

# RECORD OF PROCEEDINGS

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## MINUTES OF THE COMBINED REGULAR MEETING OF THE BOARDS OF DIRECTORS OF THE MERIDIAN RANCH METROPOLITAN DISTRICT MERIDIAN SERVICE METROPOLITAN DISTRICT MERIDIAN RANCH METROPOLITAN DISTRICT 2018 SUBDISTRICT

Held: Wednesday, April 3, 2019, 10:00 a.m., at the Meridian Ranch Recreation Center, 10301 Angeles Road, Peyton, Colorado 80831

**Attendance** The combined regular meeting of the Boards of Directors of the Meridian Ranch Metropolitan District and the Meridian Service Metropolitan District and Meridian Ranch Metropolitan District 2018 Subdistrict was called and held, as shown, in accordance with Colorado law. The following Directors were in attendance:

Butch Gabrielski, President  
Mike Fenton, Asst. Secretary/Treasurer  
Wayne Reorda, Secretary/Treasurer

Absent were Directors Gessner and Sauer, whose absences were excused.

Also present were:

David Pelsler; Meridian Service Metro District  
Jennette Coe; Meridian Service Metro District  
Deawne Maddox; Meridian Service Metro District  
Ryan Kozlowski; Meridian Service Metro District  
Wes Poburka; Meridian Service Metro District  
Braden McCrory; Meridian Service Metro District  
Fred Jackson; Meridian Service Metropolitan District  
Sue Blair; Community Resource Services  
Ron Fano; Spencer Fane  
Raul Guzman; Tech Builders  
Tom Kerby; Tech Builders  
Angela Maxey; Tech Builders  
Jenny Tchang; GTL  
Nancy Loew; Homeowner  
Julie Day; Homeowner

**Call to Order** A quorum of the Board was present, and the Directors confirmed their qualification to serve.

**Disclosure Matter** Mr. Fano noted that written disclosures of the interests of all of the Directors have been filed with the Secretary of State.

**Approve Agenda** The Board reviewed the Agenda. Director Fenton moved to approve the agenda as amended with adding VI.A. Agreement with Mountain West Productions. Upon second by Director Reorda, a vote was taken and the motion carried unanimously.

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**Approve Minutes** The Board reviewed the March 6, 2019 Board Minutes. Director Reorda moved to approve the minutes as amended. Upon second by Director Fenton, a vote was taken and the motion carried unanimously.

**Comments from Visitors** Nancy Loew addressed the Board that on Stonebridge Trail, the crosswalks and sidewalks are not getting fully plowed. She added that the work being done on the Trails is poor. Ms. Loew stated that the Board packet was not available on the website prior to today's meeting. Residents have been reminded that El Paso County is responsible for removing the snow on the roads, that residents are responsible for removing snow on the sidewalk and driveway in front of their homes, and that the District is responsible for removing snow on trails which are the walkways in the community. Recent storms have shown that a poor job is being done by all. Most of the snow removal lately has been done by the sun. As of March 21, 2019, 27 exercise classes. This is more than the 20 as of January 1; however, much less than the 36 classes as of December 2018. This is still much less than the 38 classes as of the fall of 2013 when there were about half the homes as there are now.

**Financial/Admin Items** Approval of Payment of Claims: Ms. Blair reviewed the updated claims presented for payment at this meeting represented by check nos. 2092 – 2100 totaling \$5,071.15 for Meridian Ranch and to approve check nos. 11372 - 11435 totaling \$203332.29 for Meridian Service. Ms. Blair also requested that the Board ratify Meridian Service claim nos. 11370 - 11371 totaling \$12,476.00. Director Reorda moved that the Board approve and ratify the payment of the claims as presented. Upon a second by Director Fenton, a vote was taken and the motion carried unanimously.

Cash Position and Financial Statements: Ms. Blair reviewed the cash position dated March 28, 2019 and monthly financials dated February 28, 2019 for Meridian Service Metropolitan District. Upon a motion by Director Reorda and a second by Director Fenton, the motion unanimously carried to accept the cash position summary and financial statements as presented.

Review 2019 Tap Fee Report: Ms. Blair reviewed the 2019 Tap Fee Report with the Board.

**Items from the Manager** **MSMD Operations Reports:**

- A. Mr. McCrory reviewed the water system report.
- B. Mr. McCrory reviewed the sewer report.
- C. Mr. Jackson reviewed the drainage report.
- D. Managers Verbal Report: David Pelsler reported to the Board that there was minimal damage from the storm. The six trees that were uprooted can be saved. There has been a lot of labor and rental equipment used for the

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snow removal. The sewer lift station heaters malfunctioned during the repair and the recreation center pool heater and pump is temporary off due to intermittent power. Also, there is a new Accounting Tech starting on Monday, April 8<sup>th</sup>. Currently, the District has 53 employees and another 6 are going through a pre-employment background check. Mr. Pelsler added that he attended the DRC meeting and made a presentation.

## **Consent Items From Manager:**

- A. Ratify Rental Agreement with Big Air Jumpers for inflatable bouncer, slide, and obstacle course for Falcon Freedom Days.
- B. Approve and Authorize President to sign BrightView Extra Work proposals for Installation of Rock, Groundcover and Repair Turf Areas, \$93,471.12.
- C. Approve and Authorize President to sign Ground Solutions Proposals for Cedar Bark Mulch Installation and Playground Bark Mulch, \$63,197.50.
- D. Approve and Authorize President to sign, subject to attorney approval as to form, contract with Western Enterprises, Inc. for 2019 Falcon Freedom Days fireworks.
- E. Approve and Authorize the President to Sign an Agreement with Mountain West Productions for Stage, Sound and Lighting for Falcon Freedom Days for amount of \$3,025.00.

Director Fenton moved that the Board approve items 1-5. Upon a second by Director Reorda, vote was taken and the motion carried unanimously.

## **Action Items:**

Approve and Authorize President to Sign Administrative Services Agreement with ICMA Retirement Corporation: Director Fenton moved that the Board approve the Service Agreement with ICMA Retirement Corporation and authorize the President to sign the Agreement. Upon a second by Director Reorda, vote was taken and the motion carried unanimously.

Adopt Resolution MSMD 19- 1 Establishing a 401(a) Money Purchase Retirement Plan administered by ICMA-RC: Director Fenton moved that the Board approve Resolution MSMD 19-1. Upon a second by Director Reorda, vote was taken and the motion carried unanimously.

Adopt Resolution MSMD 19- 2 Establishing a 457(b) Retirement Deferred Compensation Plan administered by ICMA-RC: Director Fenton moved that the Board approve Resolution MSMD 19-2. Upon a second by Director Reorda, vote was taken and the motion carried unanimously.

Approve and Authorize President to Sign, Subject to Attorney Approval As to Form, a Purchase Agreement with Faris Machinery for 2008 Vactor 2100 Sewer

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Cleaner Truck, \$85,000; and Direct Staff to Return with a Proposed Budget Amendment to Appropriate an Additional \$55,000: Discussion ensued regarding the purchase of the vacuum truck. Mr. Guzman requested that the District receive the written report on what was done to refurbish the truck. Mr. McCrory stated that hydraulics and hoses were replaced. Mr. Pelsler stated that Mr. McCrory inspected the truck prior to and after it was refurbished. Mr. Pelsler reported to the Board that he will direct staff to provide service and inspection reports on the sewer truck and then send out a poll to the Board by email for approval of the purchase.

Approve Proposed Revisions to MRRC Handbook: Director Reorda moved that the Board approve the MRRC Handbook as amended. Upon a second by Director Fenton, vote was taken and the motion carried unanimously.

Approve and Authorize Mountain West Productions Group: Director Fenton moved that the Board approve the Mountain West Production Group contract. Upon a second by Director Reorda, vote was taken and the motion carried unanimously.

## Items From The Developer

Mr. Guzman reported to the Board on the following:

- Winding Walk paving is starting next week, along with landscaping work by Timberline.
- Timberline would like to stay with the District and they are doing a great job.
- Play structures and benches are being ordered/installed throughout the District. Jenny Tchang will confirm with Mr. Pelsler the types of tables and benches to be ordered.
- Enclave – underground work is underway.
- Rainbow Ridge will be connected to Londonderry Drive as soon as school is out. A “stop ahead” sign will be installed to alert drivers before they reach the stop sign. Crossing guards will be on duty.
- Power to Well #9 is a priority.
- El Paso County only had \$1 million budgeted for ALL road repairs within the County. The Londonderry Drive improvements cost estimate is \$275k-\$280k. GTL has agreed to contribute \$50,000 toward the repairs. The next County meeting is scheduled for April 16.

## Board Member Items

There were none.

## Legal Items

Approve and Authorize President to Sign IGA Between MSMD and Ranch 2018 Subdistrict: This item was tabled to the May meeting.

Director Reorda made a motion to enter into Executive Session at 10:42 a.m.

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pursuant to C.R.S. 24-6-402(4)(e) to receive a verbal report and provide direction on contract negotiations related to a proposed amendment to IGA with the Cherokee Metropolitan District. Upon a second by Director Fenton, a vote was taken and the motion carried unanimously. With no public present, a motion was made by Director Reorda to come out of Executive Session at 11:17 a.m. Upon a second by Director Fenton, a vote was taken and the motion carried unanimously and the Board reconvened into General Session. Director Reorda moved that the Board authorize and direct the General Manager and District's Attorney to respond to the recent letter from the Cherokee Metro District. Upon a second by Director Fenton, a vote was taken and the motion carried unanimously.

### **Adjournment**

There being no further business to come before the Board, the meeting was adjourned at 11:58 a.m.

Respectfully submitted,

  
Secretary for the Meeting