



7555 E. Hampden Avenue, Suite 501
Denver, Colorado 80231
Tel: 720-213-6621
<https://www.fhmd.net/>

NOTICE OF REGULAR MEETING AND AGENDA

<u>Board of Directors</u>	<u>Office</u>	<u>Term/Expiration</u>
Craig Weinberg	Chairperson	2029/May 2029
Victor Robert	Treasurer	2029/May 2029
David Blue	Assistant Secretary	2027/May 2027
Michael Zinniker	Assistant Secretary	2027/May 2027
Bradley Birkelo	Director	2029/May 2029
AJ Beckman	District Manager/Secretary	

DATE: September 24, 2025 (Wednesday)

TIME: 5:30 P.M.

PLACE: **Zoom Meeting:**

<https://zoom.us/j/4496175182>

Meeting ID: 449 617 5182

Participant Code: press #

Dial In: 1 (719) 359-4580

One tap mobile: +17193594580,,4496175182#

I. ADMINISTRATIVE MATTERS

A. Present Disclosures of Potential Conflicts of Interest.

B. Approve Agenda, confirm location of the meeting and posting of meeting notice.

II. PUBLIC COMMENT

A. _____

III. CONSENT AGENDA – These items are considered to be routine and will be approved and/or ratified by one motion. There will be no separate discussion of these items unless a Board member so requests, in which event, the item will be removed from the Consent Agenda and considered on the Regular Agenda.

- Approve Minutes of August 20, 2025 Regular Meeting (enclosure).
- Approve of payment of claims for the period ending August 30, 2025 (to be distributed).
- Approve unaudited financial statements and cash positions for the period ending August 30, 2025 (to be distributed).

- Ratify approval of Purchase Order No. 2025-08 from Element Engineering LLC for Professional Engineering Services, in an amount not to exceed \$330,000 (enclosure).
 - Ratify approval of Service Agreement between the District and Colorado Greenscapes for general labor (enclosure).
-

IV. LEGAL MATTERS

A. _____

V. FINANCIAL MATTERS

A. Status of Draft Budget (enclosure, memo from law firm re; budget process).

VI. OPERATIONS AND MAINTENANCE MATTERS

A. Operator's Report (enclosure).

1. Review and consider approval of proposal from Falcon Environmental Corp. for lift station motor replacement, in the amount of \$8,490 (enclosure).
-

B. Engineer's Report (to be distributed).

C. Manager's Report (enclosure).

1. Discuss wildfire mitigation
-

2. Discuss lift station emergency repairs.
-

3. Discuss park upgrade project.
-

VII. HOA MATTERS

A. _____

VIII. OTHER BUSINESS

A. _____



IX. ADJOURNMENT **THE NEXT REGULAR MEETING WILL BE HELD AT 5:30 P.M.
ON WEDNESDAY, OCTOBER 15, 2025 VIA ZOOM.**

Items for Future Discussion:

- Pond 4 Leak Sealant
- Pond 6 Liner Damage
- Fire Evacuation Plan

**MINUTES OF A REGULAR MEETING OF
THE BOARD OF DIRECTORS OF THE
FOREST HILLS METROPOLITAN DISTRICT
HELD AUGUST 20, 2025**

A Regular Meeting of the Board of Directors (the “District Board”) of the Forest Hills Metropolitan District (the “District”) was convened on Wednesday, August 20, 2025, at 5:30 p.m. by Zoom video/telephone conference. The meeting was open to the public.

ATTENDANCE

Directors Present:

Craig Weinberg
Victor Robert
David Blue
Michael Zinniker
Bradley Birkelo

Also Present:

AJ Beckman, Amy Hord, and Nick Moncada; Public Alliance, LLC

Mike Menke and Dave Lewis; Direct Discharge Consulting, LLC

Nickie Holder; NMHolder Financial, Inc.

Nick Marcotte; Element Engineering LLC

John Feldhauser; Iron Woman Construction and Environmental Services LLC

**ADMINISTRATIVE
MATTERS**

Disclosures of Potential Conflicts of Interest: Mr. Beckman advised the Board that, pursuant to Colorado law, certain disclosures might be required prior to taking official action at the meeting. The Board reviewed the Agenda for the meeting, following which Directors Weinberg, Robert, Blue, Zinniker, and Birkelo confirmed that they have no conflicts of interest in connection with any of the matters listed on the Agenda.

Agenda: Mr. Beckman distributed, for the Board's review and approval, a proposed agenda for the District’s Regular Meeting.

Following discussion, upon a motion duly made and seconded, and upon vote unanimously carried, the Board approved the agenda as amended to move the Operator’s Report to the top of the agenda and to include discussion of the Emergency Sewer System Repair.

Meeting Location and Posting of Meeting Notices: The Board entered into discussion regarding the requirements of Section 32-1-903(1), C.R.S., concerning the location of the Board meeting.

RECORD OF PROCEEDINGS

Following discussion, upon motion duly made and seconded, upon vote, unanimously carried, the Board determined the meeting would be held by video/telephonic means, and encouraged public participation via video or telephone. The Board further noted that notice of the time, date and location was duly posted and that no objections to the video/telephonic manner of the meeting, or any requests that the video/telephonic manner of the meeting be changed by taxpaying electors within the District boundaries, have been received.

PUBLIC COMMENTS

There were no public comments.

CONSENT AGENDA The Board considered the following actions:

- Approval of Minutes of July 29, 2025 Regular Meeting.
- Approval of payment of claims for the period ending July 31, 2025.
- Approval of unaudited financial statements and cash positions for the period ending July 31, 2025.

Following discussion, upon motion, duly made by Director Weinberg, seconded by Director Birkelo and, upon vote, unanimously carried, the Board approved the Consent Agenda.

EMERGENCY SEWER SYSTEM REPAIR

Mr. Menke advised the board of emergency repairs needed at the sanitary sewer lift station. The Board discussed the emergency nature of the repair and the cost of temporary wastewater hauling while the lift station is out of service versus the time and subsequent cost of delaying immediate action to obtain additional bids. Mr. Feldhauser joined the meeting via telephone to discuss the logistics and anticipated timeline to execute the repairs. The Board directed Public Alliance to obtain a more detailed bid clarifying rates and quantities. and request assurance regarding the proposed work. Following the conclusion of this portion of the meeting Mr. Feldhauser departed.

Following discussion, upon motion duly made by Director Weinberg, seconded by Director Robert, and upon vote, the Board approved the engagement of QP Services, LLC in the amount of \$104,960 and authorized Mr. Menke to proceed with the replacement of the check valves serving the lift station. Director Zinniker abstained; the motion passed.

FINANCIAL MATTERS

Budget Committee: Directors Robert and Birkelo volunteered to work with Ms. Holder and Mr. Beckman to prepare the 2026 draft budget. Following discussion, upon motion duly made by Director Weinberg, seconded by Director Robert, and upon vote, the 2026 Budget Committee consisting of Directors Robert and Birkelo

RECORD OF PROCEEDINGS

and Ms. Holder and Mr. Beckman was approved.

OPERATIONS AND MAINTENANCE MATTERS

Operator's Report: Mr. Menke reviewed his report with the board. He reported that one of the condominium units was not receiving water service and efforts to troubleshoot the issue by Mr. Menke and a professional plumber engaged by the resident have been unsuccessful. Mr. Menke reported that the issue may be a malfunctioning curb stop. The Board directed Mr. Beckman to communicate the District's Rules and Regulations to the resident as they relate to maintenance responsibility for curb stops and private water lines, and to coordinate a scheduled outage to test and, if necessary, repair or replace the curb stop.

Engineer's Report: Mr. Marcotte reviewed his report with the Board.

Proposal for Professional Engineering Services; Water Treatment Plant Design, Permitting, CMAR Bidding and Funding Services. The Board reviewed the proposal from Element Engineering for services to be paid for with PFAS Grant Funds. Director Weinberg inquired regarding the excluded lab testing costs noted in the proposal. Mr. Marcotte advised the Board that laboratory testing costs are expected to be under \$1,000. Following discussion, upon motion duly made by Director Birkelo, seconded by Director Blue, and upon vote unanimously carried, the Board approved the proposal.

Manager's Report: The Board discussed the scope of wildfire mitigation and the challenges in determining the appropriate extent of work. The Board further discussed the potential relinquishment of grant funds in order to allow the Genessee Foundation to utilize the finding in a nearby area. Following discussion, the Board directed Mr. Beckman to inquire with Genessee regarding applying such funds to wildfire mitigation work on Genessee property located behind the homes located along Summerwood Drive.

Signage Layout: The Board reviewed and discussed the proposed signage layout. Following discussion, upon motion duly made and seconded, and upon vote unanimously carried, the Board approved the signage layout as presented.

Park Trash Service Frequency and Handyman Contract: The Board established a service frequency of weekly during the summer months and once per month during the winter months. The Board directed Public Alliance to obtain a fully executed contract consistent with these terms.

Jetting Schedule: Mr. Beckman reported that sewer jetting is scheduled to occur within the next couple of weeks. No Board action was taken.

Park Maintenance: Director Robert reported on an email from Nikki Patrick regarding flowers at the park and the stocking of dog-waste bag dispensers.

RECORD OF PROCEEDINGS

Following discussion, upon motion duly made and seconded, and upon vote unanimously carried, the Board authorized an expenditure of \$30 per month for dog-waste bags and directed the District's handyman to restock the dispensers as needed. No further action was taken regarding flowers.

HOMEOWNER ASSOCIATION ("HOA") MATTERS

There were no HOA matters.

OTHER BUSINESS

There was no other business.

ADJOURNMENT

There being no further business to come before the Board at this time, upon motion duly made by Director Weinberg, seconded by Director Blue and, upon vote, unanimously carried, the meeting was adjourned.

Respectfully submitted,

By _____
Secretary for the Meeting



Purchase Order for Professional Services

Purchase Order Date: August 26, 2025

District Contracting Party: Craig Weinberg, Chairperson

Contractor Name: Element Engineering LLC

Contract Number: 2017.10.18

Purchase Order Number: 2025-08

Terms: This purchase order ("PO") is issued by Forest Hills Metropolitan District, a quasi-municipal corporation and political subdivision of the state of Colorado ("District") to Element Engineering LLC. ("Contractor") collectively referred to as "Parties".

Description of Work to Be Performed: Contractor will provide professional engineering services for the PFAS Water Treatment Plant Project, including design, permitting, CMAR bidding, and funding services.

Compensation for Work to Be Performed: Contractor will be compensated an amount not to exceed \$330,000.

Other Terms and Conditions: See attached Exhibit.

Signatures:

FOREST HILLS METROPOLITAN DISTRICT

Signed by:
By: Craig Weinberg 9/3/2025
D29C6820D65E43B...
Craig Weinberg, Chairperson Date

ELEMENT ENGINEERING, LLC

DocuSigned by:
By: Nicholaus Marcotte 9/2/2025
9FD650879D504C0...
Signature Date

Nicholaus Marcotte, Director of Water and Wastewater

Printed name, title



Exhibit A



July 14, 2025

Mr. AJ Beckman
District Manager
Forest Hills Metropolitan District
Via Email: AJ@publicalliancellc.com

RE: Proposal for Professional Engineering Services
Water Treatment Plant Design, Permitting, CMAR Bidding and Funding Services

Dear Mr. Beckman,

Element Engineering (Element) is pleased to provide this proposal for design, permitting, Construction Manager at Risk (CMAR) bidding and funding services for the proposed PFAS Water Treatment Plant (WTP). The purpose of this letter is to define a scope of services to be completed by Element Engineering. This letter details our proposed scope of services, deliverables, schedule, and fee.

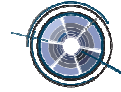
This letter is intended to be used as an exhibit to the district's standard owner-engineer agreement currently in use with the Forest Hills Metropolitan District (FHMD). It is anticipated that the district will issue a Work Order associated with this proposal and scope of services.

PROPOSAL ASSUMPTIONS AND PROJECT UNDERSTANDING

Element understands that the FHMD wishes must permit, design, and construct a new water treatment plant to remove PFAS from the district's raw drinking water well sources. Element has compiled a Project Needs Assessment (PNA) that reviewed alternatives associated with the project. A summary of the PNA was presented to the district at a July 10th special board meeting. A summary of the PNA is attached to this letter. Also, Element has assisted the district in obtaining a \$330,000 grant from the CDPHE PFAS Grant Program to fund all services proposed in this proposal letter.

Element recommends completing design, permitting, and bidding while partnering with a contractor using the Construction Manager at Risk (CMAR) delivery process. In general, the CMAR process allows for a competitive qualification-based bid process to bring a contractor on early in the design phase of the project. The contractor provides constructability review and cost estimating during the design process in a transparent manner. For this project we recommend the CMAR bid process occurs at or very nearly zero percent (0%) design. This allows the selected contractor to have as much input as possible in the early stages of construction.

Element also understands that providing a floor plan very early in the process is important so we can work closely with district operators and staff and the CMAR to quickly determine the layout and sizing requirements of the proposed treatment facility. The available area for construction of the facility is limited to the district's existing treatment property, so space constraints must be

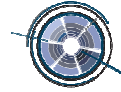


considered early. We will work closely with equipment manufacturers and the selected CMAR process to finalize an initial floor plan as the first order of work.

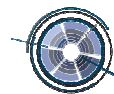
SCOPE OF SERVICES:

The following Scope of Services is proposed:

- Compile a design survey including property boundary for the proposed site.
- Complete pilot testing of the ion exchange media resin. Note that fees associated with laboratory testing will be paid for by the district.
- Complete necessary geotechnical drilling to inform on the foundation design.
- Compile environmental documentation as required by CDPHE.
- Complete design documents to 30, 60 and 90% completion and coordinate with the selected CMAR and district staff on design and constructability review comments and cost estimates.
- Compile a Basis Design Report (BDR) per the requirements of the Colorado Department of Public Health and Environment (CDPHE) *Design Criteria for Potable Water Systems*. The BDR shall include the following information as required by CDPHE:
 - Application/basic project information
 - Contamination sources
 - Water quality data
 - Process flow diagram
 - Hydraulic profile
 - Capacity evaluation and design calculations
 - Monitoring and sampling evaluation
 - Geotechnical report
 - Residuals plan
 - Impacts to corrosivity
 - Operations plan
- Assemble construction plans and technical specifications for permitting and construction of the proposed facility. Technical specifications will include details and requirements for equipment, piping, construction, installation, and construction quality control. Construction plans shall include the following:
 - Cover sheet
 - General construction notes
 - Process and instrumentation diagram and legend



- Hydraulic profile and system design criteria
 - Civil site plans (grading, drainage)
 - Erosion control plans
 - Yard piping overview
 - Yard piping plan and profiles
 - Process piping overview
 - Process piping plan and profiles
 - Chemical feed plans and details
 - CIP plan and details
 - General construction details
 - Structural design (pre-engineered metal building, foundation, floor slab)
 - Architectural design and code compliance
 - Electrical design
 - HVAC and plumbing design
- Retain necessary subconsultants including electrical, HVAC, structural, and architectural engineering in order to provide a complete construction package.
 - Compile contract documents, owner-contractor agreement, and technical specifications for construction.
 - Submit BDR, construction plans, and technical specifications to CDPHE for review and approval. Respond to CDPHE requests for information (RFI) as necessary to obtain CDPHE approval. Submit plans and documents to the local building authority for review and approval. It is assumed that no planning or zoning coordination (variances) are required.
 - Present documents to district staff for discussion and coordination. Review plans with district staff to obtain feedback on the construction plans and details of the proposed layout, building, colors, and other project related details.
 - Assist the district in applying for and obtaining an SRF loan and/or CDPHE PFAS grant funding. It is suggested that the loan application be submitted along with the BDR to CDPHE for review at the 60% design stage.
 - Compile and submit a CMAR bid package to the district for review and discussion. After approval by the bid package provide the district with an advertisement for the local paper and post the CMAR bid package for interested clients to download electronically.
 - Conduct a public bid opening (either electronically or as specified by the district and post bid results. Provide a recommendation for award for the CMAR.
 - Attend site meetings at necessary milestones during design and facilitate conference calls and/or video meetings for project coordination. It is noted that much of the



required of the design meetings can be done remotely with video communication and coordination.

FEES

The proposed fee for the above referenced Scope of Services shall be time and materials based on our hourly rates not to exceed \$330,000.00

EXCLUSIONS

The following services are specifically excluded from the scope of this agreement and may be performed as contract addendums upon request:

- CDPHE review fees (not applicable to water projects);
- Construction management services;
- Laboratory fees and costs;
- Items not specifically delineated in the Scope.

OTHER TERMS

This proposal is based on the scope of services indicated herein and the information available at the time of the proposal preparation. If any additional services are required due to unforeseen circumstances and/or conditions, Client or regulatory requested revisions, additional meetings, regulatory changes, etc., Element will notify the Client that additional scope of work and fees are required and will obtain the Client's written approval prior to proceeding with any additional work.

Element's Hourly Rate Schedule are attached hereto and incorporated into this Proposal by reference.

We appreciate the opportunity to provide this proposal. If you have any questions, please contact me by phone at 303.378.2969 or by email at nmarcotte@elementengineering.net.

Sincerely,

ELEMENT ENGINEERING

Nicholaus P. Marcotte, P.E.
Director of Water and Wastewater



RATE SCHEDULE FOR PROFESSIONAL ENGINEERING SERVICES

<u>LABOR CLASSIFICATION</u>	<u>HOURLY BILLING RATE</u>
Principal	\$180.00
Project Manager	\$170.00
Project Engineer	\$160.00
Design Engineer (CADD)	\$150.00
Construction Manager	\$170.00
Construction Observer	\$120.00
Office Assistant	\$65.00
 <u>DIRECT EXPENSES</u>	
Prints/Copies	At Cost
Mileage	Prevailing Fed Rate
Travel Time	At Cost
Sub-Consultants	At Cost



Agreement With Colorado Greenspaces

Agreement: August 2025

District Contracting Party: Forest Hills Metropolitan District

Contractor Name: Colorado Greenspaces

Terms: This purchase order is issued by Forest Hills Metropolitan District, a quasi-municipal corporation and political subdivision of the state of Colorado ("District") to Colorado Greenspaces ("Contractor") collectively referred to as "Parties, or singularly as "Party". By accepting this purchase order Contractor agrees that this Purchase Order shall be governed by the terms of an Agreement between the Parties. Starting August 8, 2025.

Description of Work to Be Performed: Contractor shall perform various handyman-type services including emptying trash bins around the park, playground and gatehouse on a weekly or as needed basis and disposing of trash bags in the District's dumpster located at the wastewater treatment plant. Heavy duty trash bags will be provided to the Contractor for use in trash bins. May-September empty trash bins twice a week. November-April Once a week. This scope of services may change on an as needed basis.

Compensation for Work to Be Performed: District agrees to pay Contractor \$60/hour. On occasion, Contractor will be asked to provide a flat fee estimate for a particular project.

Other Terms and Conditions:
Contractor shall provide the District with a current Certificate of Insurance (COI).

Signatures:

By: _____
AJ Beckman, District Manager

_____ Date

By: _____
Mike Byrne, Owner

_____ Date

MEMORANDUM

September 9, 2025

TO: Local Government Clients

FROM: Collins Cole Winn & Ulmer



RE: 2026 Budget and Amendment of 2025 Budget

Now that it is time to begin planning for your 2026 budget, attached is a Budget Calendar to assist you in remembering important filing dates.

The official Consumer Price Index increase for all urban consumers in Denver-Aurora-Lakewood for December 2023 to December 2024 was 2.3%. The CPI increase from July 2024 to July 2025 (again, Denver-Aurora-Lakewood) was 2.1%. Currently, the CPI for all of 2025 is forecast to be 3.0% by the Office of State Planning and Budgeting and 2.3% by the Legislative Council. You should consider this information in determining the estimated inflation factor under TABOR for the preparation of any portion of your 2026 budget that is subject to TABOR. This calculation will only be an estimate until the final CPI for 2025 is available.

Also, as the end of the 2025 fiscal year approaches, if it appears that you will expend more from a particular fund than was appropriated for that fund, a budget amendment must be completed, preferably before you spend or contract to spend the money, and certainly before December 31. To amend the budget, by either increasing overall expenditures or by transferring monies from one fund to another, a Resolution amending the budget must be adopted after a public hearing, and a certified copy filed with the Division of Local Government. Notice must be published once prior to the public hearing. If your total budget is \$50,000 or less, the Notice only needs to be posted in three public places within your boundaries in lieu of publication. Our clients often find it convenient to hold the public hearings on both next year's budget and the current year's budget amendment at the same meeting in November or December.

Please note that when filing the budget or amendment with the Division of Local Government, a copy of the Resolution to Adopt Budget, Appropriate Funds and Certify Mill Levy (if certifying a mill levy) must accompany the budget.

Please contact us if you have any questions or if we can be of further assistance.

Attachment

2026 BUDGET CALENDAR

- August 25** Deadline for Assessors to certify to all taxing entities and the Division of Local Government the total new assessed valuation and the other amounts needed to compute the statutory and constitutional property tax revenue limits. (§§39-5-121(2) and 39-5-128(1), C.R.S.)
- October 15** Deadline for Budget Officer to submit proposed budget to the governing board of the local government. (§29-1-105, C.R.S.)
- Publish Notice** If the proposed budget is more than \$50,000, publish notice of budget hearing once hearing has been scheduled. If the proposed budget is less than \$50,000, post notice of the budget hearing in three public places within the local government boundaries in lieu of publication. (§29-1-106, C.R.S.)
- December 10** Last day Assessors can make changes to assessed or actual valuations.
- Assessors must provide notice of any such changes to the local government and Division of Local Government. (§39-1-111[5], C.R.S.)
- December 15** Local governments levying property tax must adopt budgets by this date and enact an appropriation resolution for the ensuing fiscal year. The budget document must include the projected expenditures by object for administration, operations, maintenance, debt service, capital projects, and anticipated revenues by source. They must be contrasted with the corresponding figures for the last completed fiscal year and the current fiscal year. The budget must show estimated beginning and ending fund balances, and three columns of figures: the audited figures for the previous year, the year-end estimated figures for the current year and figures for the year for which the budget will be adopted. The budget must also include a written message that describes the important aspects of the budget, the budgetary basis of accounting, and a description of the services to be provided. The budget must include all financed purchases of an asset or certificate of participation agreements and separately set forth the following: total amount to be expended during the year for payment obligations and total maximum payment liability including optional renewal terms. (§§29-1-103(1) and 29-1-103(3), C.R.S.)

Deadline to certify mill levy to the Board of County Commissioners along with the Mill Levy Public Information (§§39-5- 128(1) and 39-1-125, C.R.S.). Local governments levying a property tax must adopt their budgets and make appropriations before certifying the mill levy to the Board of County Commissioners (§29-1-108(2), C.R.S.). If the budget is not adopted by the certification deadline, the governing body may appropriate only 90% of the amounts appropriated for operating and maintenance purposes in its last appropriation resolution. (§29-1-108(3), C.R.S.)

- December 22** Deadline for Board of County Commissioners to levy taxes and to certify the levies to the Assessor. (§39-1-111(1), C.R.S.)
- December 31** Local governments not levying property tax must adopt budgets by this date and enact an appropriation resolution for the ensuing fiscal year. If an appropriation resolution is not enacted by this date, the governing body may appropriate only 90% of the amounts appropriated for operating and maintenance purposes in its last appropriation resolution. (§29-1-108(4), C.R.S.)
- January 30** A certified copy of the adopted budget must be filed with the Division of Local Government no later than 30 days following the beginning of the fiscal year. (§29-1-113, C.R.S.). A copy of the Resolution to Adopt Budget, Appropriate Funds and Certify Mill Levy must accompany the budget. If the budget is not filed, tax revenues will be withheld by County Treasurer at the Division's authorization.



Forest Hills Metropolitan District Operations Report

September 2025

Wastewater Treatment Facility Repairs/Upgrades

- Working on recharging Generator battery.
 - Charging battery on my own failed, will need to schedule DVL out to repair; will try and fit it under annual service agreement and have the next service visit expedited.
 - **DVL tentatively to be on-site between 10/9 and 10/15**
- Effluent Wetwell Plumbing – This project includes removing existing plumbing and replacing with Sch. 80 PVC fittings including, checks valves, flanges, etc. and connecting back into existing contact basin. Servicing the effluent pumps at the same time. Estimated cost to complete is ~\$12,000.00. If the Board would like to proceed, a formal proposal will be provided.
- Sludge Hauling for WWTP
 - Will be requesting a sludge haul again soon, for plant process but also for annual 503 samples.
 - **Will scheduling hauling in October, what is remaining 2025 budget?**
- Effluent Pump 2 still offline
 - Falcon just received replacement pump on July 23rd- will schedule this ASAP.
 - Falcon to install w/ DDC on 8/21
 - **Installed and working**
- Lift Station pump making noise- will have Falcon inspect, it is on the pump that was not rebuilt last year.
 - Falcon will inspect on 8/21
 - Bigger issue currently of bad check valves. Causes excessive runtime and wear to the pumps. Has been causing electrical failures which result in very high, almost overflowing wetwell(s). DDC is working on procuring bids from multiple vendors to immediately fix this issue.
 - Force Main repaired and new check valves installed working flawlessly.
 - **Need replacement motor, ~\$10,500**
- **LS electrical/underground conduit repair – discuss “issue”**
 - **Productive to be on-site either 9/19 or 9/22**
 - **Thunder Mountain to be on-site 9/19 or 9/22**
 - **Altitude Electric to be on-site 9/24**
- Work w/ District and DRC to schedule jetting of FHMD collection system
 - **Ben from DRC to give DDC dates on 1/3rd system jetting**



Water Treatment Facility Operations

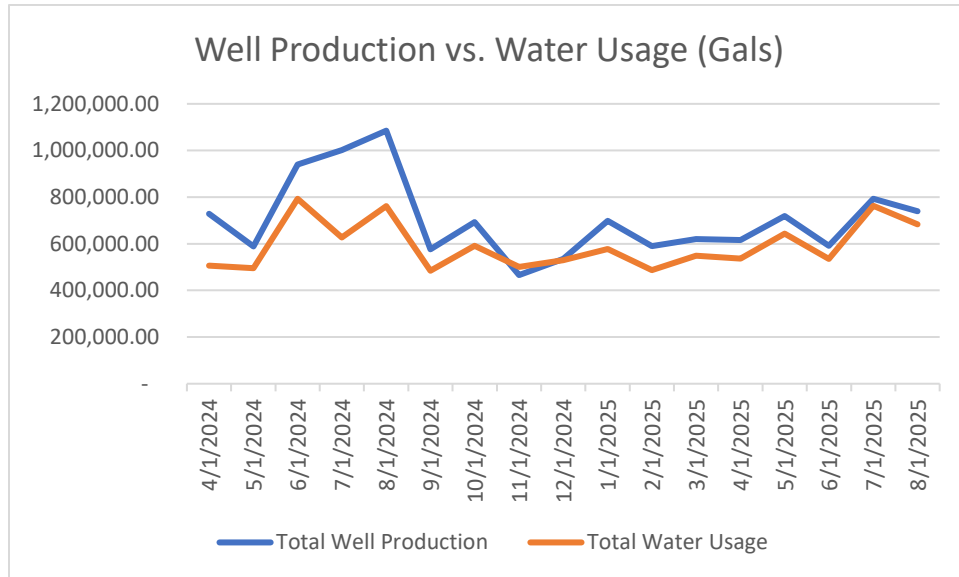
- Will begin to contact Well Companies provided by AJ to get quotes/availability for Well 1, 8, and 9 replacements.
 - **CWW gave bid for Well #1 at \$340/hr, assuming (with pump cost) ~\$10k**
 - **GeoWater onsite either 9/19 or 9/22**
- WTP jockey pump (pump 1) officially failed, received quote for pump/motor combo for \$2167, 3-5day lead-time. Currently relying on backup pumps.
 - Working on procuring from Denver Pump and DDC will install once received
 - **Pump/motor in stock and to be picked up, DDC to install at earliest convenience.**
- AJ/Public Alliance to schedule remaining Water Meter installs.
 - **Awaiting more scheduled installs- Mike will begin reaching out again.**
- Mike will schedule annual backflow test for Gate House RPZ.
 - Failed- AJ and Nick to fix
 - **Public Alliance repaired and is operational again**
- Water Treatment Plant – Spool piece installation. A section of ductile iron pipe (DIP) is “heaving” and on the verge of breaking. DDC team to investigate feasibility of installing/welding in a pipe segment.
- Hydrant flushing to begin once Noble completes valve repair on Summerwood.
 - Hydrant repair complete- seemed to function and operate well.
 - DDC will schedule District-wide hydrant flushing sometime early-Fall; would prefer to not do this during Peak Season.
- **Hill & Dale condo no-water issue 2.0**
 - **Post curb-stop replacement discussion**

Water Production and Discharge Monitoring Reports

- Water Meter Readings:
 - August: Total Water Usage = 739,212 gallons
 - August: Total Water Production = 683,353 gallons
 - August Difference: 7.56%
- Wastewater Treatment DMR's:
 - August Average Influent Flow = 11,700 Gallons per Day
 - August Maximum Influent Flow = 18,000 Gallons per Day
 - August Effluent Exceedances: None



Water Discrepancy Graph



Irrigation System and Ponds

- Front zones online via Pond 4
- Pond 6 irrigation, T.B.D
 - Quote for new pump, \$913
 - New pump installed- spare motor for pump on WWTP shelf now. Alpine to complete/test irrigation system
- Pond 1 dredging complete- DDC began filling Ponds 4 and 6 via Pond 1 week of July 21st.

Upcoming Projects

- DDC team to provide estimate to remove and replace the existing effluent piping due to excessive corrosion and failed check valves for 2025 budget.
- DDC working on Fire Hydrant List – Status, maintenance, repairs
 - Close to completion
 - Parts and Price List received, Mike to make a formal document/quote for this
- DDC to compile Distribution System valve list for exercising, repair, and maintenance
 - Most likely to begin early Spring once road is free of snow
- Update and Repair WWTP and Lift Station Alarms and Controls – swap to High-Tide units.
 - Test run at WWTP and LS with potential to do WTP and Wells too.
 - WWTP + LS = \$10,385.92
- Would like a Rolloff/Scrap Dumpster at WWTP to remove all old scrap and equipment

ESTIMATE

Falcon Environmental Corp.
PO Box 710
Frederick, CO 80530

heidi@fecal.us
+1 (303) 833-9998
www.fecal.us



FOREST HILLS METRO DISTRICT

Bill to
FOREST HILL METRO DISTRICT
14405 W. COLFAX AVE, #165
LAKEWOOD, CO 80401

Ship to
FOREST HILL METRO DISTRICT
Falcon Environmental Corp
Attn: Adam Pelican
5963 Esther Circle
Frederick, CO 80530

Estimate details
Estimate no.: 3343
Estimate date: 09/16/2025
Expiration date: 10/16/2025

Sales Rep: JAH

#	Product or service	Description	Qty	Rate	Amount
1.	Parts	P/N: 95L395B1-3BA002U0 ODP Motor 15HP 1800RPM 3/60-230-460 Standard Lead Time 12-14 weeks.	1	\$10,490.00	\$10,490.00
2.	Parts	Discount for previous repair to motor	1	-\$2,000.00	-\$2,000.00

Total **\$8,490.00**

Note to customer

This proposed price is good for a maximum of 30 days but pricing is subject to change without notice due to cost increases as a result of tariffs or other government actions. Falcon Environmental reserves the right to increase the price of the ordered product(s), by giving notice to the customer at any time before delivery, to reflect any increase in the cost of products to Falcon Environmental that is due to any factor beyond the reasonable control of Falcon Environmental, including foreign exchange fluctuations, increases in materials, energy, and other transportation and/or manufacturing costs.

ESTIMATED DELIVERY-Lead time to be determined/estimated after order is placed and is not contingent on the contract document completion dates. Falcon Environmental is not responsible for any liquidated damages.

Expiry date 10/16/2025

Accepted date Accepted by

District Manager's Report

September 24, 2025

General

Agreements

Element Engineering - Purchase Order with for the Design of WWTF to be ratified. Work will be funded with PFAS design grant.

Colorado Greenspaces – General labor services agreement to be ratified.

Invoices/ACH/Autopay Payments

Invoices were reviewed and approved on September 15, 2025

Website

- Public Alliance is working on updates to make the website ADA compliant within approved budget of \$1,500. We are coordinating with the company that built and hosts the website to determine if they are able to achieve ADA guidelines as required by statute for special districts.

Community Correspondence

None

HOA Matters

No update

Water

Water Treatment Facility

Nothing new to report.

Wells

Direct Discharge is working on proposals to replace pumps in three nonfunctional wells

Smart Meter Tracking

There are only a few residents remaining that need their meters replaced. Efforts continue to coordinate the work are continuing. Amy Hord is working with Mike Manke on this project.

Curb Stops

The Hill and Dale Curb Stop was excavated. The repairs and updates will be outlined in the operator's report. The curb stop was functioning properly and the issue was a corroded valve near the water meter. Repairs were made by a plumber engaged by the resident, and the cost of the excavation work was billed to the resident.

Wastewater Treatment Facility

Lift Station Update

On Monday, August 18th, it was discovered that the force-main for the lift station was not operating. After meeting with Direct Discharge, it was determined that a vactor truck was needed to prevent a sanitary sewer overflow (SSO). McDonald Farms came out on August 20th to hydro-vac the vault. The district contacted multiple contractors to get proposals for the repair. Only QP Services/Iron Woman responded before the August 20th Board meeting. QP was engaged to perform the emergency repairs. They also provided a free day on August 19th of vac truck service. The board decided to use QP Services for the repair and they came out August 21 through August 28th to hydro vac the vaults.





On August 22rd the tree removal started and was completed on August 25th. Permits were also submitted by the district to Jefferson Couty for occupancy of the roadway on Grapevine Rd.





On August 26th the excavation began. Also, temporary safety fence was installed.





Potholing to gently remove soil around the pipe was also performed and the pipe was exposed late that evening. Troubleshooting began the following morning and the replacement check valves were installed by Direct Discharge.





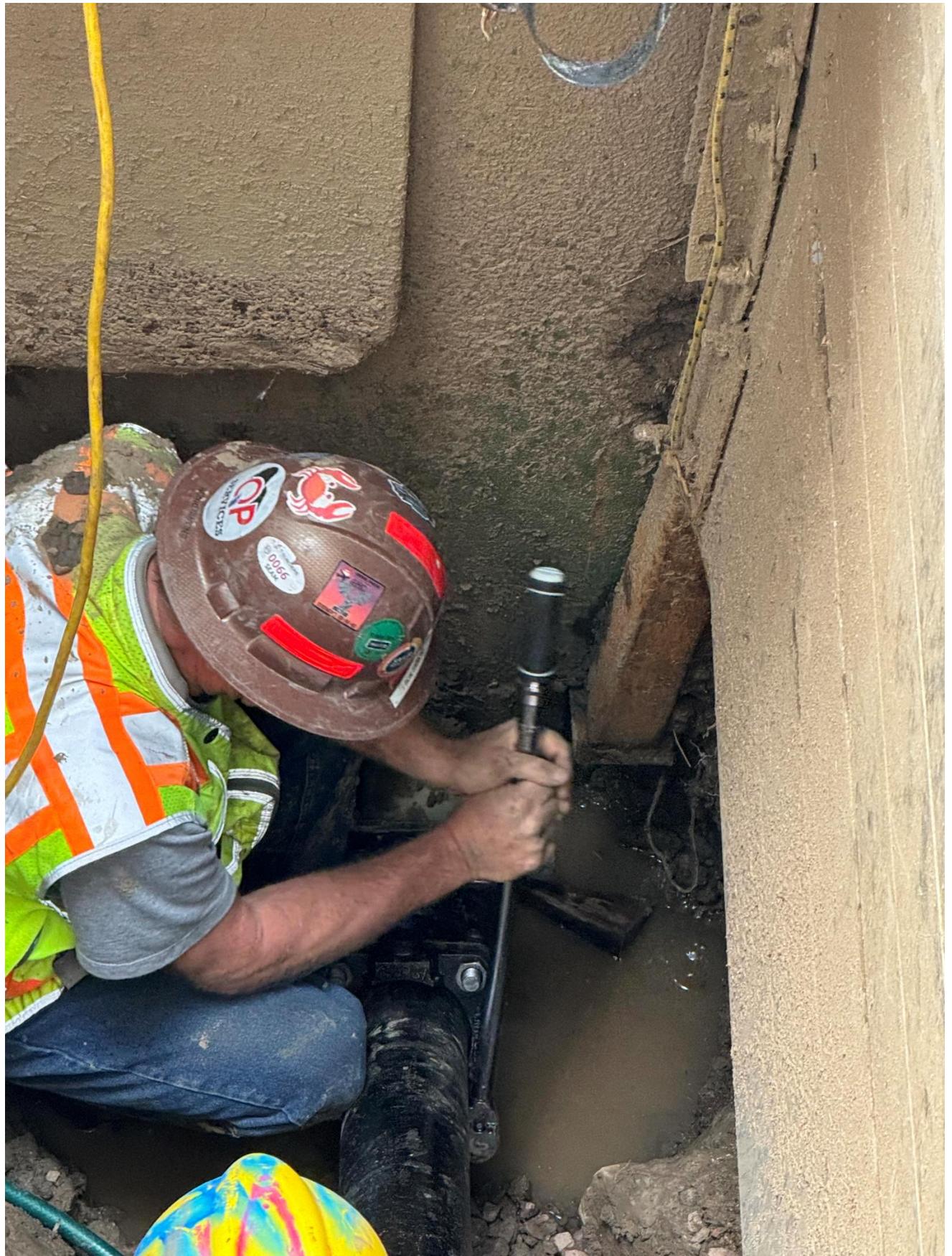






August 28th the repairs were completed with proper bedding and new mega lugs joints, elbow joints, and sections of ductile iron pipe. Also, it was discovered that boulders were used as thrust blocks and were removed. Proper concrete poured thrust blocks were added.







Restoration was fully completed and approved by Jefferson County on September 15th. Barbed wire fence was replaced as well.

Annual Sewer Main Jetting: Mr. Moncada is working with Mr. Menke and DRC Consulting to confirm the scope of work for 2025 and get it scheduled.

Roads

All Crack Seal Repairs Have been completed for 2025.

Facilities

General Labor Services:

Colorado Greenspaces is emptying the park trash twice a week. As of November 1, 2025, trash pickups will go down to once a week.

Park Irrigation System:

Alpine Home Scapes, replaced the existing valves in the irrigation system scrubber valves the first week of September. They also tested the mainline section from the newly installed mainline to the existing valve box in the field. The section is holding pressure at the end of the line. The plants were generally stressed due to transplant shock and some irrigation issues according to Alpine Homescares, however they are all alive and Mr. Salisbury is optimistic that the plants will all make a full recovery. Alpine Homescares is monitoring the irrigation schedule over the next few weeks to confirm proper function.

Gates

Damage caused by an auto accident earlier this year has been repaired. The resident responsible for the damage has paid the invoice and there are no know issues at present.

Guard House and Restrooms

The glass at the Guard House was shattered on or about August 22nd. Colorado Greenspaces cleaned up the broken glass and we are working on getting the glass replaced.

Park Upgrades

Signs have been ordered for the park and poles for signs are being researched.

Wildfire Mitigation

I have reached out to Mr. Maillett with the Genessee Foundation regarding execution of the access agreement and the potential use of grant funds for mitigation behind the homes on Summerwood Drive.