

**WOODY CREEK METROPOLITAN DISTRICT
MEETING MINUTES
BOARD OF DIRECTORS MEETING
November 7, 2022
6:00PM Zoom**

The Board of Directors of the Woody Creek Metropolitan District conducted a regular meeting of the Board of Directors on November 7, 2022. The following meeting minutes reflect the primary discussion points and any formal actions taken by the Board of Directors.

The meeting notice and agenda were posted at least 24 hours in advance at the designated location within the District boundaries and on the website.

Members of the Board of Directors in attendance included Don McAllister, Nikki Allen, Patty Hamilton, Curtis Wackerle & Grant Purcell, thereby a quorum was in attendance. Also present were Krystin Oda Bergstresser, Grant Gladson, and MaryAnn Thompson. Noah, Micheal Steinman, Brad Matthews, & Jackie Matthews attended a portion of the meeting.

Meeting Agenda & Action Items:

1. Call to Order/Roll Call. (2 min) 6:03 pm
2. Consideration of the agenda. (2 min)
3. Consideration and adoption of the minutes from the meeting of September 19, 2022. (2 min)

Donny moved to adopt the minutes from September 19, 2022, Patty seconded, and this item was approved.

4. Public hearing to consider the draft 2023 Budget. (10 min)
5. Adoption of a Resolution Approving the Draft 2023 Budget for the Woody Creek Metropolitan District. (2 min)

Donny moved to adopt the 2023 draft budget, Nikki seconded, and this item was approved.

6. Adoption of a Resolution Appropriating Sums of Money as set forth in the 2023 Budget, Resolution to Set Mill Levies, and Resolution of Annual Administrative Matters. (5 min)

Donny moved to adopt the Resolution Appropriating Sums of Money as set forth in the 2023 Budget, Resolution to Set Mill Levies, and Resolution of Annual Administrative Matters, Nikki seconded, and this item was approved.

7. Consideration of utility fee adjustment for extraterritorial properties. (5-10 min)
8. Property managers report. (5 min)
9. Treasurer's Report. (5 min)
10. Administrator's Report.
 - A. Payment options
 - B. Upcoming filing & dates review
 - C. Transparency notice
11. Old Business
 - A. River Rd crosswalk and speed bumps
12. New Business (20 min)
 - A. Discussion of petitioning for annual bus service
13. Public Comment – Citizens may take up to three minutes to address the Board.
14. Agenda Items for the January 2023 meeting. (5 min)
15. Adjourn

Meeting Notes:

1. Donny, Nikki, Patty, Curtis & Grant P were in attendance, and a quorum was present.
2. The board added the discussion of 215 utilities, snow removal policy, Christmas community event.
3. The September 19, 2022 minutes were adopted.

**Added discussion of 215 utilities. The board discussed the suspension of utility services due to the excessive past due balance on the account. After a majority expressed interest, decided to move forward with the process.

4. The board held a hearing for the proposed 2023 budget.
5. The board adopted the 2023 draft budget.
6. The board adopted the Resolution Appropriating Sums of Money as set forth in the 2023 Budget, Resolution to Set Mill Levies, and Resolution of Annual Administrative Matters.
7. The board discussed the commercial utility fee. After troubleshooting the odor issue, it was brought to the district's attention that the Tavern accounts for a significant amount of pressure put on the WWTP. They noted that the district does not collect property taxes as a municipality would typically collect in order to support operations. As a temporary solution, the board plans to increase the utility fee to supplement the costs of operation. The plan is to increase the utility fee to \$1,506.97 in year 1 and to \$1,966.67 in year 2. The plan was approved by a board vote. The board will continue the discussion of annexing the extraterritorial properties to ensure the metro is fiscally supported for the utility services and operations.

The board discussed the proposed Tavern expansion. After a vote, the board decided not to support the expansion at this time.
8. Infrastructure projects - looking for a blower for the water treatment plant. Grant is continuing to work with Riley and Dean on how to resolve the odor at the WWTP. More extensive testing will need to be done.

Grant shared that he was able to successfully shut off the old galvanized lines when 158 was demolished. This was a huge success as it was projected to be a big project.
9. Krystin shared that the metro is on track with expenses aside from the excessive resources used for common area maintenance due to the WWTP issues, and legal due to matters with Tex Weaver and Aldrich-215 WC Plaza.
10. A. Krystin is working on getting the website ready to accept payments.
B. Krystin reminded everyone of the Dec1 deadline for utility fees, the Dec 15 deadline for the delinquency turnover to the county, and the Jan 31 deadline for DOLA filing.
C. The transparency notice has been updated.
11. A. There seems to be enough interest in the community. The next step would be to approach the caucus.
12. A. Grant P received approval from the board to petition and explore the issue of having year round bus service.
B. The board will continue the discussion of snow removal and set forth fines for improper removal.
C. The board decided to hold a community event on Dec 3rd to have a tree lighting and Christmas decorating party.

13. Patty commented that she supports the snow removal fines.
14. Discussion of a policy for utility shut off due to unpaid balances, annex extraterritorial properties, subletters and covenants, snow removal resolution.
15. Meeting adjourned. 8:42pm

Minutes prepared by Krystin Oda Bergstresser - Administrator