

# RECORD OF PROCEEDINGS

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**MINUTES OF THE COMBINED REGULAR MEETING  
OF THE BOARDS OF DIRECTORS OF THE  
MERIDIAN RANCH METROPOLITAN DISTRICT (MRMD)  
MERIDIAN SERVICE METROPOLITAN DISTRICT (MSMD)  
MERIDIAN RANCH METROPOLITAN DISTRICT 2018 SUBDISTRICT (MRMD 2018 Subdistrict)**

**Held:** February 3, 2021, 10:00 a.m., at the Meridian Ranch Recreation Center, 10301 Angeles Road, Peyton, Colorado 80831

**Attendance:** The following Directors were in attendance:

Butch Gabrielski, President (via teleconference)  
Wayne Reorda, Secretary/Treasurer (via teleconference)  
Bill Gessner, Asst. Secretary/Treasurer (via teleconference)  
Mike Fenton, Asst. Secretary/Treasurer (via teleconference)  
Tom Sauer, Asst. Secretary/Treasurer (via teleconference)

Also present were:

David Pelsler; Meridian Service Metro District  
Jim Nikkel; Meridian Service Metro District  
Jennette Coe; Meridian Service Metro District (via teleconference)  
Deawne Maddox; Meridian Service Metro District  
Ryan Kozlowski; Meridian Service Metro District (via teleconference)  
Braden McCrory; Meridian Service Metro District (via teleconference)  
Ron Fano; Spencer Fane (via teleconference)  
Jamie Cotter; Spencer Fane (via teleconference) joined at 11:24 AM  
Tom Kerby; Tech Builders (via teleconference)  
Jim O'Hara; Tech Builders (via teleconference)  
Jenny Frost; Tech Builders (via teleconference)  
Angela Kelly; CRS (via teleconference)  
Nancy Loew; Homeowner (via teleconference)

**Call to Order** A quorum of the Board was present, and the Directors confirmed their qualification to serve. The meeting was called to order at 10:04 a.m.

**Disclosure Matter** Mr. Fano noted that written disclosures of the interests of all Directors have been filed with the Secretary of State.

**Approve Agenda** The Board reviewed the Agenda. A motion was made to approve the agenda. The motion was seconded and following a roll call vote was approved by unanimous vote of directors present.

**Visitor Comments** Ms. Loew shared the following:

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- Recreation center needs to continue enforcing mandates, cleaning surfaces frequently and locker rooms made available as soon as COVID regulations allow.
- Plow all Meridian Ranch trails, including trails in green space areas and pocket park areas.
- Landscaping improvements and invasive weeds.
- Make sure irrigation system is functioning correctly after sidewalk construction by El Paso County.
- Finish utility work at corner of The Lodge parking lot (Rainbow Bridge at Stone Valley) and replace landscaping.
- Link Eastridge Trail with Green Space at Mt. Lincoln and Mt. Columbia.
- Well and water storage projects completed on time, without issues.
- More social activities at the Recreation Center when COVID-19 restrictions have been lifted. Bring back clubs and activities.
- Outdoor improvements – benches along trails, outdoor basketball court, and tennis/pickleball court.

**Approve Minutes** The Board reviewed the January 6, 2021 Board Minutes and a motion was made, and seconded to approve the minutes as presented. Following a roll call vote, the minutes were approved by unanimous vote of directors present.

**Welcome GM** Mr. Pelsler welcomed Jim Nikkel as the new Meridian Service Metropolitan District General Manager. Mr. Nikkel started employment on February 1, 2021. A motion was made and seconded to approve the reclassification of David Pelsler to Special Consultant to the General Manager effective February 1, 2021 and until Mr. Pelsler's retirement from full-time service.

**Financial Items** MRMD and MRMD 2018 Subdistrict Quarterly Cash Position Summary and Financial Statements: Ms. Kelly, with CRS, reviewed the cash position summary and fourth quarter financial reports for the year ended December 31, 2020. A motion was made to accept the cash position summary and quarterly financial reports as presented.

MSMD Cash Position Summary and Financial Statements: Ms. Coe reviewed the cash position summary and monthly financial reports for December, 2020. A motion was made to accept the cash position summary and financial statements as presented. The motion was seconded and following a roll call vote was approved by unanimous vote of directors present.

Review 2021 Tap Fee Report: Ms. Coe reviewed the 2021 Tap Fee Report with the Board for information only.

Approval of Payment of Claims: Ms. Coe reviewed the updated claims presented for approval at this meeting represented by check numbers:

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- MSMD Interim checks for ratification: 12991-13013 totaling \$55,852.58
- MSMD: 13014-13056 totaling \$1,005,864.46
- MRMD: 02242-02251 totaling \$8,286.47

A motion was made to approve the MSMD payment of claims, the motion was seconded and following a roll call vote was approved by unanimous vote of directors present.

A motion was made to approve the MRMD payment of claims, the motion was seconded and following a roll call vote was approved by unanimous vote of directors present.

Receive Finance Committee Report: Ms. Coe noted the Finance Committee met on January 21, 2021 and gave a summary of the Finance Committee Report on page 22 of the packet. The January interim checks were reviewed and signed by Director Gabrielski and Director Sauer.

### Manager Items

#### Information Items:

MSMD Operations Reports: Mr. McCrory presented the water, sewer, parks and grounds, and drainage operation reports which included information from pages 23-25 of the Board Packet. Director Gessner asked that the concerns of possible irrigation system damages while El Paso County has been installing new sidewalks and curbs be kept on the front burner. Mr. McCrory stated an air compressor has been rented and Mr. Myszkowski has already started testing for possible damages. Director Reorda stated El Paso County should be responsible if there are damages.

Mr. Kozlowski presented the Recreation Center Report to the Board which included information from pages 26-28 of the Board Packet.

In addition to the report:

- Mr. Kozlowski stated they have already received four advertisements for the March Newsletter and are on target to publish the March publication with the assistance of Ms. Orth remotely.
- Mr. Kozlowski will hold off on hiring a replacement for the Recreational Center Administrative Manager position until the COVID restrictions ease.
- Mr. Kozlowski has purchased table games so Meridian Ranch resident game nights may be held.
- Mr. Kozlowski said he will have an update in March on the Recreation Center Lobby remodeling project. Mr. Guzman asked if this remodeling project will include an expansion of the Childcare Facility. Mr. Kozlowski

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stated the childcare numbers from the past 2 years have shown this is not an immediate need and is not planned during this remodel.

- Mr. Reorda asked what will be done with the old equipment that is being replaced at the Recreation Center. Mr. Fano will check into the legalities of MSMD equipment being sold.

### Managers Verbal Report: Mr. Pelsler provided status reports on the following matters:

- Drilling completed at Well Sites 5, 7 & 8; pump tests are in progress and critical mechanical and electrical equipment is on order and waiting to be received.
- MVEA is on schedule to serve well sites with electric power through new transformers.
- The Eastonville Raw Water Pipeline is substantially complete – remaining work includes installation of specialty fittings, pressure testing, and disinfection. This pipeline will connect Well Sites 5, 7, 8, and D-1 to the filtration plant.
- Draft Report for Water & Wastewater CIP is expected from consultants soon.
- Risk assessment is under way.
- Mr. Nikkel started Monday and is meeting staff.

### Action Items:

1. Ratify MVEA WO 20-2327 for electrical service to Well Site No. 8, \$17,178.00; and Ratify MVEA WO 20-2326 for electrical service to Well Site No. 7, \$16,862.00

A motion was made to ratify MVEA WO 20-2327, Mr. Gessner made a motion to amend the motion to include ratifying MVEA WO 20-2327 and MVEA WO 20-2326. The amended motion was accepted and seconded and following a roll call vote was approved by unanimous vote of directors present to ratify both MVEA work orders 20-2327 and 20-2326.

2. Approve purchase of replacement fitness equipment from Fitness Gallery, \$19,812.00

A motion was made, seconded and following a roll call vote was approved by unanimous vote of directors present to approve the purchase of replacement fitness equipment from Fitness Gallery for \$19,812.00.

3. Approve updated job description for Water Operations Manager

The Board requested previously to see the Water Operations Manager job description. Mr. Pelsler presented an updated job description. A motion was made, seconded and following a roll call vote was

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approved by unanimous vote of directors to approve the Water Operations Manager job description.

4. Approve and authorize President to sign Construction Contract Change Order No. 1 with Premier Earthworks & Infrastructure, Inc. (PEI) for rock bedding on the Woodmen Hills Sewer Bypass Phase 1 project, \$128,418.36

A motion was made, seconded and following a roll call vote was approved by unanimous vote of directors present to authorize President to sign the construction contract change order No. 1 with (PEI) for rock bedding on the Woodmen Hills Sewer Bypass Phase 1 project for \$128,418.36.

5. Approve and authorize President to sign Construction Contract Change Order No. 2 with Native Sun Construction to reduce the contract price and extend completion dates for the Well Site No. 6 Site Improvements project, \$11,990.24 credit

A motion was made, seconded and following a roll call vote was approved by unanimous vote of directors present to authorize President to sign Construction Contract Change Order No. 2 with Native Sun Construction to reduce the contract price and extend completion dates for the Well Site No. 6 Site Improvement project for a credit of \$11,990.24.

6. Consider 2021 Falcon Freedom Days and City of Colorado Springs inquiry about participation in regional event similar to 2020, provide direction to staff

Joining the City of Colorado Springs for the second annual Symphony on the Porch was discussed for July, 2021. Mr. Guzman stated that GTL would like to contribute for this event in 2021. Mr. Gessner stated the Board of Directors were all in agreement they would like to pursue the involvement in this regional event with the City of Colorado Springs for 2021. Mr. Kozlowski will get more information regarding the 2021 event date and get an estimate from Western Fireworks to bring to The Board next month.

### Developer Items

Mr. Guzman provided a verbal report to the Board on the status of Meridian Ranch development activities with the following:

- Colorado Springs sales are the strongest in 10 years.
- Availability and timing of lots in various filings was discussed.
- Paving of the extension of Rex Rd to Eastonville and paving in front of the water filtration plant may occur next summer.

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- GTL will maintain access to the water filtration plant during construction of The Estates At Rolling Hills Ranch and Rolling Hills Ranch.
- Tamlin Line – the 20 year old ductile iron pipe within the Oakwood Homes development will be replaced with 16” PVC pipe of larger diameter for only \$10,000 additional cost. GTL and Woodmen Hills Metro District are coordinating with Oakwood Homes. [MSMD is identified in easements through the Oakwood development and in the original Tamlin line agreements as the likely successor in interest to GTL for ownership of this water supply pipeline that is intended for delivering alternative water supplies to MSMD and WHMD].

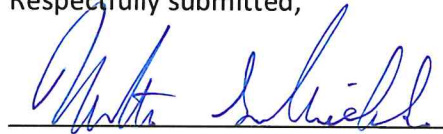
**Director Items**            There were no director items.

**Legal Items**            A motion was made, seconded and following a roll call vote was approved by unanimous vote of directors present to open an executive session pursuant to C.R.S. 24-6-402(4)(b): consult with and receive advice from legal counsel regarding legal issues related to arbitration with Cherokee Metropolitan District. A motion was made, seconded and following a roll call vote was approved by unanimous vote of directors present to close the executive session. There was no reportable action.

**Adjournment**            There being no further business to come before the Board, the President adjourned the meeting at approximately 11:39 a.m.

The next regular meeting of the Boards is scheduled for March 3, 2021 at 10:00 a.m. at the Meridian Ranch Recreation Center, 10301 Angeles Road, Peyton, CO 80831. This will be a virtual meeting conducted electronically due to the COVID-19 pandemic. The public may participate by telephone conference.

Respectfully submitted,



Secretary for the Meeting