



**MINUTES OF A CONTINUED MEETING
OF THE BOARD OF DIRECTORS OF THE
BENT GRASS METROPOLITAN DISTRICT
HELD JUNE 6, 2017 AT 10:30 AM**

Pursuant to posted notice, the meeting of the Board of Directors of the Bent Grass Metropolitan District was held on Tuesday, June 6, 2017 at 10:30 AM, at 102 E. Pikes Peak Avenue, Suite 200, Colorado Springs, CO.

Attendance

In attendance were Directors:

Randle Case II, President
Bryan Long, Vice President/Secretary
Brian Bahr, Treasurer (by phone)
Lena Gail Case, Director

Also in attendance were:

Pete Susemihl, Susemihl, McDermott
& Cowan, P.C.
Kevin Walker, Walker Schooler DM
Lori VonFeldt, Walker Schooler DM
Ron Waldthausen
Steve Mulliken

1. Call to Order & Certification of Quorum & the Agenda:

President Randle Case II called the meeting to order at 10:36 AM.

2. Approval of Minutes:

Director Long moved to approve of the April 18, 2017 and May 2, 2017 meeting minutes seconded by Director Bahr. Motion passed unanimously.

3. Review of the Financials and Invoices:

Ms. VonFeldt presented the financials to the Board. Director Lena Gail Case moved to approve the financials and invoices seconded by Director Long. Motion passed.

4. Board President Report:

Director Randle Case II stated that there has been substantial progress on water resource topics over recent weeks that will be discussed with legal counsel in an executive session. Director Randle Case II noted that the new management for Woodmen Hills Metro District has been fully hired and is anticipated to be beneficial to their District.

5. Manager's Report:

Mr. Walker reported that the Bent Grass phase one residential infrastructure is mostly complete with limited landscaping to be done. Jerry Novak has certified the work done in the District and only being engaged on an as-needed basis instead of weekly inspections.

6. Development Updates:

Mr. Waldthausen indicated that he has been working with the veterinarian about an expansion to their existing building, which will require selling a portion of the lot next to them. He has also

been working with an eye facility interested in locating within the Bent Grass east commercial. Mr. Waldthausen stated that he had a preapplication meeting with the County recently to advance those two projects and he learned that the 2015 agreement for the traffic signal and drainage improvements will need to be addressed by the District for these uses to be advanced.

Director Randle Case II said that the D49 School District talked about expanding their facilities along Woodmen Road and the west end of Bent Grass Meadows Drive as they need more land for their buses. Mr. Walker indicated that they have been talking to Classic Consulting about D49 moving their office building over to Dublin, but not their buses. Director Randle Case II inferred that it would be in the best interest of D49 to stay within the Falcon vicinity due to voter issues.

7. Review and Action on:

- a) **Woodmen Road/Bent Grass Meadows Drive Access Update-**
Mr. Walker reported that the Woodmen Road Metro District (WRMD) this morning approved, in concept, a resolution that will allow property owners to apply to that District to have access points built along Woodmen Road with their assistance. Owners must show a net gain to that District in fees and taxes and it can only be for commercial properties. Director Randle Case II noted that in order for the County to approve an access to Woodmen Road, owners will also need to show a benefit to traffic. The WRMD Board has authorized sending management to support applications for access point with the County. Director Randle Case II said that there is a proposal for direct access to Woodmen Road for Bent Grass Meadows Drive that they will be formalizing for a later date that has been in discussion since 2007.
- b) **Proposed Changes to Bent Grass Meadows Drive, Drainage and Utilities Construction Phasing-**
Director Randle Case II said that in 2015 the owners had agreed to a Bent Grass phasing plan that will need to be reviewed. The goal is to build further west past the first phase of 104 residential lots, but the project will need utilities, a temporary road, and drainage crossings. There isn't a specific proposal for phasing that part of the overall PUD plan at present.
- c) **Proposed Schedule for Traffic Signal at Bent Grass Meadows Drive and Meridian-**
Director Randle Case II stated that the traffic signal is becoming more of an anticipated improvement with the commercial expansion. Mr. Waldthausen said that Jeff Hodsdon has completed the design for the signalization as completed, but not for the intersection or drainage improvements. It was noted that the cost for the traffic signal could be up to \$250,000. The Board discussed, at length, imposing a transportation impact fee for commercial properties to be paid at time of building permit. Director Bahr moved to approve a Transportation Impact Fee of \$10,000/acre for non-residential properties in the District effective immediately to be paid at or before the time of building permit for use in advancing necessary transportation improvements specifically including the traffic signal at Bent Grass Meadows Drive and Meridian. The motion was seconded by Director Lena Gail Case. Motion passed unanimously.

Director Randle Case II stated that there was a 2015 discussion about implementation of a Water Resource Fee by the District of \$2,500 per single family equivalent (SFE) for both residential and non-residential uses that was not yet enacted. Director Bahr moved to approve the implementation of a Water Resource Fee by the District of \$2,500 per single family equivalent (SFE) for both residential and non-residential uses on any new phases beyond filing 1 and Bent Grass east commercial for use by the District to supplement water supply. Motion was seconded by Director Long. Motion passed unanimously.

8. Executive Session to receive reports from consultants on water availability issues and receive legal advice on water related issues:

It was moved at 11:25 AM by Director Lena Gail Case, second by Director Bahr to have the Board convene in executive session to receive legal advice regarding water resources for the District. It was moved by Director Long, second by Director Bahr to end the executive session and have the Board reconvene in regular open session at 11:46 AM. Motions passed unanimously.

9. Review and Action on Woodmen Hills Metro District Proposal Intergovernmental Agreement:

Director Bahr moved to authorize the Board and management to advance discussions with the Woodmen Hills Metro District that proposes up to 100 prepaid tap fees at \$6,500 together with committing a portion of the water resource fee for a commitment for the rest of the subdivision for water supply seconded by Director Long. Motion passed unanimously.

10. Other Old Business:

There was no old business discussed.

11. New Business:

There was no new business discussed.

12. Confirm and Set Next Meeting:

The next continued meeting was scheduled for Tuesday, July 11, 2017 at 10:30 AM.

13. Adjournment:

The meeting was adjourned at 11:58 AM.

Respectfully Submitted,
Walker Schooler District Managers



By: Lori VonFeldt for the Recording Secretary