutes. He estimates roughly 60,000 gallons were lost during those 4 minutes.

Barry Butler's new service line has been installed. After looking at the original water line, Mr. Brewster said a fitting was never glued to the pipe, so it had been leaking water for 50+ years.

Mr. Brewster continues to map the District's infrastructure to the GPS software.

Water usage for August was 7.9 million gallons and water loss was 2 million gallons, Mr. Brewster did find another leak on Haven Place.

Mr. Brewster met with Mr. Tremaine today and he gave advice concerning a lease on Parcel E in Heritage Park. Ty Lockhart preferred to lease it from us and sublet it to the Montessori School, but Mr. Tremaine urged Mr. Brewster to lease directly to the school and omit Mr. Lockhart as the middleman.

TREASURER'S REPORT

Mr. Sterling motioned to accept the payables for \$90,394.43. Mr. Boyle seconded. Passed 4/0.

OLD BUSINESS

No old business.

NEW BUSINESS

No new business.

NEXT REGULAR BOARD MEETING

The next Regular Board Meeting is October 21, 2024.

ADJOURNMENT

The meeting adjourned at 8:30.