

MINUTES OF THE  
COLONIAL PINE HILLS SANITARY DISTRICT  
January 16, 2024

The Board of Trustees of the Colonial Pine Hills Sanitary District met on January 16, 2024 at the CPHSD Office Building. President Mills called the meeting to order at 7:00 PM. Trustees present included Edward Mills, President; Don Nolting, Vice President; LeRoy Draine, Trustee; and Ron Colerick, Trustee. Peter Rausch, Trustee, was absent with prior notification. Present also was Jim Martin, Manager; Mike Riker, Operator; Talbot Wieczorek, Legal Counsel; and Steve Burgad, Maintenance. Also in the audience was Jeannette Mills.

AGENDA:

Nolting made motion, seconded by Draine to approve tonight's agenda as written. The motion passed with a unanimous voice vote.

REORGANIZATION OF BOARD OF TRUSTEES:

President Mills noted that there would be no change in the Trustees. The Trustee position that Mills holds was the only term ending and he was the only individual to submit petitions for election. Thus, no election was required.

ELECTION OF OFFICERS FOR CY2024:

Mills opened the floor for nominations for President of the Board for 2024. Nolting, seconded by Draine, nominated Mills to continue as President. There were no other nominations. The Board voted unanimously to elect Mills. Mills then opened the floor for nominations for Vice-President. Colerick, seconded by Draine, nominated Nolting for VP. There were no other nominations. When the vote was called, Nolting was elected unanimously.

MINUTES:

Draine made motion to approve the minutes of December 19, 2023 as written. A second was given by Nolting. The motion passed with a unanimous voice vote.

FINANCIAL REPORT:

The financial report for December was presented. This was also the year-end report. Martin reported that although revenue is down for the year following the wet and cool summer, expenses are also down providing a rather good year, profit and loss speaking. The question was asked whether the last month or two of revenue and expenses changed the FY2024 budget at all. Martin replied no, and the budget included the bi-annual audit and some inflationary increases. There was no further discussion so Draine made motion, seconded by Nolting, to approve the financial report. It passed by unanimous voice vote.

MANAGER'S REPORT:

Martin reported the two meetings he attended relating to the development of the Falson Crest II area just to the south of Countryside South. The first was a meeting of homeowners adjacent to the development to try to persuade the neighbors that this development is in the best interest of the area, even with the increase in traffic. My opinion was there was no real

persuasion. Most people asked increasingly difficult questions to the developer and he did not have any real answers. The second meeting was at the County Commissioners bi-monthly meeting. The developers had been denied in November 2023 for a variance to allow more than 40 houses on a dead-end road. However, in January 2024, the developer tried again. The Commissioner's denied the variance again with the stipulation that they would readily approve the development should a second entry/exit be found. The suggestion of the connection of Countryside Blvd and Dunsmore Road was at the top of the list, but one landowner will not give an easement to make that happen. The Commission asked the States Attorney's office if there was a case here for Eminent Domain and the Attorney said No. Martin said that he has completed all end-of-year items pertaining to filing, budget, payroll, etc. There being no further discussion Nolting made a motion seconded by Colerick to approve the Manager's report. The motion passed by unanimous voice vote.

#### OPERATOR'S REPORT:

Riker the Operator's Report for December. He gave the production numbers, water quality sampling information, status of wells, SCADA, etc. He mentioned he has contacted our SCADA vendor and asked that our system be upgraded to include cellular data to improve on our technology. The vendor will present a proposal at some future date. There being no questions Draine made motion, seconded by Colerick to accept the Operator's report. The motion passed by unanimous voice vote.

#### OLD BUSINESS:

1. *Replacement of 4 Inch Pipelines:* Riker stated that the engineering firm, Foth, is working on a proposal for the Board that will include a cost estimate, time line and an agreement by the February meeting. During open discussion, Colerick asked if we were still considering the purchase of the stand-by electrical generator. Martin said we were but the subject has been delayed for lack of funding. Legal Counsel made the suggestion that the generator be included in the loan package with the Kerry Drive pipeline upgrade. This made sense to the Board and it will be worked into the consideration of the project. Riker mentioned that he is aware of an organization that is replacing their current generator and we might be able to purchase their old one at a reduced cost. The Board was generally favorable towards this and asked Riker to pursue this.
2. *Falcon Crest 2 Development:* Discussed in Manager's Report.

#### NEW BUSINESS

Legal Counsel noted that legal rates increased January 1st from \$235 to \$250 per hour for the District, but new governmental clients will pay \$285..

There being no other business before the Board, Mills reminded us that the next meeting will be on February 20, 2024 and asked for a motion to adjourn. At 7:35 PM, Colerick made motion to adjourn, seconded by Draine. The motion passed by voice vote.

Respectfully submitted,  
Jim Martin, Manager/Clerk