



**MINUTES OF A REGULAR MEETING
OF THE BOARD OF DIRECTORS OF THE
CENTRAL MARKSHEFFEL METROPOLITAN DISTRICT
HELD NOVEMBER 5, 2019 AT 9:30 A.M.**

Pursuant to posted notice, the regular meeting of the Board of Directors of the Central Marksheffel Metropolitan District was held on Tuesday, November 5, 2019 at 9:30 a.m., at 102 E. Pikes Peak Avenue, Suite 200, Colorado Springs, CO.

Directors in attendance were :

Lindsay J. Case, President
Randle W. Case II, Vice-President (by phone)
James Morley, Assistant Secretary
Bryan Long, Treasurer/Secretary
Dave Hammers, Assistant Secretary

Also in attendance were:

K. Sean Allen, Esq., White, Bear & Ankele, Tanaka & Waldron (by phone)
Kevin Walker, WSDM
Lori VonFeldt, WSDM
Kristina Kulick, WSDM

1. Call to Order: The meeting was called to order at 9:38 a.m. by President Case.

2. Declaration of Quorum/Director Qualifications/Disclosure Matters: President Case indicated that a quorum of the Board was present, and each Director confirmed their respective eligibility as an eligible elector of the District pursuant to Colorado law.

Ms. VonFeldt reported that disclosures for those directors with potential or existing conflicts of interest were filed with the Secretary of State's Office and the Board at least 72 hours prior to the meeting, in accordance with Colorado law, and those disclosures were acknowledged by the Board. The Board confirmed that no additional disclosures of potential or existing conflicts of interest with regard to any matters scheduled for discussion at the meeting existed. The Board determined that the participation of the members present was necessary to obtain a quorum or to otherwise enable the Board to act.

3. Approval of the Agenda: The Board approved the agenda.

4. Approval of the November 6, 2018 meeting minutes: After review, Director Hammers moved to approve the November 6, 2018 meeting minutes; seconded by Director Morley. The Board discussed the \$2.68 Million in bridge reimbursements. Motion passed unanimously.

5. 2019 Amended and 2020 Budget Discussion and Hearing; Resolutions: Ms. VonFeldt presented the 2020 draft budget. She noted that the 2020 budget was presented showing a non-gallagherized mill levy. Mr. Walker discussed the maintenance budget items in the General Fund. There will be a \$30,000

landscaping replacement cost for Marksheffel on Colorado Tech down to the drainage creek. The Board discussed the contingency fund and that it can be transferred to pay towards the debt or a portion of it towards parks and rec uses. Director Morley noted the pocket parks look good in the neighborhoods. Ms. VonFeldt pointed out there will be \$35,000 more in general fund tax revenue in 2020 due to assessed valuation increases. President Case suggested a 4% cost of living increase in Walker Schooler District Managers' management costs, and the Board agreed to the increase. Ms. VonFeldt discussed that debt service property tax revenue will increase about \$180,000 and requested input on multi-family projections. Director Morley projected 84 units for 2020 with no residential development land remaining. Director Hammers projected 8 commercial buildings that total 68,000 sq. ft. for 2020. One large building is an insulation manufacturer, and another is a firetruck restoration building. The other buildings will be spec buildings done by Hammers. The Board discussed budgeting \$50,000 for bridge credits. The Board discussed debt service revenue, debt service expenses and debt service contingency.

President Case opened the public budget hearing. The public hearing was closed after no public comment. Director Morley moved to approve the 2020 budget; seconded by Director Hammers. Motion passed unanimously. No amendment was needed for the 2019 budget.

6. Meadowbrook Marksheffel Intersection Status: Director Randle Case reported they are working on the south side and the electrical box has been installed and most of the asphalt and paving is done. The new signal should be operational in 2 to 3 weeks.

7. Market Status: Mr. Walker reported that he has requested the terms on the District's agreement for the transportation impact fee be amended to remove the existing limited annual maximum payment amount of \$400,000, to allow the remaining credit payment reimbursement of roughly \$1,400,000 for the remainder of the properties to be paid to the District on a first built/first paid basis, and for the full amount to be paid in 2020 if possible. Director Morley asked about the \$150,000 in public improvement/capital costs he put in at the beginning of the District formation. President Case said that Mr. Morley will need to submit a reimbursement proposal to the Board. Mr. Walker discussed a few buildings that were constructed in 2019 that did not pay the District's development fees, so they have been sent to collections. The unpaid fees total \$10,000 to \$12,000.

8. Financial Statement and Payables:

- a. Current and Interim Payables: Ms. VonFeldt summarized the payables report. President Case asked if we can hire someone to check the bridge light bulbs on a regular basis. Mr. Walker said he will get a proposal to change the system. Director Morley moved to pay the current and interim payables; seconded by Director Long. Motion passed unanimously.
- b. Permit Income Status: Mr. Walker reported on the permit income status.
- c. Ratify 2018 Audit: Director Morley moved to ratify the 2018 Audit; seconded by Director Long. Motion passed unanimously.

9. Other Business:

- a. 2020 Annual Administrative Compliance Resolution: Mr. Allen summarized the compliance resolution. Director Morley moved to approve the 2020 Annual Administrative Compliance Resolution; seconded by Director Long. Motion passed unanimously.
- b. Resolution Concerning Electronic Meeting Notices: Director Morley moved to approve the Resolution concerning electronic meeting notices; seconded by Director Long. Motion passed unanimously.
- c. Resolution Calling May 2020 Director Election: Mr. Walker explained there will be director election next year that includes Directors Morley and Long who have terms ending May 2020. Director Hammers' appointed term is also ending May 2020 and will need to be elected to the

remaining 2 years. Director Morley moved to approve the Resolution calling May 2020 Director Election; seconded by Director Hammers. Motion passed unanimously.

10. Adjournment: The meeting was adjourned at 10:33 a.m.

Respectfully Submitted,

By: Kevin Walker for the Recording Secretary

THESE MINUTES ARE APPROVED AS THE OFFICIAL NOVEMBER 5, 2019 MINUTES OF THE CENTRAL MARKSHEFFEL METROPOLITAN DISTRICT BY THE BOARD OF DIRECTORS SIGNING BELOW:

Lindsay Case, President

Randle W. Case II, Vice-President

James Morley, Assistant Secretary

Bryan Long, Treasurer/Secretary

Dave Hammers, Assistant Secretary