

MINUTES
BOARD OF DIRECTORS REGULAR MEETING
KEN-CARYL RANCH METROPOLITAN DISTRICT

A regular meeting of the Ken-Caryl Ranch Metropolitan District Board of Directors was held on Tuesday, August 21, 2018 at the Ranch House, 7676 South Continental Divide Road, Littleton, CO 80127.

ATTENDANCE

Board Members Present:

Lauri Lehan-Milano, President/Chairperson
Jami Jensen, Vice President
Kayla Kirkpatrick, Secretary
Jeff Esbenshade, Treasurer
John Huggins, Assistant Treasurer

Others Present:

Melissa Daruna, District Manager
Amy Lear, Recreation Director
Pat Malloy, Parks Director
Jeff Leniger, Controller
Emily Powell, Attorney

Residents Present:

Vincent & Patricia Badolato	Allison Linger
Douglas Graham	Cindy Faulconer
Mike Miro	Brian Cassidy
Vicki Calabro	David Thurston
Susan Wikstrom	Ken Anderson
Ben Swartzendruber	Joseph Levy
Betsy Holt	Joel, Eydie, & Ethan Pankow
Linda Metzger	Catherine Kelley
Julie Imblur	Cathy Packard
Liz Dowdell	Christi Hursta
Jacque Abadie	Jane Gigliotti
Mark Paton	Ira Kobre
Desmond Nicotera	Brandon Geisler

I. CALL TO ORDER

Chairperson Lehan-Milano called the meeting to order at 6:04 p.m.

II. APPROVAL OF AGENDA

Chairperson Lehan-Milano requested the agenda be modified to reflect an executive session to discuss matters related to negotiations of the Plains Metropolitan District Settlement Proceeds.

President Lehan-Milano made a motion to approve the agenda as amended. Director Jensen seconded. The motion passed unanimously.

III. CONFLICT OF INTEREST

There were no new conflicts.

IV. APPROVAL OF MINUTES OF JULY 24, 2018 REGULAR BUSINESS MEETING

Director Esbenshade made a motion to approve the minutes of the July 24, 2018 regular business meeting as presented. Director Kirkpatrick seconded. The motion passed unanimously.

V. COMMUNICATION ITEMS

A. June Status Report

Chairperson Lehan-Milano asked about the patching at the Community Park and Community Center playgrounds wondering how long staff could continue it. Parks Director Malloy stated that the patching could continue for a year or two.

Chairperson Lehan-Milano inquired about the indoor tennis court use in the summer and could the District increase use creatively in the slower season. Recreation Director Lear stated it was a great idea and she would research some options.

Director Jensen commented that the new median remodels looked great. Director Kirkpatrick echoed the statement and noted that it was impressive that all those plants were grown in-house to keep the cost of the remodels low.

B. June Finance Report

Controller Leniger discussed the financial report and explained the variations between the budget and actuals.

Chairperson Lehan-Milano asked if the District would need the short-term loan at the beginning of the year from the Master Association as it had in the past. Controller Leniger stated he did not anticipate it would.

Director Jensen inquired about any outstanding tax revenue. Controller Leniger stated that some specific ownership tax revenue and/or delinquent property tax revenue may come in later in the year.

C. Ken-Caryl Ranch Open Space Committee Reports

Director Kirkpatrick noted that she was unable to attend the last Open Space Committee meeting. The Board reviewed the latest notes and had no comment.

D. Neighboring Districts Board of Directors Meeting Minutes

Chairperson Lehan-Milano noted that Foothills Park and Recreation District was converting some turf areas to natural grasses.

VI. STAFF COMMENTS AND REPORTS

- Controller Leniger reported that the new Senior Accountant had started; it was a great help to have her join the team after a month of the position being vacant.
- Parks Director Malloy reported that some seasonal staff actually had their last day in the end of July and was completely gone now, leaving just the year-round crews. He noted that the new sign installation at the Community Center was still delayed due to issues the contractor had with the materials.
- Recreation Director Lear reported that July was busy with events including the very successful 4th of July Bash at the Ranch House pool.
- District Manger Daruna provided a short presentation on the latest information about the Gallagher Amendment and the impacts the District was facing.

VII. AUDIENCE PARTICIPATION

- Multiple residents provided feedback on the potential mill levy increase.

VIII. POTENTIAL 2018 MILL LEVY INCREASE ELECTION & GALLAGHER IMPACT DISCUSSION

A. Update on Gallagher Committee

District Manager Daruna gave an overview of the legislative committee hearing that took place earlier in the day. The committee requested various draft bills for the committee's next meeting in October. The committee discussed the potential adjusted residential assessment rate but did not settle on a number.

B. Review of Current Mill Levy & Financial Projections

The Board discussed the current mill levy as it related to the financial projections for the rising cost of operations and implications from the adjusted residential assessment rate. The Board reviewed the District's current mills in comparison to some other special districts. They reviewed and discussed various options for a mill levy increase and how much additional revenue would be generated. They discussed the goals for the District balanced against this potential revenue increase.

C. Discussion of Potential November 2018 Ballot Initiative

The Board continued discussion on the number mills to request from the community. After thoughtful conversation and varying opinions, the Board had near consensus for an 8 mill increase, believing it would allow the District to achieve its financial goals.

IX. DISCUSSION ITEMS

None

X. ACTION ITEMS

A. Resolution

- i. MD 18-106 A RESOLUTION CALLING FOR THE NOVEMBER 6, 2018

ELECTION BY MAIL BALLOT COORDINATED WITH JEFFERSON COUNTY AND TO ACCEPT THE PROPOSAL FROM COMMUNITY RESOURCE SERVICES TO CONDUCT THE ELECTION AND SERVE AS THE DESIGNATED ELECTION OFFICIAL.

Director Kirkpatrick made a motion to adopt MD 18-106 a Resolution calling for the November 6, 2018 election by mail ballot coordinated with Jefferson County and to accept the proposal from Community Resource Services to conduct the election and serve as the designated election official. President Lehan-Milano seconded. The motion passed with 4 yes votes and 1 no vote from Director Huggins.

B. Motions

- i. MOTION TO APPROVE THE INTERGOVERNMENTAL AGREEMENTS FOR A COORDINATED ELECTION BETWEEN JEFFERSON COUNTY AND THE KEN-CARYL RANCH METROPOLITAN DISTRICT

Director Jensen made a motion to approve the intergovernmental agreements for a coordinated election between Jefferson County and the Ken-Caryl Ranch Metropolitan District. Director Esbenshade seconded. The motion passed unanimously.

- ii. MOTION TO ADOPT THE FACTUAL SUMMARY REGARDING THE NOVEMBER 6, 2018 ELECTION FOR VOTER AUTHORIZATION TO INCREASE PROPERTY TAX REVENUE

Director Huggins made a motion to adopt the factual summary regarding the November 6, 2018 election for voter authorization to increase property tax revenue. Director Kirkpatrick seconded. The motion passed unanimously.

C. Resolution

- i. MD 18-107 A RESOLUTION ADVOCATING VOTER APPROVAL OF THE DISTRICT'S REQUEST FOR A PROPERTY TAX INCREASE DURING THE NOVEMBER 6, 2018 ELECTION

Director Esbenshade made a motion to adopt MD 18-107 a Resolution advocating voter approval of the District's request for a property tax increase during the November 6, 2018 election. Director Kirkpatrick seconded. The motion passed unanimously.

XI. BOARD COMMENTS

There were no additional comments.

XII. EXECUTIVE SESSION

Director Kirkpatrick made a motion to go into executive session to discuss matters of negotiation related to the Plains Metropolitan District settlement proceeds pursuant to C.R.S. 24-6-402(4)(e). Director Huggins seconded. The motion passed unanimously, and the Board entered executive session at 9:58 p.m. Attorney Powell left the meeting.

President Lehan-Milano made a motion to come out of executive session. Director Huggins seconded. The motion passed unanimously, and the Board came out of executive session at 10:13 p.m.

XIII. ADJOURN

Chairperson Lehan-Milano adjourned the meeting at 10:13 p.m.

These are the correct minutes for the meeting held on the above date and were approved by the Board on this _____ day of _____ 2018.

Kayla Kirkpatrick, Secretary