

CALL MEETING TO ORDER

Mayor Martinez called the Special meeting of the Board of Trustees to order at 7:35 p.m.

INCLUDED FOR THE AGENDA – Harvey indicated there were a number of items to be included on the agenda; a letter from Collins Cockrel & Cole addressing the failure of the Dove Hill non-potable irrigation well, pictures of the Dove Hill pump showing the extreme sanding condition leading to the failure on May 23rd, 2006, the latest water well permit application, the original well permit and the water rights special warranty deed.

ROLL CALL

Paul Aragon – present	Claudia Reich – absent	Gary Bruce – present
Tony Asbury – present	Jane Rumrill – present	
Andy Martinez – present	Anita Salazar – absent	

Others present were:

Carl Harvey - Police Chief & Operation Director
Bradley Sorenson – Town Clerk/Treasurer
Barry Schaeffer – Public Works Director
Toni Polland – Deputy Town Clerk
Reid Bond; Landmark Engineering, Doug Clements; Spronk Water Engineering
Andy Mill; Mill Brothers, Bryan Lindsey & Mark Strauss; Patriarch Development, LLC
Holly Bruce, Rod Williams, David Craw, Shanna Craw

DOVE HILL ESTATES WELL FAILURE

Harvey stated there were 6 items that need to be addressed this evening.

1. The failure of the well
 2. The new location of the well & pump house
 3. Notification of the Dove Hill residents
 4. Drip system for the town’s trees in Dove Hill
 5. Watering options based on the continued deterioration of the well
 6. The overall check-out of the pump by Watertronics and Colorado Well & Pump
- 1.) May 23, 2006 photos show that the pump was so packed with sand and gravel the entire system shut down. Lindsay contacted Lesh Drilling and acknowledged there had been a catastrophic failure of the well. Nothing could be done further for this well and it must be re-drilled. The next week Patriarch Development LLC contacted the state and completed an application to re-drill the well.
 - 2.) The new location is about 40 ft. west of the pump, 6 to 7 ft from the access road. This location is necessary due to underground obstacles in the Dove Hill area. Andy Mill stated when the piping comes up very little would be showing other than the “dog house” behind the pump house. They will not be moving the pump house. Mill drew a rough diagram of the location of the new well and how it will connect with the existing pump. Bond stated the location should give adequate distance to minimize noise but questioned if the “dog house” would be accessible should the area receive a large amount of

spring rains. Winterization and drainage plans would be necessary for review. The old well will need to be abandoned and filled in with cement. Asbury inquired as to what measures are going to be put in place to ensure this well will be more successful than the old one. Patriarch Development stated they would be engaging the services of JR Engineering, from Ft. Collins. Lesh will be doing a core sample and then give this information to JR Engineering who in turn will design a core pack producing a well that will produce 700 GPM. Mill stated the bowl assembly should be thoroughly inspected for any damages prior to putting it back in the ground. Bond remarked they should not grout the well off in order to get to the pack for sampling. Prior to re-drilling the well, Bond and Clements requested Patriarch provide for review the JR Engineering proposal. The proposal should include a scope of services indicating specifics such as the number of samples; type of lab tests, graduation analysis, on-site geologist review, etc. Bond also requested construction drawings and plan view in relation to the pump house profile be provided. The information should include thrust blocking, electrical and piping specifics. Bond cautioned they avoid any 90-degree angles and stay at 45. Strauss indicated they would provide as-builts at the completion of the project. Town Engineers agreed that would be acceptable, however, the site plan, construction drawings and more importantly the JR Engineering information should be provided prior to any drilling activity.

- 3) Harvey inquired as to if the State had given Patriarch any indication as to the time frame for approval of the permit. Strauss indicated there would be approximately a one-week turn around on the application for the well permit. Harvey stated that within this short time frame, they would need to provide the requested engineering information for review prior to drilling. Harvey stressed the need for Patriarch to submit the required data fairly quick so they won't be in a position of having a well permit and the inability to drill because the information had not received approval from Town Engineers. Strauss stated he would make sure a plan would be available to the town. Harvey noted that the construction drawings need to match the "doghouse" & the pump house and the design of the inside of the "doghouse" also needs to be provided to the town. Strauss stated that Patriarch had put together a letter to the residents of Dove Hill informing them of the status of the well, drilling of the new well and the responsibility of the residents on their side of the line. (their individual sprinkler system)
- 4) Mill stated there is currently four (4) drip valves and each have screens at the drip valves and can be easily cleaned. As long as the screens are in place nothing should get into the lines and cause a problem for the watering of the trees. Rod Williams, resident of Dove Hill, stated that the sanding of the well has caused problems with many of the homeowners. He asked if an additional filter could be put in to keep sand from entering individual sprinkler systems. Mill stated that during the filter change process a small amount of sand may get through but if the cleaning process is done very carefully it should not become an issue. Williams stated he has already had to replace three (3) of the sprinkler heads and the costs are mounting. Harvey stated if a homeowner wanted a screen it could be placed at the point of the water source prior to the system. Mill stated that once the well and pump is operational the system would be just fine with no need for additional expense for adding filters.
- 5) Lindsay asked if it would be possible to change the watering schedule. He felt that due to the watering schedule some residents could not determine which sprinklers were malfunctioning until the grass started to die. Harvey stated that the town would also be putting together a letter to the residents of Dove Hill. The possible watering issues include changing the watering schedule, connection to the potable system only through the use of dragging hoses, changes the watering times and requesting the residents to check their own system. Bruce asked if we had a sufficient amount of water for the town's use. Harvey stated that we would need to keep an eye on the situation both from the standpoint of Central Weld water but also the amount of augmentation water necessary. With the well shut down totally only 7 – 10 days we should be ok. Strauss stated that Patriarch has remained ahead of CBT units and that should provide a safety net, even though it was not intended for that use. Williams inquired as to notification when the well would be shut down totally. Harvey stated that as much notification

as possible to keep the residents informed on the well status. Mill asked is the cross connection with the non-potable system was off the table. Harvey stated that at this time it was not under consideration due to metering issues. The Board will review all the options and include this information in the town's letter to the residents of Dove Hill.

- 6) Mill stated that Lesh would need to have water provided during the drilling. He did not know how much water would be needed. Harvey stated that the town could make the water available for the drilling. Harvey stated before the process begins all the groundwork needs to be done. The designs, plans and test results must be furnished to the Town Engineers in a timely manner for review and sign off. With regard to the pump, the system needs to be thoroughly checked, cleaned and repaired where necessary before the system is put back into operation. This needs to be accomplished by Watertronics and/or Colorado Pump. Mill stated this could be done through the re-start up process. Harvey explained that the town has used Watertronics and Colorado Pump since the start up of the well and the town wants to continue using a company familiar with the system and the towns comfort level of expertise. Mill asked if we had experienced any further low-pressure alarms. Schaeffer stated that we had not experienced any recently, but we had replaced an electric valve and flushed out all of the sand that had accumulated. Harvey stated that the Public Works Department is keeping a close eye on the well doing everything possible to assist the well to "limp along" and get it going until the well can be replaced. Martinez asked how long it would be before the letters were sent out to the residents. Harvey stated Friday or Monday at the latest. Harvey suggested that Mill Brothers give assistance to the residents if they are experiencing problems with their sprinklers. Mill stated there would be rovers walking through the area and Patriarch should include that information in their letter. Harvey had one last question of Patriarch and Mill Brothers, based on the estimation of one (1) week for the permit to be processed will you have all of the information necessary available to get to the towns staff and engineers. Mill stated he would start working on that and get it done as soon as possible. Martinez asked for any further question of the Board of Trustee, there being no further information the meeting was adjourned.

Meeting adjourned at 8:25 p.m.

Submitted by,

Bradley K. Sorenson
Town Clerk / Treasurer