

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, May 20, 2026, at the Purgatory Metropolitan District Community Center. Board members in attendance were John Ogier, Mark Gebhardt, Sharon Henschen, DeeDee Carlson, and Susan Voorhees. Eric Hassel, David Smith, Amy Ward, and Victoria Lopez were also in attendance.

Minutes

Susan made a motion to approve the minutes from the April 15, 2026, meeting with minor edits. Sharon seconded. All were in favor, and the motion passed.

Public Comment

A public comment was raised regarding a culvert blockage at the end of Graysill. Eric noted that while the District can require cleanups, their enforcement power is limited. The discussion also covered maintenance updates on a messy retention pond and a new driveway culvert installation. Finally, the Board discussed a problematic house that has been under construction for five years, detailing the ongoing litigation, issues with general contractors, and potential hazards on the site. The District will continue to monitor the situation.

Waste Water Treatment Plant Update

Eric provided a comprehensive update on the wastewater treatment plant construction, highlighting steady progress on structural elements such as forming upper walls for the headworks, pouring suspended walkways, tying rebar for the blower room slab, and scheduling upcoming concrete pours. The discussion also focused on technical coordination with contractors, which includes managing HVAC and mechanical system submittals to ensure necessary penetrations are planned before concrete is poured, as well as handling backfill, drainage improvements, and recent construction crew changes.

Pay App #23

Eric presented Pay Application #23, providing a comprehensive breakdown of the \$579,080.53 total. Susan made a motion to approve Pay App #23. Mark seconded the motion. All were in favor, and the motion passed.

SRF Reimbursement Request

Eric presented SRF reimbursement requisition #20 in the amount of \$579,080.53. Susan made a motion to approve requisition #20; DeeDee seconded. All were in favor, and John Ogier signed SRF reimbursement request #20.

San Juan Engineering

Eric presented the San Juan Engineering invoice in the amount of \$9,280, providing a summary of recent project inspections, clarifying that the meetings on the 13th and 30th were specifically rebar inspections for the suspended slab and catwalks over the treatment basins. He explained the division of labor and billing between engineering firms, noting that current rebar and structural concrete inspections are billed through San Juan Engineering, whereas a separate contract exists with Mathers Engineering for upcoming wood and steel framing inspections. Mark made a motion to approve the San Juan Engineering invoice. DeeDee seconded the motion. All were in favor, and the motion passed.

Leeder Estimates

Eric provided an update on upcoming road maintenance and asphalt repairs, noting that an early spring allowed for prompt road sweeping and assessments by Leeder Construction. He outlined several broken-down project estimates totaling \$170,052.50, which include infrared patching, crack sealing across multiple areas (including Tacoma and Engineer Village), remove-and-replace patching near the Sheol Street Bridge to correct drainage issues, and a major overlay on Sheol Street. Eric confirmed that the District has ample funding for these repairs because the light winter left a surplus in the snow removal budget and the road fund remains strong with over \$1,000,000. He also verified that the contractor's pricing is locked in despite oil price volatility. John made a blanket motion to approve all the Leader Construction estimates and authorize a 40% deposit check to secure a spot on the contractor's schedule. Mark seconded. All were in favor and the motion passed.

Capacity to Serve Silverpick Approval

Eric presented a request from the Silverpick development for confirmation of water and sewer capacity. Eric presented the capacity calculations, noting that the district has 728.08 remaining sewer taps and 634.27 water taps, which is well above Silverpick's requested 242 sewer units and 140 water units. The board also reviewed future integration and maintenance planning, noting that Silverpick may connect its water system to the district's down the road, but would need to maintain or upgrade its internal sewer collection system before any district adoption. Finally, the discussion touched on other potential local developments, such as Cascade, which will likely focus on sewer connections rather than water. Deedee made a motion to authorize Eric and David to draft a letter to the county that confirms the district has sufficient capacity without committing to or guaranteeing future service. Mark seconded the motion. All were in favor and the motion passed.

Board & Boat Proposal

Eric presented the 2026 Board & Boat proposal to return and operate boats for the summer, making the approval contingent upon the payment of an outstanding \$372 balance owed from the previous year. Additionally, Eric highlighted a general increase in recreational activity around the lake, noting that visitors have been actively fishing and picnicking alongside frequent wildlife observations, including local moose and geese. Mark made a motion to approve the proposal. Sharon seconded. All were in favor and the motion passed.

Financial

Eric presented the disbursements, including a recent invoice from Best Cleaning and Disaster Restoration Services totaling \$690.39 for deep cleaning services performed the previous week. The work included steam cleaning the stairs, bathroom floors, and Susan made a motion to approve the disbursements. DeeDee seconded. All were in favor and the motion passed.

Tap Fee Reimbursement

Eric and the board discussed a developer's request for a tap fee reimbursement, noting that while the developer can request reimbursements twice a year, this request came surprisingly early. Eric explained that the total reimbursement requested was \$39,000 based on two taps, clarifying that the amount reflects a bedroom multiplier (ranging from 1 to 1.25 per equivalent quarterly rate) but excludes parks, recreation, and road fees.

Managers Report

Eric shared that Amy Schwarzbach, who brings valuable experience from her previous roles with the Forest Service and managing Purgatory's permits, has numerous ideas for expanding summer activities to generate revenue for the Nordic Center during snowless periods. Specifically, the center is planning to trial running biathlon events using laser rifles, offering the first event for free to build public interest, and is considering the future addition of cross-country bike trails.

Next Meeting: June 10, 2026, at 9:00 a.m. in the Purgatory Metropolitan District Community Center.