

APPROVED
8/28/14

RECORD OF PROCEEDINGS

MINUTES OF A REGULAR MEETING OF THE BOARD OF DIRECTORS

OF

BATTLEMENT MESA METROPOLITAN DISTRICT

Held, Thursday, the 24th of July 2014 at 401 Arroyo Drive,
Battlement Mesa, Colorado.

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:

Sara McCurdy
Lynn Shore
Michelle Foster
Bill Nelson
Jason Fletcher

Anne Huber, Sandy Yeager and Amie Martin were also in attendance.

Call to Order

Director McCurdy called the meeting to order at 9:00 am.

Conflict/Disclosures

Director McCurdy disclosed that she is a board member of the BMSA Board of Directors.

Director Nelson disclosed that he is under contract with the BMMD to provide website services.

May 22, 2014 Regular Meeting Minutes

A motion was made by Director Foster and seconded by Director Shore to approve the June 26, 2014 regular meeting minutes as presented. The motion carried unanimously.

Accounting Manager Report

A motion was made by Director Nelson and seconded by Director Foster to approve the June 2014 financial statements; subject to audit. The motion carried unanimously.

GVRC Report

See attached report.

Director McCurdy stated that the Parachute/Battlement Mesa Park & Recreation District is holding a special board meeting tonight to discuss the possible transfer of the Grand Valley Recreation Center from the BMMD to the Parachute/BM Park & Rec District.

Director Fletcher stated that they need to have two questions on the ballot, one to de-bruce and the other to raise the mill levy.

Director McCurdy stated that she offered BMMD's assistance to help educate the public regarding the possible transfer.

District Manager
Report

See attached report.

Resolution 2014-05

A motion was made by Director Shore and seconded by Director Nelson to approve resolution 2014-05 authorizing the filing of liens for unpaid billings. The motion carried unanimously.

Other Business

A motion was made by Director Shore and seconded by Director Nelson to donate \$100 to Catholic Charities in remembrance of Mr. Rippy's brother Lee Rippy. The motion carried unanimously.

Director Fletcher reported that he will be resigning from the BMMD board of directors because he is moving to Denver. He will give his written resignation to Mr. Rippy.

Director McCurdy asked if the board would be willing to meet in the evenings to allow for a working person to join the board.

The board agreed they would consider having evening meetings.

Adjournment

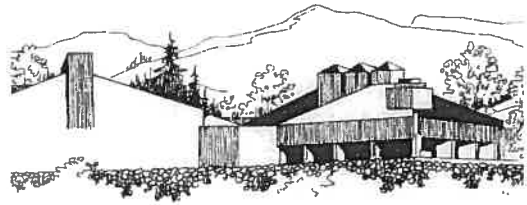
There being no further business to come before the Board, and upon a motion made and carried, the meeting adjourned at 9:47 am.

The foregoing constitutes the true and correct minutes of the above referenced meeting and was approved by the Board of Directors of the Battlement Mesa Metropolitan District on the 28th day of August 2014.



Secretary

Grand Valley Recreation Center
398 Arroyo Drive
Battlement Mesa, Colorado 81635



Memo: Battlement Mesa Metropolitan District Board of Directors
From: Anne Huber
Subject: Monthly Report July 18, 2014

Federal Mineral Lease District Grant Update

- Mor-Storage is scheduled to begin construction on the storage/maintenance building in August.
- The handrail project was started this week and is progressing well. The new handrails have an updated and professional look and patrons are noticing how smooth and attractive they are.
- The final report for the flat roof and gymnasium floor has been completed. A copy of the narrative of the report is attached.
- The parking lot overlay for the lower three tiers was completed on Sunday, July 5 and the striping was done on Sunday, July 12. Steve Rippy scheduled both of these projects for the Center.
- The concrete sidewalk repair has been completed and Tom Krabbe will start on the concrete repair on the north side of the building in about two weeks.
- Prep work for the exterior painting is continuing. The crushed walnut shell treatment seems to be working to strip the block of the calcium staining.

Maker Camp with the Parachute Branch Library

Beginning July 8, a craft center was set up in the lobby for kids and adults to make “things”. This program is sponsored by Google and has the potential for a lot of neat projects for fun and learning.

The Knights of Columbus gave a \$50 donation for the use of the Center’s divider screens.

The ZOOM Media television monitor has been updated with more information. The Center earns a commission for having this medium placed in the Center. The Center recently received \$2000 for 2012 and 2013.

Pool Complex

The third summer session of swim lessons is underway. Sign-ups have been good this summer. Michelle Bargas trained a good group of instructors to teach lessons; Jennifer Holton, Ally Moore, Erin Schuckers and Denie Noble. Grace Bible Church also brought a group of their day care children for lessons

Mesa Vista

There has been a bit more interest from Mesa Vista residents and staff in coming to the Center. Ramy Anderson, activity coordinator (a former BMAC employee), accompanied several residents to the Center for an outing.

Executive Fitness

The former Parks and Recreation fitness center located in the shopping center next to the Rifle Walmart was sold to John Romero, who also owns a gym in Glenwood Springs. He contacted us regarding streaming live fitness programs that would expand the Center's class offerings. He also developed a streamlined membership sign-up system. Hunter Snyder and I visited the gym on July 17 and Mr. Romero plans to visit GVRC so that we can further discuss class offerings.

Recent and Upcoming Events

Tuesdays at 10:30 – A new group has formed to learn the game of mahjong

- Tuesday, June 24 – Parachute Branch Library Summer Reading Program featured nationally televised personalities Bryan & Baxter on the topic of “Ghost Hunting 101”
- Friday, June 27 – Movie under the Stars “Frozen”
- Saturday, June 28 – Colorado Animal Rescue Vaccination Clinic: 80 animals (cats and dogs) were vaccinated. Leslie Rockey was pleased with the turnout and plans to conduct another clinic this fall
- Wednesday, July 9 – National Association of Royalty Owners: About 80 people attended this event
- Saturday, July 12 – Western Colorado Congress meeting was attended by 22 people
- Thursday, July 17 – Marathon Oil monthly safety meeting
- Friday, July 18 – Ensign monthly safety meeting
Movie under the Stars “Free Birds”
- Thursday, July 24 – Mountain States safety meeting
Summit Midstream safety meeting
- Saturday, July 26 – Funeral service
- Tuesday, August 8 – Garfield County Commissioners – 6 – 8 PM
- Thursday, August 14 – Wellmaster, Golden, Colorado: 30th Anniversary Celebration for
- Friday, August 15 – Ensign Safety meeting
Movie under the Stars “Lego Movie”
- Saturday, August 16 – (tentative) wedding reception
- Thursday, August 21 – Marathon Oil safety meeting
- Thursday, August 28 – Sisk & Company safety meeting
- Saturday, August 30 – (tentative) Surprise party
- Friday, September 5 – Movie under the Stars “Muppets Most Wanted”
- Saturday, September 6 – Wedding reception
- Saturday, September 13 – Quinceanera

The Mule Deer Foundation annual banquet and auction has been cancelled (October 4, 2014)

1. PROJECT DESCRIPTION AND EVALUATION Describe the components of the project that were completed and whether and how they differed from those proposed in the application. This should be based on the tasks listed in the Workplan/Timeline and should include details about meetings, evaluations, project design, or other items that were completed. Evaluate whether the project as a whole and the individual components have been successful or helpful and why or why not. Include a list of documents that were produced through this project.

Part 1: The roof project met the requirements of Type 2: Construction and maintenance of a public facility. The flat roof portion of the Grand Valley Recreation Center was original to the 30 year old building. Over the last 18 years, regular patching of the EPDM membrane was required to keep out leaks. Insulation had deteriorated over the years, too. After publishing request for bids, two approaches were presented for repair: a) replace the EPDM membrane with TPO membrane and permanently remove the rock ballast, fully exposing the white surface of the material; b) install new EPDM membrane and retain the rock ballast. The rock ballast has two purposes: to contain the membrane and to improve the look of the portion of the roof visible from ground level; The second option was chosen as full warranty was available, it represented a cost saving over the TPO, and the aesthetics of the original roof were retained.

One area of the roof, that portion adjacent to the pool roof, required deck replacement because of degradation due to moisture. Low areas that would allow water to pool were filled. New vents and curbs were installed. Metal drip edge joints and internal gutters were cleaned and sealed. There were two important reasons: a) for the proper drainage off the roof, and b) to stop the runoff in the wrong places that over the years had etched some of the split face block. These last tasks were completed in May 2014. The last portion was delayed due to weather and Kruger's busy schedule.

The job was professionally carried out, problem areas were identified, the contractor took the time necessary to complete the tasks and the result has been satisfactory.

The project was scheduled to be complete by December 2013, but several heavy snowfalls and extreme cold delayed the project until spring 2014.

Evaluation: Previously, GVRC received GCFMLD funds to replace and repair the pool roof. The result of that project has continued to make a tremendous difference in managing the air and water temperatures in the pool complex. Because of other projects that GCFMLD has funded, it was important to repair the flat roof as a failure to do this could have damaged other recent projects such as the new floor coverings. Now when it rains and snows melt, employees do not have to run around the building setting out buckets to catch water. Some of the leaks were becoming significant and more than drips; making stains on carpet and causing tile floors to be slippery. This project was a timely repair that has improved the insulation value of the roof, and improved the general atmosphere of the building in inclement weather.

Part 2: The gymnasium floor met the requirements of Type 2: Repair and refinish the gymnasium floor. The gym floor was also original to the 30 year old Center. The floor had received numerous screenings and urethane coatings, but warping, dead spots and general wear had never been addressed. In analyzing the process needed to bring the floor up to an excellent standard, two possibilities were considered: a) Complete replacement of all the wood, prep and finish or b) deep sanding to the bare wood, then replace damaged sections and re-nail the entire floor. As the floor had never been sanded to the bare wood and there was enough thickness, contractors were asked to estimate the costs and feasibility of both approaches. The contractor who completed the work

determined that the floor was in good enough condition to repair, replacing only the “bad” sections, shoring up the dead spots with necessary supports and thorough re-nailing to tighten all loose areas. The gymnasium floor was completed in November, having taken about two months to complete the work

Evaluation: The contractor, Reeves & Sons, Inc. Hardwood Floors was organized, meticulous and diligent in completing this work. Their care is evident in the finished product: a beautiful, shiny, bouncy gym floor. Three sets of lines were drawn: basketball, volleyball and pickleball. Of all of the projects that have been completed at the Center, many as a result of GCFMLD funding, the gym floor has received the most accolades and has been the most appreciated by users. Now a half year after completion, staff continues to receive complements and statements of appreciation. Not only did the contractor revive a worn-out floor, but the contractor saved on materials thereby saving money compared to a complete replacement. The value to the Center for the dollars spent will be long-lasting.

2. **ACTUAL PROJECT BUDGET** In the case of the roof and gym floor projects, the lower cost option proved to be the correct choice; this project came in under budget. Please see the attached Final Report Expense Sheet for a detailed explanation of the actual costs.

	Original Estimate	Total Actual Cost	Saving to FMLD	Saving to BMMD
Flat Roof	\$194,700	\$102,270	\$69,279.00	\$28,719.00
Gym Floor	\$70,000	\$30,648	\$27,546.40	\$11,805.60

3. **FINAL REPORT EXPENSE WORKSHEET** Please see the attached worksheet. No staff time is included in the budget as GCFMLD or matching funds.

4. **INVOICES/RECEIPTS** are included with this report. Copies of checks are also included

5. **GRANTEE IN-KIND MATCH** This project did not have an in-kind match.

6. **PROJECT DOCUMENTS** No plans, maps or other documents were produced as a result of this project.

7. **PHOTOS** Photographs of the roof project and the gymnasium floor project are included with this report.

Battlement Mesa Metropolitan District

Manager Report

Date: July 24, 2014
To: Board of Directors, Battlement Mesa Metro District
From: Steve Rippy, District Manager

Parachute Vault Project: Work has started on the replacement of the Parachute Vault as excavation and installation of a new sewer manhole directly adjacent to the vault has begun. The concrete base for the new manhole has been poured and the manholes will be installed in approximately a week. Temporary bypass sewer lines have been installed to allow work to begin on the vault.

GVRC Parking Lot Overlay: The three lower parking lots of the main level were overlaid with 2" asphalt and the spaces re-stripped this past month as part of the GCFMLD grant project.

Willow Creek Lift Station: The Willow Creek Lift Station provides sewer service to the Willow Creek subdivision and Fairways Villas. The lift station is needed because the elevations in these areas, is lower than the main sewer line that flows to the wastewater treatment plant. Sewer flows from these areas flows into the lift station vault and is then pumped to the sewer main line.

The lift station has been scheduled for upgrades due to corrosion vapors and has been listed for improvement in 2015 on the capital improvements plan. Unlike the RV Lift Station that was completely replaced in 2009, this lift station needs to have parts and equipment replacement made but the concrete vault is still in good condition. The control panel, access hatch and steel guides for the pumps need to be replaced. In addition a SCADA link to the station needs to be added to allow electronic off-site monitoring at the wastewater plant.

Due to the current conditions of the steel guides it is becoming increasingly difficult to complete routing maintenance. Therefore, staff is recommending the improvements be completed now. The original estimate for upgrading the station was \$200,000. However, since the concrete vault does not need to be replaced, the estimated cost to replace the parts and equipment and add the SCADA system is \$50,000.

Collection & Distribution Maintenance: BMMD staff repaired a broken 12" water main along East Battlement Parkway. Staff also repaired a broken water service line at 166 Rosewood Way. A pump at the Willow Creek sewer lift station failed and was replaced.