

Security Water District/Enterprise

Regular Board Meeting

April 16, 2025, 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 March 19, 2025.
- Acceptance of the Treasurer's report for the month of March, 2025 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:

Please see enclosed memorandum from Monson, Cummins, Shoheit & Farr, LLC.

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

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, Campbell, 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.

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(continued)

W-2: Termination of Petition for Inclusion from Dr. Thomas Johnson and Theresa Johnson for Property known as 5115 Fontaine Blvd. – For Discussion and Possible Action (Heald, Shoheit).

Recommended motion: "...to approve Resolution Number W-2025-04-01 terminating the Petition for Inclusion of the property known as 5115 Fontaine Boulevard."

The former owners of the property known as 5115 Fontaine Blvd. have sold the property without finalizing the inclusion process for the property. Consequently, since the property was sold and there has been no further effort toward finalizing the inclusion, the recommendation of District staff and its attorney is that the original Petition for Inclusion should be terminated. Please see Enclosure W-2 for a copy of draft Resolution W-2025-04-01 terminating the Petition for Inclusion.

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

W-3: Petition for Inclusion from Bison Real Estate Holdings, LLC, for property known as Southmoor Ridge – For Discussion and Possible Action (Heald, Shoheit).

Recommended motion: "...to approve Resolution Number W-2025-04-02 granting the Petition for Inclusion for the property known as Southmoor Ridge, with conditions including the development of a suitable Inclusion Agreement."

The owners of the property known as Southmoor Ridge have filed a Petition for Inclusion of the property into the District in accordance with state law. A notice has been published that a public hearing will occur as part of this meeting to seek public input regarding the petition for inclusion. Once the Petition for Inclusion has been granted, an Inclusion Agreement will be developed. A copy of Resolution No. W-2025-04-02 and excerpts from the Petition for Inclusion are included as Enclosure W-3.

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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Superintendent's Report (Campbell)

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: 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):

Next Regular Meeting: May 21, 2025, 5:30 p.m., at 231 Security Boulevard, El Paso County, Colorado.

ADJOURN

Security Sanitation District/Enterprise

Regular Board Meeting

April 16, 2025, 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 March 19, 2025.
- Acceptance of the Treasurer's reports for the month of March, 2025 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. 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: Dick Gilham Water Reclamation Facility Operations and Upgrades – For Discussion and Possible Action (Sukalski, Bernard, Sipe, Sams, Morton).

District staff and consultants will provide the Board with the latest information regarding wastewater plant improvements and operation of the facility.

S-2: Termination of Petition for Inclusion from Dr. Thomas Johnson and Theresa Johnson for Property known as 5115 Fontaine Blvd. – For Discussion and Possible Action (Heald, Shohet).

Recommended motion: "...to approve Resolution Number S-2025-04-01 terminating the Petition for Inclusion of the property known as 5115 Fontaine Boulevard."

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Regular Board Meeting

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The former owners of the property known as 5115 Fontaine Blvd. have sold the property without finalizing the inclusion process for the property. Consequently, since the property was sold and there has been no further effort toward finalizing the inclusion, the recommendation of District staff and its attorney is that the original Petition for Inclusion should be terminated. Please see Enclosure S-2 for a copy of draft Resolution S-2025-04-01 terminating the Petition for Inclusion.

S-3: Termination of Petition for Inclusion from Ronald Podhola for Property known as 6060 Southmoor Drive – For Discussion and Possible Action (Heald, Shoheit).

Recommended motion: "...to approve Resolution Number S-2025-04-02 terminating the Petition for Inclusion of the property known as 6060 Southmoor Drive."

In 2024, the owner of the property known as 6060 Southmoor Drive decided not to continue to pursue the inclusion of the property. Consequently, since there has been no further effort toward finalizing the inclusion, the recommendation of District staff and its attorney is that the original Petition for Inclusion should be terminated. Please see Enclosure S-3 for a copy of draft Resolution S-2025-04-02 terminating the Petition for Inclusion.

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

S-4: Petition for Inclusion from Bison Real Estate Holdings, LLC, for property known as Southmoor Ridge – For Discussion and Possible Action (Heald, Shoheit).

Recommended motion: "...to approve Resolution Number S-2025-04-3 granting the Petition for Inclusion for the property known as Southmoor Ridge, with conditions including the development of a suitable Inclusion Agreement."

The owners of the property known as Southmoor Ridge have filed a Petition for Inclusion for the property to the District in accordance with state law. A notice has been published that a public hearing will occur as part of this meeting to seek public input regarding the petition for inclusion. Once the Petition for Inclusion has been granted, an Inclusion Agreement will be developed. A copy of Resolution No. S-2025-04-03 and excerpts from the Petition for Inclusion are included as Enclosure S-4.

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S-5: Proposals for Study of District's Rates and Fees - For Discussion and Possible Action (Heald, Sukalski)

Recommended motion: "...to accept the wastewater rates and fees study as described for a total fee not to exceed \$27,965."

The District manager has requested proposals for a wastewater rates and fees study from GMS, Inc. and Harvey Economics. Both firms provided proposals (see Enclosure S-5) that exceeded the professional requirements expressed by District staff during discussions with representatives from each company. Both firms are highly regarded and have worked with Security staff in the past. Consequently, the general manager is seeking a dialogue with the Board in order to make a final decision with respect to the firm to be selected. 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 (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)

Next Regular Meeting: Wednesday, May 21, 2025, 5:30 p.m., at 231 Security Boulevard, El Paso County, Colorado.

ADJOURN