

UPDATED

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, October 23, 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:

Jenny Kozlowski
Linda Head
David Norfleet
John Fosholt
Julie Imbler

I. CALL TO ORDER

Chairperson Lehan-Milano called the meeting to order at 6:05 p.m.

II. APPROVAL OF AGENDA

Director Kirkpatrick made a motion to approve the agenda as presented. Director Jensen seconded. The motion passed unanimously.

III. CONFLICT OF INTEREST

There were no new conflicts.

IV. APPROVAL OF MINUTES OF THE SEPTEMBER 27, 2018 REGULAR BUSINESS MEETING

Director Kirkpatrick made a motion to table the approval of the minutes until the regular November Board meeting to allow for legal review. Director Esbenshade seconded. The motion passed unanimously.

V. COMMUNICATION ITEMS

A. September Status Report

The Board congratulated District Manager Daruna on receiving an award from the Colorado Park and Recreation Association for her participation on the Legislative Committee and the work to secure Conservation Trust Fund allocations through the Colorado Lottery.

President Lehan-Milano inquired about the pool slide motor and how having a back up motor was working for the District.

Director Jensen commented on the fitness center attendance and noted that another large gym was opening in the area. Discussion continued on the fitness center fee structure. The Board asked staff to develop a competitive fee model to try to increase memberships.

President Lehan-Milano asked for clarification on the preschool attendance fees.

B. September Finance Report

Controller Leniger reviewed the financial reports with the Board.

C. Ken-Caryl Ranch Open Space Committee Reports

The Board discussed the biological survey recommended on the South Hogback to accurately identify the location of the rare plant life. District Manager Daruna noted that Jefferson County would likely also be doing a survey in the coming year. She will see if a partnered study of that area is possible before contracting for a survey separately.

D. Neighboring Districts Board of Directors Meeting Minutes

No comments.

VI. STAFF COMMENTS AND REPORTS

- Controller Leniger reported that it was time to renew the support for the accounting software. Through negotiations he was able to secure support for a new version of the system and save roughly \$10,000 in support fees.
- Recreation Director Lear reported that staff provided CPR training to District employees in the last month; some staff attended the annual Colorado Park and Recreation Association conference and training; Barn BrewHa was very successful; and the middle school sports program for Bradford Elementary was underway for the fall.

- Parks Director Malloy reported that the irrigation system was closed out for the season. President Lehan-Milano asked how the experimental controllers at North Ranch Park had worked through the season. Director Malloy noted that they worked great but did not necessarily provide any added benefit to what the District currently uses. Director Malloy also noted that staff were installing timing controls on the lights at the Community Center after receiving recommendations from residents.
- District Manger Daruna provided an update regarding the proposed Gallagher Amedment legislation, noting that two of the three bills presented to the Legislative Committee failed and one was voted through to be introduced in the 2019 session. She further noted that the legislative staff for the Special District Association expected all three bills would be introduced in 2019, with two being introduced by individual legislators. Finally, she stated that the Special District Association still believes a statewide change to the Gallagher Amendment in 2019 is an uphill battle and not very likely.

VII. AUDIENCE PARTICIPATION

- A resident provided an update to a previous presentation he gave on his research regarding the mineral rights in Ken-Caryl Ranch. He noted the connection between those rights and Proposition 112 which voters would decide on in November.
- A resident inquired about some of the data and information being distributed about the mill levy increase. Staff and the Board provided clarification.

VIII. 2019 PROPOSED BUDGET PUBLIC HEARING

A. MOTION TO OPEN THE PUBLIC HEARING ON THE PROPOSED 2019 BUDGET.

President Lehan-Milano made a motion to open the public hearing on the proposed 2019 budget. Director Esbenshade seconded. The motion passed unanimously. Attorney Powell notice that notice of the public hearing was duly published in a newspaper of general circulation within the District, and that no public comments had been received prior to the hearing.

- i. District Manager Daruna and Controller Leniger presented the 2019 draft budget to the Board and answered questions.
- ii. Audience Participation
 - a. There were no resident comments during this time, however, comments and questions were taken through the budget presentation.

B. MOTION TO CONTINUE THE PUBLIC HEARING ON THE PROPOSED 2019 BUDGET UNTIL DECEMBER 4, 2018.

Director Jensen made a motion to continue the public hearing on the proposed 2019 budget until December 4, 2018. Director Huggins seconded. The motion passed unanimously.

IX. DISCUSSION ITEMS

A. District Strategic Plan and 2019 Goals

District Manager Daruna gave a brief overview of her goal to lead the District through a comprehensive strategic plan in 2019.

X. ACTION ITEMS

A. MOTIONS

a. None

B. RESOLUTIONS

a. None

XI. BOARD COMMENTS

Director Jensen posed a question to the Board regarding whether the District should pass a Resolution pledging to repeal the mill levy increase, if it passes, in the event the legislature finds a solution to the Gallagher Amendment. The Board discussed this and decided to continue the discussion if there was need after the election.

XII. EXECUTIVE SESSION

None.

XIII. ADJOURN

Chairperson Lehan-Milano adjourned the meeting at 10:34 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