

APPROVED

10-25-18

RECORD OF PROCEEDINGS

MINUTES OF A REGULAR MEETING OF THE BOARD OF DIRECTORS

OF

BATTLEMENT MESA METROPOLITAN DISTRICT

Held, Thursday, September 27, 2018 at 401 Arroyo Drive,
Battlement Mesa, Colorado

Call to Order

Director Bill Nelson called the meeting to order at 9:02 am.

Attendance

A regular meeting of the Board of Directors of Battlement Mesa Metropolitan District, Garfield County, Colorado was called and held as shown above and in accordance with the applicable statutes of the State of Colorado, with the following Directors present and acting:

Bill Nelson
Denise Gallegos
Jane Chapman
Vinnie Tomasulo

Steve Rippy, Brenda Locker, and Sherry Loschke were also in attendance.

Conflict/Disclosures

None

Public Comments

None

August 23, 2018
Regular Meeting
Minutes

A motion was made by Director Tomasulo and seconded by Director Gallegos to approve the August 23, 2018 regular meeting minutes. The motion carried unanimously.

August 2018
Financial Statements

A motion was made by Director Tomasulo and seconded by Director Chapman to approve the August 2018 financial statements; subject to audit. The motion carried unanimously.

Accounting Manager
Report

See attached report.

Manager Report

See attached report.

New Business

None

Other Business

District Manager, Steve Rippy reported that the Battlement Mesa Company (BMC) currently owns 61.43 water taps and 85.33 sewer taps. Per the 2005 agreement between BMC and the Battlement Mesa Metropolitan District (BMMD) the water taps have a value of \$3,000 per tap and the sewer taps have a value of \$2,000 per tap. The total value of all the taps is \$354,950 per the agreement. The agreement provides that BMC has the first right to sell their existing taps to potential users ahead of any tap sales by the BMMD. The Board discussed that this may post master planning issues or confusion with future users and it would make sense to acquire the taps to eliminate those issues. Director Nelson proposed the following offer to purchase the taps be made to BMC; purchase the existing taps at a price of \$300,000 now or the full price of \$354,950 to be paid in three equal payments over the next three years. The Board agreed with Director Nelson's proposal and directed Manager Rippy to provide the offer to BMC and report back to them at the next Board of Directors meeting.

District Manager, Steve Rippy, presented a donation request from Grand River Hospital District's Stop the Bleed Education Program for Schools & Communities. A motion was made by Director Gallegos and seconded by Director Tomasulo to donate \$500.00. The motion passed unanimously.

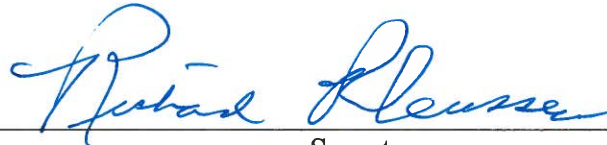
A motion was made by Director Tomasulo and seconded by Director Chapman to accept the 2017 Audit report. The motion passed unanimously.

Resolution

A motion was made by Director Tomasulo and seconded by Director Chapman to accept Resolution 2018-01; the Battlement Mesa Metropolitan District will provide \$25,000 of the CTF Funds to the Park District in order to complete the trail project. The motion passed unanimously.

Adjournment

The meeting adjourned at 10:02 AM



Secretary

**BATTLEMENT MESA METROPOLITAN
DISTRICT ACCOUNTING
MANAGER REPORT**

DATE: October 25, 2018

TO: Board of Directors, Battlement Mesa Metro District

FROM: Brenda Locker, Accounting Manager

BUSINESS CHECKING ACCOUNT: Balance at the end of September is **\$181,688.89**

MONEY MARKET: Total funds in Money Market Account at the end of September are **\$202,478.67**

PETTY CASH ACCOUNT: End of September balance is **\$1020.04**

CD SUMMARIES: There are a total of 12 CD's in Alpine Bank. We have one CD a month that comes to maturity, of these 12 CD's, all 12 are earning 0.04%, BMMD total CD funds at the end of September are **\$1,816,087.68**. Our interest accrued for the month of September was **\$61.81**.

COLOTRUST ACCOUNTS: We have two accounts. **Plus** and **Prime**. **Plus** was earning an average of 2.25% while **Prime** averaged 1.91%. **Plus** account at the beginning of September 2018 was \$604,041.65. **Prime** account was \$603,077.93. We deposited funds totaling \$200,000. With accrued interest in the amount of \$2,288.77 for September. Bringing our total funds at the end of September 2018 to **\$1,409,408.35**.

Battlement Mesa Metropolitan District

Manager Report

Date: October 25, 2018
To: Board of Directors, Battlement Mesa Metro District
From: Steve Rippy, District Manager

BMC - Water & Sewer Taps: At last month's, Board of Director meeting, the Board directed that I provide an offer to BMC to purchase their remaining water and sewer taps associated with the 2005 agreement. Per the agreement the established value for the taps was \$354,950 and the proposal was to offer \$300,000, to be paid currently or \$354,950 to be paid in 3 equal payments over the course of three years. BMC representative, Eric Schmela, has agreed to accept the \$300,000 to be paid currently.

Daniel Gardner Water Service: A couple months ago the Board of Directors authorized an out-of-district water service to the Daniel Gardner property which adjoins the BMMD. During my discussion with BMMD attorney, Mat Dalton, he raised the question of annexing the property into the District rather than entering into a water service agreement. Mr. Dalton explained that the annexation process is rather easy and the cost of drafting the annexation is about the same as drafting the water service agreement. I spoke with Mr. Gardner and he is agreeable to annexation if the District preferred to go in that direction. I also explained to Mr. Gardner that he would be responsible for the costs associated with the annexation and/or an out-of-district service agreement. Whether the property is annexed or an out-of-district water service agreement is provided the limitation of one single family service would remain. The only difference between the two actions is the annexation would make the property eligible for sewer service and again the District could make that restricted to one single family service.

BMMD Utility Staff Members: The BMMD utility department staff members are required to do many tasks for the District including; repair water service and water main lines, sewer service and sewer main lines, flush and repair fire hydrants, read, replace, repair water meters, etc. In most instances while handling these responsibilities they are also required to interact with customers that on many occasions have been impacted in some form by a repair or service the staff is providing and it is not often that they are recognized for the quality of work they have provided. This past month a customer felt so strongly about the quality of service and interaction they received from BMMD staff that they made sure they shared it with me. I have witnessed, first hand, the type of service these staff members have provided on many occasions to BMMD customers and wanted to share this particular communication. I have attached the communication to this report.

2019 Budget Items: I have included in this packet a list of budget items I would like to discuss with the Board of Directors prior to completing the Final budget for review at the November Board of Director's meeting. Those items include capital improvement and/or equipment and and staffing levels.