



**MINUTES OF A REGULAR MEETING  
OF THE BOARD OF DIRECTORS OF THE  
WOODMEN ROAD METROPOLITAN DISTRICT  
HELD NOVEMBER 6, 2018**

Pursuant to posted notice, the regular meeting of the Board of Directors of the Woodmen Road Metropolitan District was held on Tuesday, November 6, 2018 at 8:30 a.m., at The Olive Real Estate Group: 102 N. Cascade, Suite 250.

Attendance: In attendance were Directors:

Les Krohnfeldt, President  
Lindsay Case  
Tom Kerby (by phone)  
PJ Anderson (by phone at 8:56 a.m.)

Also in attendance were:

Pete Susemihl, Susemihl, McDermott & Cowan, P.C.  
Kevin Walker, WSDM  
Lori VonFeldt, WSDM  
Kristina Kulick, WSDM  
Randle Case

1. Call to Order & Certification of the Agenda:

President Krohnfeldt called the meeting to order at 8:37 a.m. Director Cone was excused.

2. Approval of Minutes:

Director Kerby moved to approve the August 7 and August 27, 2018 meeting minutes; seconded by Director Case. Motion passed unanimously.

3. 2018 Amended and 2019 Budget Hearing:

Director Case moved to open the Budget Hearing to the public; seconded by Director Kerby. Motion passed unanimously. Mr. Randle Case said he would like to comment on behalf of the Bent Grass Metropolitan District. He discussed how the Bent Grass District does not have the ability to participate in county wide fees to build or get reimbursements Mr. Case said he was aware that this District will possibly close in 2025. Mr. Case said he wanted the Board to know that there may be an opportunity to enhance activity in the area with the traffic signal at Meridian and there is a lot of regional traffic that gets to Woodmen Road. He said there may be a request in 2019 to share the expenses for the connections and traffic signals. Mr. Case would like the Board to consider a reserve for that effort when approving their budget. Director Case asked Mr. Case to be more specific. President Krohnfeldt said the \$250,000 contingency line item is a reserve item to be determined. Mr. Walker said that it was proposed last year and was

turned into a contingency line item, but \$250,000 does not go very far in building anything. Mr. Case gave an example of a similar project and said that amount would cover one access point for the area. He said it would be helpful to maintain that if it is a contingency and the opportunity to pull funds from a reserve has been discussed, but he has not seen what that looks like today since the District refinance. Director Case said he does not see the feasibility of funds beyond the \$250,000. He said it will be amended to only \$5,000 and we did not use the \$245,000 last year. Mr. Walker clarified that we still have 2 months left in the year and the number will roll forward. President Krohnfeldt discussed the question of how to prioritize the funds and how many projects will be between now and the end of the District. Mr. Susemihl asked if there is strong evidence that if we contribute to this it will increase the AV. Mr. Case said there is no AV unless we develop this access point and the numbers will change dramatically once development occurs. He added that it will be 24 to 36 months before new development's assessed records hit taxes. Director Kerby said we have to show it is a net benefit to the District before we can contribute to a construction project. Director Case moved to close the public hearing at 8:48 a.m.; seconded by Director Kerby. Motion passed unanimously.

Mr. Susemihl explained the Resolution in relation to the mill levy that needs to be approved by the Board. Director Case moved to approve the Resolution; seconded by Director Kerby. Motion passed unanimously. Mr. Susemihl had Director Case sign as Secretary. Ms. VonFeldt pointed out an item on the budget in the general fund. She explained that the fees used to report in debt service, but they are not actually obligated to debt service so it was changed. Director Case said the Underwriter did not like it. Ms. VonFeldt said whatever funds we do not use in the general fund will transfer into the debt service. Director Kerby said he can come and sign if needed. Ms. VonFeldt also pointed out the 2018 amended debt service where it shows 2018 revenues, 2008b bonds are showed as being paid off.

#### 4. Manager Report:

- A. Sale of Property - Mr. Walker updated the Board and said they are under contract to sell the property, but it has been delayed due to the other side's processes.
- B. Development Activity - Mr. Walker said that over a million in fees were collected for the year and numbers stayed steady from last year. The refinance was completed and it will save money for the taxpayers. There have been a lot of inclusions and more are expected next year. He added that next year we will see a fair amount of commercial development. Mr. Walker said he has been wanting to have traffic engineers attend a meeting to brief the Board. Mr. Walker said he thinks it has been a successful year overall.

#### 5. Legal Issues:

Mr. Susemihl said he would like the minutes to show this as a regular posted meeting with the Budget Hearing and Inclusion.

#### 6. Old Business:

Approve Payables: Director Case moved to approve the payables; seconded by Director Kerby. Motion passed unanimously.

#### 7. New Business:

- A. Inclusion of Radiant Church/Circle K Property 2.1 Acres - Mr. Walker explained the inclusion of Radiant Church and Circle K property. Radiant Church would like to have the inclusion conditional on the actual sale of property. Director Anderson joined the meeting by phone at

8:56 a.m. Mr. Walker told the Board that he and Mr. Susemihl recommend the approval of the inclusion and the side agreement. Director Case asked why they are joining the District. Mr. Walker explained they are about to develop and they plan to close at the end of the year. Mr. Susemihl explained the side process agreement. Director Case asked about sewer and water. Mr. Walker explained how they are having to build a pipe across Black Forest. Mr. Walker confirmed they are already in the Woodmen Heights District and Radiant Church wanted to be protected from property taxes. Director Case moved to approve the Inclusion of Radiant Church/Circle K Property 2.1 acres; seconded by Director Kerby. Motion passed unanimously.

8. General Discussion:

There was no discussion.

9. Next Regular Meeting:

Director Case asked if there will be a meeting in December. The Board decided to leave it to be determined.

10. Adjournment:

The meeting was adjourned by President Krohnfeldt at 9:01 a.m.

Respectfully Submitted,  
Walker Schooler District Managers

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By: Lori VonFeldt for the Recording Secretary