



**MINUTES OF A CONTINUED MEETING
OF THE BOARD OF DIRECTORS OF THE
BENT GRASS METROPOLITAN DISTRICT
HELD JULY 11, 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, July 11, 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
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

Brian Bahr, Treasurer, was absent and excused.

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

President Randle Case II called the meeting to order at 10:33 AM.

2. Approval of Minutes:

The approval of the June 6, 2017 minutes was tabled until the next meeting.

3. Public Comment (for items not on the agenda):

There were no public comments.

4. Review of the Financials and Invoices:

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

5. Board President Report:

Director Randle Case II indicated that there has been progress with the water situation, but noted that Jim McGrady who was hired by the Woodmen Hills Metro District in April has since resigned his position that will be discussed further in executive session.

Director Randle Case II reported that the City could be doing some annexations in Falcon because Banning Lewis Ranch extends out that far to bring utilities to that area where they are having problems.

It was noted that there is a house on all 104 lots in phase one of Bent Grass residential being constructed by Challenger homes and they would be closing out the model home in several weeks.

6. Manager's Report:

Mr. Walker stated that there isn't a lot of activity, but the District would be taking over the landscaping maybe next year.

7. Development Updates:

Mr. Waldthausen said that he has been getting calls for commercial sale opportunities in the District, but the required traffic signal at Meridian and Bent Grass Drive continues to be an issue.

Mr. Waldthausen reported that they have been taking dirt from the excavation at the new sewer facility being built in Woodmen Hills and he is ready to accept it at the west end of Bent Grass Meadows Drive.

8. Review and Action on:

- a) Woodmen Road/Bent Grass Meadows Drive Access Update-
Director Randle Case II stated that they continue to watch the project at Woodmen and Meridian Road. The Woodmen Road Metro District has approved a process to advance funding of certain access infrastructure on a case by case basis adjacent to Woodmen Road.
- b) Proposed Changes to Bent Grass Meadows Drive, Drainage and Utilities Construction Phasing-
Director Randle Case II indicated that there has been no specific advancement, but believes they will still need a temporary road for any new phases of residential to the west. More specific development planning is needed once the water supply issue has been resolved with Woodmen Hills Metro District.

Director Randle Case II asked the Board to consider pursuing a reorganization of the current bonds since there are now 104 homes in the District. He reported that he had spoken to Zach Bishop at D.A. Davidson and they discussed either reorganizing the existing bonds and do more infrastructure with a better interest rate or partner with Woodmen Hills Metro District to allocate 10 mills to an IGA for water infrastructure. There are currently \$1.6M out in current bonds and with the traffic signal requirement the District may have another two to three hundred thousand dollars out before getting reorganized. An exhibit of possible funding alternatives from D.A. Davidson was circulated and discussed. Director Long moved to authorize management to meet with Zach Bishop and Woodmen Hills Metro District to negotiate the above concept to reorganize the bonds and consider doing more infrastructure with a better interest rate. Motion was seconded by Lena Gail Case. Motion passed unanimously.

- c) Proposed Schedule for Traffic Signal at Bent Grass Meadows Drive and Meridian-
Director Randle Case II reminded the Board that a new traffic signal fee for commercial property was approved last meeting for \$10,000/acre to be paid at the time of building permit. There was a brief discussion regarding the process to pay and who would build the signal. Mr. Susemihl indicated that the District could use developer funding subject to reimbursement because they can control their subs and won't lose the sales tax exemptions. Director Randle Case II asked about the hard and soft costs of the signal and Mr. Walker responded that since it is only a three way instead of a four-way signal, it would be less expensive around \$250,000. Mr. Waldthausen said the County is looking to the District for the signalization and he has stopped development planning until the signal's construction can be resolved with the County. The Board discussed funding and a possible IGA as a means to advance the effort. Mr. Susemihl indicated that it was

within the service plan and debt authorization and election to draft an IGA. Authorized members and management will continue to pursue the options.

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

It was moved at 11:12 AM by Director Long, second by Director Lena Gail Case to have the Board convene in executive session to receive legal advice regarding procurement of water resources. It was moved by Director Long, second by Director Lena Gail Case to end the executive session and have the Board reconvene in regular open session at 11:36 AM. Motions passed unanimously.

10. Review and Action on Woodmen Hills Metro District Proposed Intergovernmental Agreement:

Director Lena Gail Case moved to authorize Director Randle Case II or district management to negotiate with Woodmen Hills Metro District to contribute a portion of the District's mill levy as per the proposal from Mr. Zach Bishop from D.A. Davidson to include debt, building permit fees, and guarantees. Motion seconded by Director Long. Motion passed.

11. Other Old Business:

There was no old business discussed.

12. New Business:

There was no new business discussed.

13. Confirm and Set Next Meeting:

The next continued meeting was scheduled for Tuesday, August 15, 2017 at 10:30 AM.

14. Adjournment:

The meeting was adjourned at 11:37 AM.

Respectfully Submitted,
Walker Schooler District Managers



By: Lori VonFeldt for the Recording Secretary