

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, January 11, 2023 at the Purgatory Metropolitan District Community Center. Directors Mark Gebhardt and John Ogier were in attendance. Board members in attendance, via Zoom, were DeeDee Carlson, Sharon Henschen and Susan Voorhees. Also in attendance was Michael Rosenfeld from DMMA.

Minutes

DeeDee Carlson made a motion to approve the December 16, 2022 minutes with one punctuation correction. Sharon Henschen seconded the motion. Motion passed.

WasteWater Treatment Plant Update

Rick Johnson and Matt Mathers joined the meeting via Zoom to update the board on the status of the wastewater treatment plant design and planning. Rick is wrapping up the design and hopes to be done and able to go out to bid within 2 months. Matt Mathers gave the board a virtual tour of the plant as it is currently designed. This design is planned to meet expected future needs in both capacity and regulatory changes.

Rick explained that governments have to be careful that no contractor appears to have prior knowledge of the project such that they have an advantage over other contractors. Rick has been looking for potential contractors so he knows who to send the RFP's to. Rick hopes to have the bid package out the first week of March, 2023, with bids due April 14 and acceptance by April 19. He is working to have construction start May, 2023. One problem happening currently is the volatility in raw goods prices. Contractors are not willing to put in current costs as when the goods are needed the price may have increased significantly and the builder will lose money on the contract. Rick is working on drafting a bid/build contract that removes the contractor contingency so that the District takes that risk. Rick will have David Smith review the contract when he has it drafted. Rick asked the board if there is a contingency plan if all the proposals exceed the budget for the plant. Or if the odor control system is not 100% designed when we go out to bid. The board will have to deal with that if it happens.

DMMA, Michael Rosenfeld

Michael Rosenfeld from DMMA attended the meeting to ask questions about the new sales tax charge for sales inside the District. The questions revolved around what the sales tax is collected on. Owners understood it was another tax on them, whereas it is a tax on users of rentals and purchasers of goods within the District. Michael was concerned that it was his/DMMA's responsibility to enforce the collection of sales tax, the board explained that it is not his responsibility, the state is the enforcement agency. Michael was relieved to get those assurances.

Management Report

Eric Hassel reported that the District's official posting locations are the Community Center Display board and the web site. Mark Gebhardt made a motion to approve those locations for 2023 calendar year. John Ogier seconded the motion. Motion passed.

Eric reported that he has been given notice by Alex Klink that he will terminate employment in two weeks.

### Financial Report

The board reviewed bills being paid today. Mark Gebhardt made a motion to approve paying the bills. Sharon Henschen seconded the motion. Motion passed. Interest rates at local banks were discussed. John Ogier reported that Alpine Bank is paying close to the same as Bank of the San Juans, so there is not a benefit to changing banking locations. If anything, we should put excess funds in Colotrast.

The meeting adjourned. Next Meeting: February 15, 2023 at 9:00 am in the Purgatory Metropolitan District Community Center.