



**MINUTES OF A REGULAR MEETING
OF THE BOARD OF DIRECTORS OF THE
BENT GRASS METROPOLITAN DISTRICT
HELD SEPTEMBER 5, 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, September 5, 2017 at 10:30AM, 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
Brian Bahr, Treasurer (by phone)

Also in attendance were:

Peter Susemihl, Susemihl, McDermott
& Cowan, P.C.
Kevin Walker, Walker Schooler DM
Lori VonFeldt, Walker Schooler DM
Ron Waldthausen
Ronald Pace, Woodmen Hills neighbor
Ray Reilly (10:42AM)
Tanya Reilly (10:42AM)

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

President Randle Case II called the meeting to order at 10:30AM. President Case acknowledged the guests attending and invited any additional introductory remarks from the guests.

2. Approval of Minutes:

Director Long moved to approve the June 6 and July 11, 2017 minutes seconded by Director Bahr. Motion passed unanimously.

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 Lena Gail Case moved to approve the financials and invoices seconded by Director Long. Motion passed unanimously.

Mr. Walker noted that the preliminary Assessed Valuation was up 50% from last year despite the residential rate assessment. Director Bahr suggested that the current outstanding bonds are at 8% and the Board should consider refinancing the bonds at a much lower rate with the increased valuation.

Mr. Susemihl stated that he would publish notification for the 2018 Public Budget Hearing for November 7, 2017.

5. Board President Report:

President Randle Case II noted that there is still a vacant seat on the Board. Still looking for an interested property owner within the District.

President Case reported that he had participated in the Woodmen Road Metropolitan District (WRMD)'s board meeting today to continue to advance the conversation for development support for area projects. There was a presentation of the Falcon Marketplace that is proposed to be located at NW Corner of Woodmen and Meridian including a proposed King Soopers where the project is negotiating for a better access intersection to Woodmen Road. President Case stated that the County is resisting an important access to Woodmen Road to help make that project happen for the good of the Falcon area. He will continue to attend WRMD meetings for the BGM District to encourage support for developments along the corridor.

6. Manager's Report:

Mr. Walker said that there wasn't a lot to report on other than what has already been discussed and that he continues to have discussions with Mr. Ron Pace regarding the District's negotiations with the Woodmen Hills Metro District on water issues. He acknowledged Mr. Pace was present today.

7. Development Updates:

Director Bahr reported that there are only 2 homes left of the 104 in the first residential phase, but those will be sold within the next 60 days. He shared that they are not advancing additional home construction at the present time pending resolution of water availability with Woodmen Hills Metro District.

8. Review and Action on:

- a) Woodmen Road/Bent Grass Meadows Drive Access Update-
President Case said that there was no other specific action at this time other than what was already reported under item 5.
- b) Proposed Changes to Bent Grass Meadows Drive, Drainage and Utilities Construction Phasing-
President Case stated that there was a recent meeting with the County development review manager and staff to discuss options to approach an amendment to the standing agreement with the County and the District. They discussed Bent Grass Meadows Drive and how to phase it. The County indicated the District will need additional traffic updates. He presented a proposal from LSC Consulting to do the traffic update at a cost of \$2,500. It was noted that the County Engineer has agreed to do a span wire traffic signal system instead of a mast arm version because the road is too wide for mast arms. Director Bahr moved to approve the proposal from LSC Consulting for \$2,500 for the traffic update but not to exceed \$5,000 seconded by Director Long. Motion passed unanimously.
- c) Proposed Schedule for Traffic Signal at Bent Grass Meadows Drive and Meridian-
In addition to the discussion in item 8B above, President Case said that there is no schedule yet to put the traffic signal in because the traffic study is being required by the County and that may hold up commercial development along Meridian. Mr. Waldthausen noted his concern about the sequencing as it may have an effect on his 5-acre project and emphasized the need to get the traffic study done as soon as possible. The Board discussed the recent implementation of the District's commercial platting fee and the anticipated cost of a span wire signal around \$225,000.

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

It was moved at 10:51 AM by Director Bahr, second by Director Long to have the Board convene in executive session to receive legal advice regarding 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 11:26 AM. Motions passed unanimously.

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

The Board had a brief discussion about sending a formal letter to the Woodmen Hills Metro District and the content that should be included. Director Bahr moved to approve that a formal letter be prepared and sent to Woodmen Hills Metropolitan District (WHMD) whereby the Bent Grass Metropolitan District proposes that the WHMD will assume all responsibility for development of water resources for the remaining build out (not including the Residential Phase 1 and Bent Grass East Commercial) of Bent Grass and in return the Bent Grass Metropolitan District will dedicate 10 mills of property tax revenue to WHMD for a length of time suitable to both parties along with a Water Resource Fee of \$2,500 per single family equivalent for future development beyond the Residential Phase 1 payable to WHMD at the time of building permit. The motion was seconded by Director Long. The motion passed unanimously.

Mr. Pace questioned the 10 mills and the \$2,500 fee and President Case clarified the motion above saying it would be used to finish building out Bent Grass.

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 regular meeting was scheduled for Tuesday, October 3, 2017 at 10:30 AM with a Budget hearing to be included at the regular Tuesday, November 7, 2017 at 10:30 AM meeting.

14. Adjournment:

The meeting was adjourned at 11:33 AM.

Respectfully Submitted,
Walker Schooler District Managers

By: Lori VonFeldt for the Recording Secretary