



**MINUTES OF A REGULAR MEETING
OF THE BOARD OF DIRECTORS OF THE
BENT GRASS METROPOLITAN DISTRICT
HELD NOVEMBER 6, 2018 AT 10:30 AM**

Pursuant to posted notice, the continued meeting of the Board of Directors of the Bent Grass Metropolitan District was held on Tuesday, November 6, 2018 at 10:30 AM, at 102 E. Pikes Peak Avenue, Suite 200, Colorado Springs, CO 80903.

Attendance

In attendance were Directors:

Randle Case II, President
Bryan Long, Vice President/Secretary
Lena Gail Case, Director
Brian Bahr, Treasurer (10:36 a.m.)
Brad Lam, Director

Also in attendance were:

Peter Susemihl, Susemihl, McDermott & Cowan, P.C.
Kevin Walker, WSDM
Lori VonFeldt, WSDM
Kristina Kulick, WSDM
Steven K. Mulliken, Mulliken, Weiner, Berg & Jolivet, P.C.
Jeff Hodsdon, LSC Transportation Consultants
Ron Waldthausen, Land First Inc

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

President Case called the meeting to order at 10:33 a.m. President Case confirmed a quorum. Mr. Susemihl noted the meeting was posted as a Budget Hearing.

2. Approval of October 10, 2018 Minutes:

Director Lam moved to approve the October 10, 2018 minutes; seconded by Director Case. Motion passed unanimously.

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

There was no public comment.

4. Review of the Financials and Approval of Payables:

Ms. VonFeldt presented the payables to the Board. Mr. Walker indicated that the Trustee for the existing Bond structure said the District could make interest payments earlier than the end of the year, but only if it's outstanding, so next year the District will plan to do that. Director Lam moved to approve the payables as presented; seconded by Director Bahr. Motion passed unanimously.

5. 2018 Amended and 2019 Budget Hearing:

Director Bahr moved to open the hearing to the public; seconded by Director Lam. Motion passed unanimously. Ms. VonFeldt noted a few small changes in the proposed 2019 and revised 2018 Budget since the discussion last meeting. There was no public comment. Director Lam moved to close the hearing; seconded by Director Bahr. Motion passed unanimously. Mr. Susemihl passed out the proposed mill levy and Budget Resolution and asked the Board to approve it with the understanding that the numbers will be changed with the final AV. The Budget Resolution approves the budget, appropriates the funds, and sets the mill levy. Director Bahr moved to approve the Budget Resolution; seconded by Director Long. Motion passed unanimously.

6. Board President Report:

President Case told the Board that similar to last month, the President Report is generally limited to updates reflected in the minutes from the last meeting. He shared there will be an executive session to continue the discussion. President Case said he attended the Woodmen Road Metro District's Board meeting this morning and that Board set aside \$250,000 as a contingency for infrastructure. He thinks this is a good thing, but that District only has another 7 years before paying off all bonds by 2025 and then that District will likely close. President Case suggests Bent Grass MD should put together a proposal to present to Woodmen Road MD about the supplemental traffic signal at Meridian. He noted that that Board discussed it briefly saying it is on a case by case basis, and if it can be proven to benefit their District they would consider.

7. Manager's Report:

Mr. Walker said it has been a slow year in terms of construction in Bent Grass MD. The maintenance of Bent Grass Meadows Drive landscaping has been transferred to the District as anticipated, subject to remaining warranty period. The recent repairs to the ponds have been completed and there are some items in the District's budget for next year such as posts and chains being added to prevent access to ponds. Mr. Walker said there is a contract for snow removal on some sidewalks that the District is now responsible for. Mr. Walker asked Director Lam if he would call him when it snows more than 2 inches so he can send out snow removal since they are on an on-call basis.

8. Development Updates:

Jeff Hodsdon with LSC Traffic Consultants updated the Board on the progress of the traffic study and conversations with the County relative to the traffic signal at Meridian and Bent Grass Meadows Drive. Mr. Hodsdon passed out a draft report on traffic and noted the exhibits of the specific location they are studying. Mr. Walker pointed out that he thought they were studying a more expanded area. Director Bahr agreed and noted a commercial area on the map north of Bent Grass Meadows Drive that was not included but is actually part of the District. Mr. Hodsdon said they can study the expanded area if needed. Mr. Waldthausen asked that they update the maps to include the land so that the numbers are accurate. Mr. Hodsdon discussed the levels of service during the morning peak hours, afternoon and late afternoon. He discussed the delay levels and that the County likes to see Level D or better service level before authorizing a signal. President Case asked about the 6 of 8 warrants criteria met that was discussed at the last meeting. Mr. Hodsdon said it is actually 7 of 8 and there are a couple hours in the morning we can see if we pick up, so he will have his guy do an hour count since 7-Eleven may have more traffic in the mid-morning.

President Case asked about the crash history request that Director Lam had made. Mr. Hodsdon said he is still waiting to get more recent crash history and will get the most recent data soon and run it through the valuation. Mr. Hodsdon discussed the threshold requirements and said they will pen down what level of development hits that threshold. President Case clarified that the threshold

analysis helps determine when the signal is required. President Case discussed the funding requests and asked Mr. Hodsdon if he will have the results by December's meeting. Mr. Hodsdon said yes. He said the 7-Eleven access and that may need to be closed, but not sure at what point that will be -- still needs to be determined. He added that it looks like the existing lanes could be restriped and that would work fine for this level of development, on figure 9. Mr. Hodsdon discussed that the County had thresholds and he is getting close to hitting those numbers. Mr. Waldthausen asked if there are other improvements other than closing the access point from 7-Eleven. Mr. Hodsdon said the acceleration lane for South Bound Meridian is warranted now with the current traffic numbers and meets the County's threshold for needing one. Mr. Waldthausen asked if the project will need the accel lane if the signal is installed. Mr. Hodsdon said based on his analysis it may need to go in with the next development. Mr. Waldthausen confirmed that the District will need to be able to fund the signal and the accel lane and asked if there are any other improvements needed related to the signal. Mr. Hodsdon said for safety the District may need to skinny up the median and stripe out an asphalt area between the turn lane. President Case pointed out stormwater pipes under Bent Grass Meadows Drive that were built by the County with the Meridian south bound lanes rebuild to less than the final stormwater condition and that he heard those pipes may need to be extended for the accel lane. He wants to know what the project scope will look like for this. Mr. Hodsdon said the big cost of the accel lane due to the existing culverts may be a reason to delay the accel lane. President Case thanked Mr. Hodsdon for the update.

Director Bahr said that in a neighborhood nearby (The Courtyards) are selling many houses, so he would like to get the water issue resolved. Mr. Waldthausen said he is in a hold pattern until the County approves the transportation issue.

9. Review and Action on:

- a. Woodmen Road/Bent Grass Meadows Drive Access Update:
All updates were included in the Board President's Report.
- b. Special Water Counsel Engagement: Burns, Figa & Will:
The Board discussed that this has been done and the first invoice was approved today.

10. Executive Session to receive reports from consultants on water resources issues and receive legal advice:

Director Bahr moved to go into Executive Session at 11:13 a.m.; seconded by Director Lam. Motion passed unanimously. Director Long moved to come out of Executive Session at 11:43 a.m.; seconded by Director Bahr. Motion passed unanimously.

11. Review and Action on Woodmen Hills Metro District Proposal Intergovernmental or Other Agreement:

There was no discussion.

12. Other Old Business:

There was no discussion.

13. New Business:

There was no discussion.

14. Confirm and Set Next Meeting:

The Board confirmed the next meeting will be December 4, 2018 at 10:30 a.m.

15. Adjournment:

The meeting was adjourned at 11:43 a.m.

Respectfully Submitted,
Walker Schooler District Managers

By: Lori VonFeldt for the Recording Secretary