



**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.

<u>Attendance</u>	<u>In attendance were Directors:</u> Randle Case II, President Bryan Long, Vice President/Secretary Brian Bahr, Treasurer (by phone) Lena Gail Case, Director	<u>Also in attendance were:</u> Pete Susemihl, Susemihl, McDermott & Cowan, P.C. Kevin Walker, Walker Schooler DM Lori VonFeldt, Walker Schooler DM Ron Waldthausen Steve Mulliken
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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 beneficial to their district.

5. Manager's Report:

Mr. Walker reported that the infrastructure is mostly complete with limited landscaping to be done. Jerry Novak is no longer reviewing work done in the District.

6. Development Updates:

Mr. Waldthausen indicated that he has been working with the veterinarian because they want to expand by adding to their existing building, which will require selling a portion of the lot next to them, and with the Falcon Eye facility. Mr. Waldthausen stated that he had a preapplication

meeting with the County to accommodate those two projects and the old agreement for the traffic signal and drainage improvements were brought to his attention and will need to be addressed. Mr. Waldthausen stated further that there are still 5.03 acres of commercial on the north side that should be obligated to help fund the improvements.

Director Randle Case II said that the D49 School District talked about expanding their facilities and would need more land for their buses. Mr. Walker indicated that they have been talking to Classic and 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 the district to have access points built along Woodmen Road. They must show a net gain to the 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 it they will also need to show a benefit to traffic. The WRMD Board has authorized sending management to support those access point efforts with the County. Director Randle Case II said that there is a proposal on Bent Grass/Latigo that they will be formalizing for a later date.
- 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 104 lots, but need utilities, a temporary road, and drainage crossings and there isn't a proposal 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 Hodgins has completed the design for the signalization, but not for the intersection or drainage improvements. It was noted that the cost for the traffic signal could be up to \$250K. The Board discussed, at length, imposing a transportation impact fee for commercial properties to be paid at time of building permit. Director Randle Case II moved to approve a Transportation Impact Fee of \$10K/acre for non-residential properties seconded by Director Lena Gail Case. Motion passed unanimously.

Director Randle Case II stated that there was a Water Resource Fee of \$2,500/lot for residential and commercial that was discussed back in 2015, but couldn't find the documentation on it. Director Bahr moved to approve a \$2,500/lot on any new phases beyond filing 1 for water acquisition for both residential and commercial that can be increased as needed 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 discuss plans and legal requirements for procurement of water resources for the District. It was moved by Director Long, second by Director Bahr to end the executive session and have the Board convene 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 communication with the Woodmen Hills Metro District that proposes up to 100 prepaid tap fees at \$6,500 a water resource fee of \$2,500/lot in exchange for a commitment for the rest of the subdivision 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