

# 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, August 7, 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  
Bill Gessner, Asst. Secretary/Treasurer\  
Wayne Reorda, Secretary/Treasurer  
Mike Fenton, Asst. Secretary/Treasurer  
Tom Sauer, Asst. Secretary/Treasurer

Also present were:

David Pelser; Meridian Service Metro District  
Jennette Coe; Meridian Service Metro District  
Deawne Maddox; Meridian Service Metro District  
Carrie Billingsly; Meridian Service Metro District  
Ryan Kozlowski; Meridian Service Metro District  
Braden McCrory; Meridian Service Metro District  
Angie Kelly; Community Resource Services  
Matt Dalton; Spencer Fane (via telephone)  
Jamie Cotter; Spencer Fane (via telephone)  
Raul Guzman; Tech Builders  
Tom Kerby; Tech Builders  
Jim O'Hara; Tech Builders (via telephone)  
Ted Tchang; GTL  
Debbie Dorn; Homeowner  
Jared Balch; Homeowner  
Bill and Colleen Kittle; Homeowners  
Kevin Markee; Homeowner  
Rene Sintas; Homeowner

**Call to Order**

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

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- Disclosure Matter** Mr. Dalton 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 Reorda moved to approve the agenda as presented. Upon second by Director Sauer, a vote was taken, and the motion carried unanimously.
- Comments from Visitors** Debbie Dorn thanked Mr. Pelsler for her notebook. She asked the Board if the party room at the recreation center is ever used. She also asked the Board how the landscaping projects is doing and how the fence staining process is going.
- Colleen Kittle told the Board she lives in Stoneridge. She asked the Board when the developer owned property and sold it to the builder, was the lighting proposed in the original plans for the park or was that plan cancelled? She noted that the lights have not been installed. Guzman outlined the park and when it was opened to the public and said the lights were never a cancelled project. President Gabrielski noted that the lights were part of the original plan and had a discussion on light and colors of the bulbs.
- Approve Minutes** The Board reviewed the July 10, 2019 Board Minutes. Director Gessner moved to approve the minutes as amended. Upon second by Director Sauer a vote was taken, and the motion carried unanimously.
- Financial/Admin Items** Approval of Payment of Claims: Ms. Kelly reviewed the updated claims presented for payment at this meeting represented by check nos. 2122 - 2121 totaling \$550.75 for Meridian Ranch, and to approve check nos. 11662 - 11731 totaling \$228,603.46 for Meridian Service. Director Reorda moved that the Board approve and ratify the payment of the claims as presented. Upon a second by Director Sauer, a vote was taken, and the motion carried unanimously.
- Cash Position and Financial Statements: Ms. Kelly reviewed the cash position dated July 30, 2019 and monthly financials dated July 30, 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. Kelly reviewed the 2019 Tap Fee Report with the Board.

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## Operations Reports

### MSMD Operations Reports:

- A. Mr. McCrory reviewed the water system report.
- B. Mr. McCrory reviewed the sewer report.
- C. Mr. McCrory reviewed the drainage report.
- D. Mr. Kozlowski reviewed the recreation report.

## Items from the Manager

### Manager's Verbal Report:

- Tank Painting Status Project – the decision was made to leave the tank out of service and allow rework to proceed ASAP. With the new Guthrie/Lambert Booster Pump on line, the District is able to meet the summer peak demands without the tank in service.
- Well 6 Drilling Status Project – Held a pre-construction meeting with the contractor. Expecting the mobilization August 18 and drilling to start in August and go through September for 4 – 6 weeks. Planning to send out variety of notices to the public and nearby residents and the high school regarding the 24/7 ops and noise mitigation.
- SCADA Progress - the parts have been ordered and installation expected August – September.
- Guthrie Water Midpoint Booster Pump Station – The breakers failed and needs to be replaced.
- Guthrie Water Lambert Pump Station - Repairs of lighting damage are in progress.
- Staff Update – There are now 73 on payroll at the recreation center. The District is recruiting for an Accounting Tech. Recently have promoted Jon Bradley to Park and Grounds Maintenance Supervisor and hired an Irrigation Tech and Maintenance worker and a part-time Laborer.
- Grounds Maintenance – Frequent rain is causing excessive growth of native grass and weeds resulting in some resident complaints. Trying to stay on top of complaints and address the critical areas. Adding a part time laborer is helping the District catch up on some small maintenance matters.
- The District had some flag etiquette questions last month but they issues have been resolved. The District will continue the practice of lower US flag on the Governors orders. This info has been added to the Districts website.

### Consent Items From Manager:

1. Approve and Authorize General Manager to Submit Authorization Letter to El Paso County for NES to Submit Urban Parks Grant Application for Winding Walk on Behalf of MSMD

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

## Action Items:

1. 5 Minute Video Presentation on Ronald McDonald House: This item was requested to be continued at the September meeting by Mr. Pesler.
2. Approve and Authorize President to Sign Contract Change Order No. 1 With All Purpose Paving for Extra Work on the MRRC Parking Lot, \$63,180: This item was requested to be continued at the September meeting by Mr. Pesler.
3. Consider Christian Fitz Appeal of Recreation Manager's Decision to Suspend MRRC Privileges: Director Gessner moved that the Board upholds the staff decision to continue suspension of privileges for one year until June of 2020. Upon a second by Director Reorda, a vote was taken and the motion carried unanimously.
4. Consider Jared Balch request for Exception to MRRC Rules for Age Restrictions: Director Reorda moved that the Board approve the request from Mr. Balch to sign the form approved from Directors. Upon a second, Director Gessner, a vote was taken and the motion carried unanimously.
5. Approve and Authorize President to Sign, Subject to Attorney Approval as to Form, Agreement with Sandi Griffin Fitness, LLC. For Personal Fitness and Small Group Fitness Training at MRRC: This item has been continued until the September meeting. The District has directed staff to work on revised terms of agreement.
6. Various Items Related to Transition of MSMD General Ledger Accounting: Director Gessner moved to approve the recommendations in the report. Upon a second by Director Reorda, a vote was taken and the motion carried unanimously.

## **Items From The Developer**

Mr. Guzman reported on development within the community. Londonderry Drive will be paved late August, early September. They will be re paving Meridian Road to the Recreation center. Lambert Road is being paved now until mid-October and will connect with the high school. Mr. Guzman is going to work with the county about the 4-way stop at Lambert and Londonderry.

## **Board Member Items**

There were none.

## **Legal Items**

1. President Gabrielski read a statement concerning status of MSMD Demand for Arbitration against Cherokee Metropolitan District.

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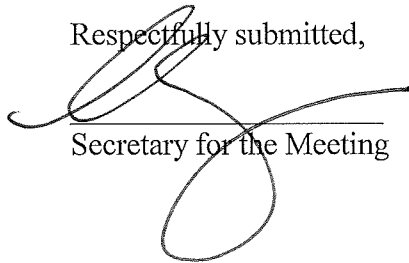
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2. Director Reorda made a motion at 11:32 a.m. to enter into Executive Session pursuant to C.R.S. 24-6-402(4)(b): Consult with and receive advice from legal counsel regarding legal issues related to termination of Tolling Agreement by Cherokee Metropolitan District and MSMD demand for arbitration with regard to IGA and Replacement Plan. Upon a second by Director Fenton, a vote was taken and the motion carried unanimously. Director Gessner made a motion at 11:41 a.m. to come out of Executive Session and reconvene general session. Upon a second by Director Sauer, a vote was taken and the motion carried unanimously. There is nothing to report at this time.
  
3. Director Fenton made a motion at 11:41 a.m. to enter into Executive Session pursuant to C.R.S. 24-6-402(4)(e): receive verbal report and provide direction on contract negotiations related to IGA with Sterling Ranch Metro District with regard to Sterling's offer to purchase a portion of Meridian Road sewer line and amend IGA. Upon a second by Director Sauer a vote was taken and the motion carried unanimously. Director Gessner made a motion at 12:01 p.m. to come out of Executive Session and reconvene general session. Upon a second by director Reorda, a vote was taken and the motion carried unanimously. There is nothing to report at this time.

## Adjournment

There being no further business to come before the Board, the meeting was adjourned at 12:02 p.m.

Respectfully submitted,



Secretary for the Meeting