

**Security Water District/Enterprise**

Regular Board Meeting

**July 17, 2024, 5:30 p.m.**

231 Security Boulevard, El Paso County, Colorado  
Call-In Number: **1-605-313-5949**, Access Code: **895871#**

**Agenda**

**CALL TO ORDER AND INTRODUCTION OF GUESTS**

**PUBLIC COMMENT** (Please limit to 5 minutes per person)

**CONSENT CALENDAR:**

- Adoption of the minutes of the regular Board meeting of June 18, 2024.
- Acceptance of the Treasurer's reports for the month of June 2024 subject to audit.

**LEGAL REPORT** – consideration of the following items, including items reasonably related to these items, where formal action may or may not be taken:

- a. PFAS Settlement (Shohet, Heald)
- b. Base Ranch update (Shohet, Heald, Sukalski, Bernard).
- c. Current Water Court Cases (Shohet).
- d. Other Legal Issues in Progress (Shohet).

**OLD BUSINESS** - consideration of the following items, including items reasonably related to these items, where formal action may or may not be taken:

**W-1**: SAMS Facility Operations, Upgrades and Grants – For Discussion and Possible Action (Heald, Sukalski, Bernard, Davis, Sams, Morton).

District staff and consultants will provide the latest information regarding the SAMS facility operations, improvements, and new construction, as well as other PFAS-related information.

Additionally, Roger Sams will discuss the major milestones that are upcoming for the SAMS facility improvements. Please see Enclosure W-1 for Roger's chronological representation of the remaining major activities for the facility.

**NEW BUSINESS** - consideration of the following items, including items reasonably related to these items, where formal action may or may not be taken:

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**W-2:** T-Mobile Site Lease First Amendment – For Discussion and Possible Action (Heald, Sukalski, Shoheit).

Recommended motion: "...to approve the First Amendment to the Site Lease Agreement with T-Mobile Central LLC, with an allowance for further negotiations of minor provisions, as described."

The Security Water District originally entered into a 25-year lease agreement with Nextel West Corp. on July 22<sup>nd</sup>, 1999, which commenced with the start of construction of cellular equipment at the elevated tank property. That agreement, which was subsequently assigned several times and most recently assigned to T-Mobile Central LLC, is nearing the end of the lease term. Consequently, T-Mobile has offered a First Amendment to the original Site Lease Agreement.

The District's attorney provided suggested redline modifications to T-Mobile's proposed First Amendment, and that redline is included in this Board packet as Enclosure W-2. The District manager is seeking approval of the First Amendment, with the ability to further negotiate minor provisions of the amendment. Additional information will be provided during this meeting.

**W-3:** Purchase of Used 2008 Modular Mobile Office - For Discussion and Possible Action (Bernard, Heald).

Recommended motion: "...to authorize the purchase of a used modular mobile office at a cost not to exceed \$45,000."

The District's Manager of Operations (DMO) has researched the possibility of leasing or purchasing a modular mobile office. This acquisition is being contemplated due to a lack of office space for current employees and in anticipation of the possible reconstruction of the District's existing office building. The DMO has determined that the purchase of a used modular mobile office is likely the most cost-effective solution. Details of this recommendation are attached as Enclosure W-3 and additional information will be provided during this meeting.

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**W-4:** Addendum to Joint Facilities Development and Operating Agreement for Venetucci Well Field – For Discussion and Possible Action (Heald, Shoheit).

Recommended motion: "...to approve the Addendum to Joint Facilities Development and Operating Agreement for Venetucci Well Field as described, subject to an affirmative recommendation by the District's attorneys."

As part of the PFAS settlement claims submissions, Widefield Water and Sanitation District is proposing that an addendum to the Venetucci Joint Facilities Development and Operating Agreement be entered into to address the distribution of claim proceeds attributable to the Venetucci wells. The proposed addendum is included as Enclosure W-4. Additional information will be provided during this meeting

**OTHER** - consideration of the following reports, including items reasonably related to these reports, where formal action may or may not be taken:

Superintendent's Report (Davis)

Manager of Operations Report (Bernard)

Assistant Manager's Report (Sukalski)

General Manager's Report (Heald)

Board Member Comments, Issues, Concerns, Recommendations for Future Board Meetings

Board President's Report (Allgood)

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**EXECUTIVE SESSION:** (if necessary) Consideration of the following items (motion will include subject matter to be discussed in as much detail as possible without compromising the purpose for which the session is being called):

- Discussion and Update on Possible Purchase of Water Rights Near the Upper Arkansas River-
  - Concerning the purchase, acquisition, lease, transfer, or sale of any real, personal, or other property interest, C.R.S. 24-6-402(4)(a).
  - Conferences with an attorney for the public entity for the purposes of receiving legal advice on specific legal questions, C.R.S. 24-6-402(4)(b).
  - Determining positions relative to matters that may be subject to negotiations, developing strategy for negotiations, and instructing negotiators, C.R.S. 24-6-402(4)(e).

**Next Regular Meeting: Wednesday, August 21, 2024, 5:30 p.m., at 231 Security Boulevard, El Paso County, Colorado.**

**ADJOURN**

**Security Sanitation District/Enterprise**

Regular Board Meeting

**July 17, 2024, 5:30 p.m.**

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**LEGAL REPORT** – consideration of the following items, including items reasonably related to these items, where formal action may or may not be taken:

- a. Other Legal Issues in Progress (Shohet)

**OLD BUSINESS** - consideration of the following items, including items reasonably related to these items, where formal action may or may not be taken:

**S-1:** Design and Construction of Wastewater Treatment Plant Improvements – For Discussion and Possible Action (Sukalski, Bernard, Sipe, Sams, Morton).

District staff and consultants will provide the Board with the latest information regarding the status of wastewater plant improvements being designed by GMS, Inc., and constructed by the Construction Manager at Risk (CMAR), Moltz Construction, Inc.

**NEW BUSINESS** - consideration of the following items, including items reasonably related to these items, where formal action may or may not be taken:

**OTHER** - consideration of the following reports, including items reasonably related to these reports, where formal action may or may not be taken:

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(continued)

Superintendent's Report (Sipe)

Manager of Operations Report (Bernard)

Assistant Manager's Report (Sukalski)

General Manager's Report (Heald)

Board Member Comments, Issues, Concerns, Recommendations for Future Board Meetings

Board President's Report (Allgood)

**EXECUTIVE SESSION:** (if necessary) Consideration of the following items (motion will include subject matter to be discussed in as much detail as possible without compromising the purpose for which the session is being called):

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**ADJOURN**