

PURGATORY METROPOLITAN DISTRICT
MINUTES OF BOARD OF DIRECTORS MEETING

A joint regular meeting of the Purgatory Metropolitan District and the Purgatory Metropolitan La Plata-San Juan Sub-District was held Wednesday, November 15, 2023 at the Purgatory Metropolitan District Community Center. Directors Sharon Henschen, John Ogier and Mark Gebhardt were in attendance, DeeDee Carlson and Susan Voorhees attended via Zoom. Also in attendance Eric Hassel, Frankie White, David Smith and Jim Hards. Tony Fitzgerald from TKF Contracting attended the meeting to give the board a chance to meet him before he starts construction on the new wastewater treatment plant.

Minutes

Mark Gebhardt made a motion to approve the October 18, 2023 minutes with grammar changes. Sharon Hensche seconded the motion. Motion passed.

WWTP Update

Rick Johnson sent the board a memo detailing the increase in treatment plant construction costs. This helped the board to understand the increase in the cost of our plant. Tony Fitzgerald went over his history in construction in this part of the state. He has also seen increases in costs that are far more than expected in the past. Tony has been in this business since 1985 and specializes in building water and wastewater treatment plants. Currently the biggest challenge in construction is getting materials and supplies. Tony commended the board on purchasing so much of the equipment needed for the plant two years ago. Some of that equipment is now arriving and is being stored at his facility in Cortez. Tony explained what his plan is for getting our facility started as soon as possible. The first step is the bid acceptance and contract approval, once those are in place Tony can start ordering the remaining materials he needs. David Smith and Rick Johnson have reviewed the contract and are satisfied it covers the District requirements. Mark Gebhardt made a motion to accept the contract with TKF Contracting Inc. with modifications discussed, and to authorize John Ogier to sign the contract. Sharon Henschen seconded the motion. Motion passed.

Eric Hassel reported that NBH Bank is currently going through the credit process for the loan.

Management Report

Frankie White reported to the board that the manager of the lodge portion of the old Best Western is not paying his monthly service billing. The manager contacted Victoria Lopez last week to see why his payments are not being applied to his account, and she told him she hasn't received any payments in 2023. The board discussed options other than charging a late fee and interest which are already being done. David Smith will draft a letter demanding payment, and Eric will post notices on the building that, if the invoice is not, paid water and wastewater will be cut off.

Eric Hassel reported that the Nordic Center would like to renew their lease for the 23/24 year with the same terms as the 22/23 year. Mark Gebhardt made a motion to approve the lease. DeeDee Carlson seconded the motion. Motion passed.

Susan Voorhees made a motion to open the 2024 budget hearing. Sharon Henschen seconded the motion. Motion passed.

Eric Hassel presented his schedule of maintenance and repair items with estimated costs for 2024. Frankie White presented the budget worksheet that shows 2022 actual, 2023 expected and the budget numbers for 2024 with Eric's repairs included. The 2024 budget doesn't include any wage expense. Frankie is waiting for the board to do employee evaluations and set pay rates for 2024 to include that amount.

John Ogier asked for two volunteers to do the employee evaluations. Mark Gebhardt and Sharon Henschen volunteered to conduct the evaluations.

Mark Gebhardt made a motion to close the 2024 budget hearing. Sharon Henschen seconded the motion. Motion passed.

Financial Report

The board reviewed bills being paid today. Sharon Henschen made a motion to approve paying the bills. DeeDee Carlson seconded the motion. Motion passed.

The meeting adjourned. Next Meeting: December 14, 2023 at 9:00 am in the Purgatory Metropolitan District Community Center,