

# NOTICE OF REGULAR MEETING

## BLUE VALLEY METROPOLITAN DISTRICT

Meeting called to order at 7:00pm on Monday, January 8, 2018. Board members present: Buck McNichols, Mark Nelson, John Ilgner, and Tom Kellen. Absent: Tammy Hanohano. Guests present: Mike Stoveken, Steve Reliford, Jan Darling, Ron Darling, Joan Gogel, Kathy Walton, Danny Caswell, Ron & Marian Mahorney, Josh & Morra Vandermeer, Flip Brumm, Mike Stankelis, Tim Vermeer, Todd Nelson, Blake Nudell, Ted Zagone, and Bob Heid.

**Review and Approval of Minutes of Previous Meeting(s)** John moved to approve minutes of previous meetings. Mark second. All in favor. Motion carried.

### **Public Address**

- Todd Nelson – He contacted Greg from DOLA, 2016 average water rate per month was \$46.88. Average use per day is 75 gallons per day per person. He would like the board to consider looking at allotted water usage. Hot Sulphur just increased their rates to \$315.00 per quarter for sewer and water. He realizes the increase is inevitable. He said we need to start talking about setting money aside and get more grant money as water lines are going to need replaced. He also asked about the status on water courts for asking for more taps.
- Todd Nelson – stated he and Henry went and marked the rest of taps needing done. They used an orange survey marker as the app wasn't working.
- Todd Nelson – stated he expects the board members to split up some work and manage more of the workload. He stated that we could consider turning the roads over to the county and he believes they would take them just as they are as they would receive federal money. The down side would be we would have to look into what is required to meet federal district status.
- Todd Nelson – Spring road work – last year the board did a good job on mag, etc. but he would like the board to consider waiting a year to do any road work and if not, to not spend more then the mill levy amount. He thinks ditch work on CR 1014 should be a priority.
- Ron Mahorney – Would like to know if the money for the roads is independent and separate and reiterated that there is money each year set aside specifically for roads as designated by the levy.
- Tim Vermeer – Totally in favor of increasing fees as needed to have well maintained roads. He is wondering if there is any material that we could leave in a pile and allow volunteers to fill potholes. Buck stated the problem is monitoring the usage. Tim asked if he could buy road base and fill pot holes on his own. Buck stated he doesn't believe anyone would object to him filling pot holes but if anyone does independent work and damages the road, they will be financially liable.
- Mike Stankelis – Heard a rumor the district is considering banning employees of residents who own businesses within the district from entering the district. The board assured Mike that rumor has no truth to it.
- Bob Heid – Wondering if the board has noticed the condition of CR 1016. He stated the road is extremely wash boarded and is concerned about the condition and would like to see some money allocated to it. Buck agrees it is an issue and would like to be able to chip seal the roads but is not financially feasible.
- Bob Heid – Asked if his snow plowing in front of his property is fine. Mark told him as long as he only plows it on his own property, there will not be an issue.
- Flip Brumm – Asked about the scrap metal pile. Buck stated he will fill up his trailer and haul it off when there is a trailer load.
- Blake Nudell – Wondering if any consideration given to purchase an in-house maintainer as he believes it is a feasible option for road maintenance.
- The board addressed each concern and explained the background and limitations for each specific concern. Buck clearly expressed that the Board has not stated water rates will increase but has simply started discussing how to keep the District financially sound which requires an assessment of our current rates and state of the water system so we know what is required to move forward responsibly.

**Public Slander of Board** – Buck stated that before Christmas there was a public social forum discussion with public slander of the board based on false information. He expressed the social media forum is not the venue for residents to express their concerns and would like to encourage them to attend meetings. If they have concerns, they are welcome to contact board members to get the accurate information then attend the meetings to express their concerns. Buck stated that he greatly appreciated the apology from the individuals involved and hopes to move forward. Andrea requested each

board member read her participation in the discussion so they are informed as to her participation on behalf of the board in the discussion.

**Water Operator** – Matt absent. Buck stated there was a water break right before Christmas. Buck had an excavator on hand that day and assisted Maximum Services and crew in resolving very quickly.

**New Installation Standard Regulations Updated**

- Include culvert regulations as an Addendum. Andrea will email Mark and ask him to prepare for approval at the April meeting.

**Spring Road Work planning, if any** – Buck and Mark will get the wording for an RFP to Andrea to be published in March to be awarded at April meeting.

**Certify 2018 Budget** – Buck moved to Certify the 2018 budget. John seconds. All in favor. Motion carried.

**Approve Budget Message** – Mark moved to Approve the Budget Message. Buck seconds. All in favor. Motion carried.

**Adoption of Resolution 2018-01 Designating Location to Post Notice 2018** – John moved to approve Resolution 2018-01 Designating Location to Post Notice 2018. Mark seconds. All in favor. Motion carried.

**Adoption of Resolution 2018-02 Calling for Regular Elections** – Buck moved to approve Resolution 2018-02 Calling for Regular Elections. Tom seconds. All in favor. Motion carried.

**Unfinished Prior Business**

- Water Rate Increase discussion – Buck discussed with Ed what it would take to have an assessment completed. Buck believes an assessment would be beneficial but as estimated is not financially feasible so he will go back and discuss in detail the assessment and try narrow the gap to find a more equitable solution to be discussed in the April meeting. Mark stated the assessment would be specific to our situation and what would be required to maintain it and would provide a lot of beneficial information.
- Tap Fee Increase discussion – The above assessment would include tap fees.
- Water Gallery Engineering Project – The above assessment would address the water gallery engineering project.

**Secretary's Report**


- Current Balance(s) as of 12/31/2017 - Stand for Audit
  - COLO Trust = \$26,306.70
  - GMB Checking = \$8,336.94
  - GMB Savings = \$216,771.99
- Bills to be Approved through 1/8/18 = \$4,180.59  
Buck moved to approve paid bills totaling \$4180.59. John second. All in favor. Motion carried.
- Meeting Dates – no limit per attorney
- Boundary Map – last filed 2015

Buck moved to adjourn at 8:14pm. John second. All in favor. Motion carried. Meeting adjourned.


BLUE VALLEY METROPOLITAN DISTRICT


 Secretary  
Andrea Buller

**Board Approval:**

  
Buck McNichols, Chair

John Ilgner, Vice Chair

  
Mark Nelson, Treasurer

  
Tom Kellen

Tammy Hanohano - ABSENT