

RECORD OF PROCEEDINGS

MINUTES OF A REGULAR MEETING OF THE BOARD OF DIRECTORS OF BATTLEMENT MESA METROPOLITAN DISTRICT

Held, Thursday, October 26, 2023, at 401 Arroyo Drive,
Battlement Mesa, Colorado

Call to Order	President Jane Chapman called the meeting to order at 9:00 AM.
Attendance	<p>A regular meeting of the Board of Directors of Battlement Mesa Metropolitan District, Garfield County, Colorado was called and held as shown above and in accordance with the applicable statutes of the State of Colorado, with the following Directors present and acting:</p> <p style="text-align: center;">Jane Chapman Toby LeBorgne Shawn McElroy Jerry Mohrlang</p> <p>Steve Rippy, Vinnie Tomasulo, Brenda Locker and Alex Morris were also in attendance.</p>
Public Attendance	
Notice	Was posted for the meeting.
Quorum	Was established.
Conflict/Disclosures	None
Public Comments	None
September 2023 Regular Meeting Minutes	A motion was made by Director LeBorgne, seconded by Director Mohrlang to approve the September 28, 2023, regular meeting minutes. The motion carried unanimously.
September 2023 Financial Statement and the Account Manager's Report	A motion was made by Director Mohrlang, seconded by Director McElroy to approve the September 2023 Financials subject to audit. The motion carried unanimously.
Manager's Report	The Half Moon subdivision, located near Canyon View and Stone Ridge subdivisions, has received final development approval from Garfield County and has broken ground. The owners of Half Moon will soon be making a formal request to annex into the Battlement Mesa Metropolitan District (BMMD) to receive water, sewer, and storm sewer service. BMMD Utility Director, David Beecraft and contracted SGM engineers have reviewed the utility plans for compliance with BMMD construction design guidelines. A resolution authorizing annexation as well as service extension agreements will need to be approved prior to providing service to the subdivision.

A BMMD employee recently inquired whether he could donate some of his Personal Leave Time (PLT) hours to a coworker. The BMMD personnel policy does not provide for the donation of PLT hours from one employee to another. It also does not prohibit it. Mr. Rippy explained that he has worked in organizations that did allow an employee to donate hours to a coworker in need. There is no additional cost to the District if the Board decided to change the policy to allow for the donation of time. The Board agreed to allow a policy change that permitted employees to donate PLT hours to coworkers. Mr. Rippy will move forward to modify the personnel policy.

The project to remove two failing manholes is scheduled to begin on Monday, October 30th. These two manholes are approximately 12 and 14 feet deep which makes the project challenging. The existing manholes will be removed and replaced with new epoxy coated concrete manholes. One of the manholes is in the street (Rainbow Trail) and requires a utility permit from Garfield County which we have received. The street will be fully closed to traffic during the estimated 3 days of construction. The second manhole is in the backyard of a residence located on Smokey Hill Circle. This replacement is challenging due to the proximity of the house to the manhole. The resident has been notified and will be communicated with throughout the process. RHP Properties, the owner of the lot, has also been contacted on the project. The estimated cost to replace the two manholes is \$80,000.

Administration continues to review and analyze department budget line items as we prepare to present the Final Budget at the November Board of Directors meeting. We anticipate a recommendation to increase rates slightly to keep up with rising inflation costs. One of the key elements the administration is trying to address is maintaining a competitive pay rate for BMMD staff members. The Administration will be providing a proposed employee pay range to the Board that proposes to address these concerns.

Staff has begun the process of creating the new BMMD website utilizing website developer Rural Water Impact. Data from our old website, including minutes, resolutions, financials, etc. are in the process of being uploaded to the new website. Staff are currently having some difficulty getting the Xpress Bill Pay link to work on the new website.

Approximately three weeks ago we placed a job advertisement in the Daily Sentinel as well as online to fill the vacant W/WW operator position. To date we have not received a single application from someone with an operator's license. The pay range was listed at \$25 - \$30 per hour for a lower to midlevel licensed operator. This week we noted an advertisement for an operator in Clifton at a range of \$25.15 - \$38.94.

New Business

In 2021, Battlement Mesa Company (BMC) donated a 97.5-acre tract of land to the Battlement Mesa Metropolitan District (BMMD). The tract of land, commonly referred to as Monument Gulch, provides a large open space parcel adjacent to some of the villages in the community. BMC had originally intended to donate the property to the Parachute/Battlement Mesa Park & Recreation District (P/BMPRD) but was unable to complete the donation in the desired time frame. Ultimately BMC donated the parcel to the BMMD. The open space parcel

has significant opportunities for hiking and riding trails which are typically provided by a park and recreation district. The P/BMPRD has indicated an interest in acquiring the property from the BMMD for recreational purposes. The BMMD Board of Directors agreed to have staff review and research the transfer of the property to the P/BMPRD.

The Board was presented with a list of tentative dates for BMMD meetings for 2024. The Board will review and approve at next month's meeting.

Old Business

At September's Board of Directors meeting, Executive Director of the Middle Colorado Watershed Council, Paula Stepp presented information about the council and their new, upcoming collaboratives and projects. Paula presented the Board with a collaborative that can plan and complete projects to reduce wildfire impacts and post-fire challenges. Paula asked the Board to participate in an MOU (Memorandum of Understanding agreement) between stakeholders for wildfire and post wildfire project work.

A motion was made by Director Mohrlang, seconded by Director LeBorgne to accept the MOU from the Colorado River Wildfire Collaborative. The motion carried unanimously.

Other Business

Executive Session

Meeting adjourned at 10:23 a.m.

The foregoing constitutes the true and correct minutes of the above referenced meeting and was approved by the Board of Directors of the Battlement Mesa Metropolitan District on November 16, 2023.

Secretary

