

**UPPER BLACK SQUIRREL CREEK GROUND  
WATER MANAGEMENT DISTRICT  
REGULAR MEETING MINUTES**

**May 2<sup>nd</sup>, 2023**

The **May** meeting of the Board of Directors of the Upper Black Squirrel Creek Ground Water Management District was called to order **Tuesday, May 2<sup>nd</sup>, 2023**, at 6:00 P.M., at 1500 8<sup>th</sup> Street (inside the conference room at Farmers State Bank, enter through the courtyard) & also Via Zoom. The meeting was open to the public.

**Board Members in Attendance:** President David Doran, Vice-President Dan Farmer, Secretary Darrel Nily, Treasurer Mitchell Baldwin Via Zoom

**Board Members Absent:** NA

**Others in Attendance:** Carl Tatum, Jason Kvols, Tracy Doran, Jeff Munger Via Zoom, Pete Johnson Via Zoom, Tom Sauter Via Zoom, Lisa Thompson Via Zoom

**PUBLIC NOTICE OF THE MEETING WAS POSTED AND OPEN TO THE PUBLIC**

**1. Call to Order/Roll Call:**

President Doran called the meeting to order and took roll call and determined a quorum was present.

**2. Agenda for May 2<sup>nd</sup>, 2023:**

Director Farmer motioned to approve the agenda with the addition of #2 Ellicott Bee Hive, LTD, & #3 Green Hill Farms, LLC under New Business Well Permits. Director Nily seconded the motion. Motion carried (4-0)

**3. Minutes for April 4<sup>th</sup>, 2023:**

Director Nily motioned to approve the April 4<sup>th</sup>, 2023 minutes. Director Farmer seconded the motion. Motion carried (4-0)

**4. Treasurer Report & Any Bills Needing Board Approval:**

Manager Doran reported on the income and expenses for the month of April. Director Nily motioned to accept the April treasurer report and pay the March attorney bill of \$16,726.60. Treasurer Baldwin seconded the motion. Motion carried (4-0)

**VISITOR INPUT**

NA

## **OLD BUSINESS**

### **1. Cherokee Metro & Meridian Service Metro/Replacement Plan/Case No. 08GW71:**

Attorney Thompson updated the board on Cherokee's Case Management Order and went over the all the dates. Ms. Thompson noted that Jon Jones is under contract and doing some background right now.

### **2. District Violations/Enforcement Actions:**

There were no updates on this item.

### **3. USGS Monitoring Program/Water Quality Study:**

President Doran communicated to the board that Zach from USGS is in the field collecting water data and is getting some data in. President Doran advised that Zach would like to speak to the board and give a presentation.

### **4. AEM Project/Aqua Geo Frameworks:**

President Doran described that the AEM Project is on track, and that Jared Abraham from Aqua Geo Frameworks is working with MVEA to get a GIS Shapefile to enter into their flight plan to avoid power lines. President Doran noted that the Press Release and additional information is now on the web site, along with two videos explaining the process. He further stated that we are scheduled to present in front of the Board of County Commissioner's on May 23<sup>rd</sup>, in Calhan. Discussion followed on how to get the word out, and that we will be contacting all the local news channels, and putting a flyer in banks, post offices and businesses. Attorney Thompson will link into the Commission meeting in case they have any legal questions.

### **5. Cherokee Change of Water Right Application-Poleson Well (Export):**

Ms. Thompson advised that it is not scheduled for Hearing and was sent back to the applicant for more information. Pete Johnson with Cherokee Metropolitan District stated they were still working on their response and should be able to get it to publication soon.

### **6. Town of Bennett Determination of Water Right Objection:**

Ms. Thompson noted that the variance request has been postponed until the November 17, 2023 Ground Water Commission meeting.

### **7. Paint Brush Hills Determination of Water Right Objection:**

Ms. Thompson stated that the variance request has been postponed until the August, 2023 Ground Water Commission. Ms. Thompson advised that the Determination of Water Right was not but that a hearing date has not been set but there are a couple of deadlines. The board would like to see the determination heard after the variance hearing.

## **NEW BUSINESS:**

### **Water Well Permit Applications:**

#### **1. Salinas:**

The applicants are asking for max homes, 1 acre-foot of lawn and garden irrigation, 1 acre-foot in the Dawson Aquifer, domestic animal watering on 5.08 acres in Tiboria Estates. Per the water supply plan, they are allowed 1 acre-foot in the Dawson aquifer, 13,000 sq. feet of irrigation, and a meter is required. Our rules allow for 2 homes, and the water supply plan does not have an amount.

**2. Ellicott Bee Hive, LTD:**

We just got this in today. Please read what Shannon wrote regarding this but basically, they initially applied to replace permit no. 5626. Which was a domestic well, but the uses they want to use are not domestic uses. So, it would have needed to come to the board for a Change of Use to approve a new permit in the alluvial aquifer. The State is saying since it has always served the park, they think it would be better to cancel permit no. 5626 and register the well for its historic uses, which would be commercial in nature and then reissues a replacement permit. They will need Kunau to submit additional forms to register the well, and then they can replace the well with the attached GWS-45 form. She wanted to give the district a heads up regarding the application.

**3. Green Hill Farms, LLC/Large Capacity Well application:**

The applicants are applying for a large capacity well permit on 40 acres. They have a determination of water right, no. 4411-BD, which allows 4,590 acre-feet of water from the Arapahoe underlying 120 acres for residential, irrigation, commercial, agriculture, livestock watering, replacement, firefighting, either directly or after temporary storage within multiple cisterns filled directly from the well. They need to recharge 4%, and they must have a totalizing flow meter. They are asking for max allowed per decreed order, 50 gpm for municipal, irrigation, commercial. Municipal was not a beneficial use they asked for or were given in the order.

Director Nily motioned to approve the Salinas well permit with comments to the State. Director Farmer seconded the motion. Motion carried (4-0)

Director Nily motioned to approve the Ellicott Bee Hive LTD, with comments to the State and limits of 1 acre-foot per our rules. Director Farmer seconded the motion. Motion carried (4-0)

Director Farmer motioned to have Ms. Thompson review and comment on the Green Hill Farms, LLC large capacity well permit application. Director Baldwin seconded the motion. Motion carried (4-0)

**Determination of Water Rights:**

NA

**El Paso County Reviews:**

**1. Grandview Reserve Geick Basin Channel:**

The applicants are proposing improvements to the Main Stem Tributary to include the realignment of the channel, generally shifting the channel towards the west to accommodate the proposed land plan. The design will affect the current floodplain along Main Stem and Main Stem Tributary through the Grandview Reserve site, so HR Green has submitted a CLOMR application, and they are awaiting a comment from FEMA, and a LOMR upon the completion of all improvement construction.

**2. Snow Removal Equipment Storage Building-Site Dev. Plan/Meadowlake Airport:**

The applicant's intent is to build a metal building for snow removal equipment. They plan on drilling a well, and putting in a septic.

**3. Sterling Ranch East Filing No 1 Plat:**

294 single family homes on 122.997 acres. FAWWA will provide water and sewer.

**4. Grandview Reserve Filing No 1:**

This filing is requesting approval for 119 single family homes, 4 tracts of varying use, and a public right of way. Filing 1 is a total of 443 residential lots, 2 lots for institutional uses. Grandview Reserve will provide water and Woodmen Hills will be the wastewater provider.

**5. 3750 Hill Dr Vacation & Replat:**

The proposed project is to vacate interior lot lines of four separate lots and between two separate plats and combine into a replat for the applicant to build a detached garage addition, a 2-3 car covered parking area and redo the façade of their home.

Director Baldwin motioned to have Lisa and Mike review and comment on Grandview Reserve Geick Basin Channel. Director Nily seconded the motion. Motion carried (4-0)

Director Doran motioned to have Mike Wireman review the water quality for Grandview Reserve Filing 1. Director Baldwin seconded the motion. Motion carried (4-0)

The board directed Ms. Thompson to add #3 & #4 to the accounting sheet.

**Any Other Business the Board May Have:**

1. Ground Water Commission Meeting on May 5<sup>th</sup>, 2023 in Castle Rock, CO

**Executive Session:**

NA

**Executive Session Report:**

NA

**Next Meeting Date: June 6<sup>th</sup>, 2023**

**Adjournment:**

President Doran called for the meeting to be adjourned.

Director Baldwin made a motion to adjourn the meeting. Director Nily seconded the motion. Motion carried (4-0)

The meeting adjourned at 6:59 P.M.

Tracy Doran/Office Manager

**Zoom information for meeting:**

Topic: UBSC Board Mtg

Time: May 2, 2023 06:00 PM Mountain Time (US and Canada)

Join Zoom Meeting

<https://troutlaw.zoom.us/j/87917354183?pwd=S2hwaWFoQ2hOUi92NDZPQ01MUUgxQT09>

Meeting ID: 879 1735 4183

Passcode: 066282

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