

**MINUTES OF THE REGULAR MEETING
OF THE BOARD OF DIRECTORS
OF THE WOODMEN HILLS METROPOLITAN DISTRICT
November 7, 2019**

Attendance:

Board Members present: Troy Stinson President, Sherry Ringen Vice President, Neva Herrold Secretary, and Carl Lukins Treasurer. Russel Reiter Director excused

District personnel present: General Manager Jerry Jacobson, Park & Rec Director Cory Gambardella, Director of Administration Rachel Hawkins, and legal counsel Ted Bendelow

Guests present:

1. Call to order

Convene: President Stinson called the meeting to order

2. Roll Call

Roll call: Troy Stinson, Sherry Ringen, Neva Herrold, and Carl Lukins present. Russel Reiter excused

3. Executive Session

Motion: Motion to enter executive session for positions relative to personnel matters, CRS 24-6-402-(4) (b)

Moved: President Stinson moved

Second: Vice President Ringen Second

Discussion: N/A

Vote: carried by unanimous vote

4. Public Session

President Stinson brought the meeting back into public session

5. President's Welcome and Remarks and Rules of Conduct

President Stinson welcomed everyone and was letting everyone know that he was thanked for their patience. He brought up that the Budget Hearing will be tonight.

Pledge was recited

6. Approval of Agenda

Motion: To approve amended agenda
Moved: Treasurer Lukins moved
Second: Secretary Herrold second
Discussion: N/A
Vote: Carried by unanimous vote

7. Approval/Disapproval of Board Minutes

a. Board Meeting Minutes for September 26, 2019

Motion: To approve minutes
Moved: Treasurer Lukins moved
Second: Vice President Ringen second
Discussion: N/A
Vote: carried by unanimous vote

b. Board Meeting Minutes for October 28, 2019

Motion: To approve minutes
Moved: Treasurer Lukins moved
Second: Vice President Ringen second
Discussion: N/A
Vote: carried by unanimous vote

8. Attorney's Report

Point of executive session was to discuss IGA's with 4-Way. The 2 agreements have been signed from 4-way district 1 to 4-way district 2 but signed by the same person. It approved the transfer from district 1 to district 2. The water IGA needed access for water, which has not been provided. They provided access before the IGA was terminated. The IGA for sewer states they need to pay a partial amount for the WWTP. The obligation of 4-Way is over \$2,000,000. The district has made demand for payment.

Motion: To give 4-Way Ranch until December 11 to come current with Woodmen Hills or we terminate our IGA with them

Moved: President Stinson moved

Second: Treasurer Lukins second

Discussion: N/A

Vote: carried by unanimous vote

9. **Approval/ Disapproval of Financial**

Motion: To approve financial report

Moved: Treasurer Lukins moved

Second: President Stinson second

Discussion: N/A

Vote: carried by unanimous vote

10. **Park & Rec Report**

Our usage is strong from 12:00pm-4:00pm. The expansion committee has changes that they would like for Jim to do. In January they will have a schedule for the Board for the remodel time frame. Once Cory has the plans she will send them out to the board. The goal is to have it out to bid by January or February. They do have a meeting with El Paso County as well. She updated CCW usage. They will be putting new equipment at CCW. She also gave a programming update. They did have an aquatic pumpkin day. Flag football began October 19th. They are investigating lacrosse for 2020. They had fall festival and chili cook-off. The participation was a little low, so they plan to move it up next year. They will have Thanksgiving break activities. Cookies with Santa is December 7th. They did start personal training advertising. Toys for Tots starts the 18th of November at RCE. Letters to Santa will be the 1st of December to the 18th. Santa will respond to kids. They are also doing an Angel Tree from the Salvation Army, they have 12 kids.

11. **Water and Wastewater Report**

Waste water report is performing better than expected. They have had a high zinc number. They are designing and will build a non-pot system for the waste water system. Water samples were taken and are doing well. We installed a new SCADA from Samsara and have been pleased with the results. Our goal is to not rely on an outside person to work our system. West Water design is being finalized. They anticipate being out to bid by the end of the year. The new Lift Station is almost complete. We are operating fully on the new system. The Vac-Con truck is needing repair which is why mains were not cleaned like usual. We have a new operator certified to drive that truck.

12. 2020 Budget Hearing

There are 2 budget drafts proposals. One that has a 0% increase for water, 3% increase for Park & Recreation, and 5% for sewer. The other option has 2.5% increase for all enterprises. The budget memo states that our line items need to cover our expenses. When we forecast our revenue we try to be realistic. Our rates are very reliable. The tap fees can be very variable. We are very diligent to stay within our budget. Any leftover monies at the end of the year go to capital expenditures. Park and Recreation have some significant changes because of extended operation hours and fitness classes for residents would be no charge. Another major change is in new equipment at CCW. They also will have an increase in out of district rates. On the 2020 capital improvements has the water tank going up and the new well site at Guthrie. The new well site at Guthrie will be 50/50 split with Meridian. Meridian did not budget for it in 2020. It will just carry over until 2021. We do not have a mill levy that supports our district. Right now our rates are right about average. Local districts in our area have some of the higher rates. Regulations also drive a lot of our expenses. There is aging infrastructure in the District. Our facilities run 24/7 and because of that we need upgrades.

13. Resolution 2019-10-24-2 to Approve the 2020 Budget

Motion: to approve the budget proposal for 0% increase for water, 3% increase for Park & Recreation, and 5% for sewer

Moved: President Stinson moved

Second: Treasurer Lukins second

Discussion: N/A

Vote: carried by unanimous vote

14. Resolution 2019-10-24-3 to Approve the 2020 Fees

Motion: To approve fee to correlate with approved budget proposal

Moved: President Stinson moved

Second: Vice President Ringen second

Discussion: N/A

Vote: carried by unanimous vote

15. Resolution 19-10-24 for Banking

Motion: To approve resolution for banking transactions

Moved: President Stinson moved

Second: Vice President Ringen second

Discussion: N/A

Vote: carried by unanimous vote

16. Public Comment Regarding Current Board Business Not on the Agenda

Gary Reimers sent in a proposal for the board to consider changing the way the district bills for wastewater fees. He would like for the district to bill based on a flow rate, basing the wastewater fee on the low irrigation months. He believes this would be the fair way bill this. He discussed this with technical support for our district and it does have the capacity to do this. He would like the board to do this so we can have measurable, fair, and equitable fees. Ron Pace wants the board to go back to what they used to do. He wants them to accept the monthly payables. He also wants us to waive the usage agreement for the Recreation Center.

17. Other Business

Motion: Motion for Neva Herrold to be secretary

Moved: President Stinson moved

Second: Vice President Ringen second

Discussion: N/A

Carried: carried by unanimous vote

18. Other Business

Motion: Motion for adjournment

Moved: President Stinson moved

Second: Treasurer Lukins second

Discussion: N/A

Carried: carried by unanimous vote

The next regular meeting will be held at 5:30pm on Thursday February 27, 2020 at Woodmen Hills Community Center, 11720 Woodmen Hills Drive, Falcon, CO 80831

