

MINUTES OF NOVEMBER 9, 2022

**GARFIELD COUNTY FEDERAL MINERAL LEASE DISTRICT
817 Colorado Avenue, Suite 201
Glenwood Springs, Colorado**

1. Call to Order at 9:00 a.m.

2. Roll called by Administrative Assistant:

Quorum established.
Also in attendance:

Director Gregg Rippy, Present
Director Mike Samson, Present
Director Steve Rippy, Present
Andrew Gorgey, General Counsel
Stefanie Davis, Administrative Assistant
Sheana Fedirko, Balanced Books & Accounting
Ben Mendenhall, Chandler Asset Management.
Cheryl Strouse, Exec. Dir. Garfield Co. Housing Authority
Dave Reynolds, Town Manager, Town of New Castle
Terri Partch, City Engineer, City of Glenwood Springs
Jeanne Golay, LoVa Project

3. Additions or Changes to Agenda.

MOTION by Director Rippy to move agenda items 9(a)(i) 19-J-01; LoVa Meet Me in the Middle; Town of New Castle Quarterly Report and 9(a)(ii)19-ST-02; Garfield County Housing Authority; Valley Senior Housing & Center Renovation updates to an earlier point in the agenda to accommodate guest attendees, as well as brief remarks from Ben Mendelson of xxx, second by President Rippy, PASSED vote of 3-0.

4. New Business items (moved up in the agenda)

a. Grant Issues & Updates

i. 19-J-01; LoVa Meet Me in the Middle; Town of New Castle Quarterly Report

Dave Reynolds, Terri Partch and Jeanne Golay reported on the status of the LoVa Trail Project. The project principals have received 2 bids on the project, one for \$1.4 million, and one for a little over \$2 million. This is a large difference between the bids. Ms. Partch reported that the differences pertain to the shoring and stabilization of the soil. She is gathering more specific information from each contactor on the details of their estimates. One of these will be viable; there is a path forward for completion of the Glenwood Springs portion of the project. Mr. Reynolds stated that they have \$1.2 million on hand between the project's partners, including the FMLD grant. Ms. Golay indicated that she has secured funds from a private donor to fund the project at the higher level if the higher bid is chosen. President Rippy asked that the group report back on the project next quarter, at the March 2023 meeting.

ii. 19-ST-02; Garfield County Housing Authority; Valley Senior Housing & Center Renovation

Cheryl Strouse, Executive Director of Garfield County Housing Authority reported on the progress of the Valley Senior Housing Renovation. She stated that they are making progress; Building One is already completed and Building Two is nearly complete.

Building Three work has begun; the new contractor has put the project back on schedule. The Senior Center is being worked on as well and is scheduled to be finished by the end of December.

Ms. Strouse also reported on 21-SM-03; Garfield County Housing Authority; Valley Senior Housing ADA Unit #104. This project is nearly complete also; requiring only electrical work to finish. The completion date for both projects is now expected to be 12/31/2022.

MOTION by Director Samson to grant an extended deadline of 2/28/2023 for both projects, second by Director S. Rippy; PASSED vote of 3-0.

- b. Professional Services —Financial Advising (Follow up)
Ben Mendenhall, formerly with Public Trust Advisors and COLOTRUST, now Senior Relationship Manager with Chandler Asset Management. spoke to the Board of Directors about the state of financial markets, relative to FMLD's investments. Mr. Mendenhall said that, as an industry expert, he can be a resource for FMLD. Mr. Mendenhall's firm typically advises organizations with \$25 million or more in assets, but can speak to his colleagues about helping FMLD if they are interested. General Counsel Gorgey will follow up with Mr. Mendenhall about his potential involvement with FMLD.

5. Comments from Public on Items Not Scheduled on the Agenda.

None

6. Consent Calendar.

- a. Approval of Minutes: October 12, 2022
MOTION to approve by Director S. Rippy, second by Director Samson; PASSED vote of 3-0

7. Staff Reports.

- a. Financial Reports
General Discussion of Balance Sheet and P&L Report; as well as expenses and reconciliation of bank accounts.
 - i. Financial Overview
 - ii. Bank Activity
 - iii. Current Expenses
 - iv. Requests for Payment
 - 1. 21-FM-04; City of Rifle; South Rifle Trail Maintenance; \$15,600.00
 - 2. 22-ST-05; Grand Valley Fire Protection District; Communications Enhancement; \$27,444.08
 - 3. 22-SM-03; Grand Valley Fire Protection District; Remote Communications; \$24,829.20
 - 4. 22-ST-06; Town of New Castle; Solid Surface Trails; \$132,000.00
 - v. Request to Authorize President to Transfer Funds; Total Requested Payments \$200,000.00 with \$16,955.92 to Forfeited Grants.
MOTION by Director Samson to approve Financial Reports as presented, as well as Requests for Payment and Authorization for the President to Transfer Funds; second by Director S. Rippy, PASSED vote of 3-0.
 - vi. Budget to Actual

vii. Other

b. Correspondence

Ms. Davis reported on correspondence from the Colorado Department of Unemployment regarding their rates; she forwarded this information to Mountain West Insurance representative Jason Bolton, there is no action required.

c. Administrative Assistant to the Board

Ms. Davis signed FMLD up for Zoom accounts and Dropbox accounts.

d. General Counsel

Mr. Gorgey reported that his pending contract renewal, which changes his role from General Counsel to General Counsel and Administrative Manager legally needs to be posted publicly for 14 days in advance of the December meeting in accordance with Colorado's Open Meetings Law.

MOTION by Director Samson to rescind the Professional Services Agreement in place, directing staff to post the announcement of his engagement 14 days in advance of the December 14, 2022, meeting, second by Director S. Rippy; PASSED by vote of 3-0.

Mr. Gorgey held team meetings on 10/19/2022 and 11/3/2022 with Ms. Davis and Ms. Fedirko, as well as one on one meetings to discuss Operations Manual (with Ms. Davis) and the budget (with Ms. Fedirko).

Grant agreements for the Fall 2022 grantees have been sent out, and the press release announcing the Fall 2022 grants was sent out to local press. FMLD's insurance renewals for Worker's Comp and Property and Liability are in process and will be discussed at the December meeting.

Mr. Gorgey received a letter this morning from Gregg Rippy requesting his reappointment to the FMLD Board. This request will be sent to the Garfield County Board of Commissioners for consideration at their next meeting. The new term would commence on 1/15 2023, and last for 3 years.

8. Items Removed from Consent Calendar.

None

9. Unfinished Business.

President Rippy had an informal discussion with the President of CMC Carrie Hauser about their application for a Fall 2022 grant from FMLD, which was not granted. Ms. Hauser wanted to know what they could do differently or better in the future to obtain funds. President Rippy said that it was not aligned as well with FMLD's mission as did other applicants.

10. New Business.

a. Grant Issues & Updates

- i. 19-J-01; LoVa Meet Me in the Middle; Town of New Castle Quarterly Report
- ii. 19-ST-02; Garfield County Housing Authority; Valley Senior Housing & Center Renovation

b. Financial Advising (Follow up)

NOTE: Items 10(a)(i), 10(a)(ii) and 10(b) were discussed earlier in the agenda

- c. Public Hearings (consolidated); Consideration of 2022 Proposed Amended Budget and 2023 Proposed Budget
MOTION by Director Samson to continue the Public Hearings (consolidated) in consideration of the 2022 Proposed Amended Budget and 2023 Proposed Budget to the December meeting, second by Director S. Rippy, PASSED vote of 3-0.
- d. Grantee of the Year Award
General Discussion on past and present grantees; MOTION by Director Samson to award Silt Water Conservancy District as the Grantee of the Year for 2022; second by Director S. Rippy; PASSED by vote of 3-0.

11. Other Business.

MOTION by Director Samson, second by Director S. Rippy to move the January meeting to January 27, 2023 at Grand River Health to coincide with the Annual FMLD Awards Luncheon; PASSED by vote of 3-0.

12. Executive Session.

None

13. Next Meeting.

Wednesday, December 14, 2022, 9:00 a.m. - District Office

14. Adjourn.

Adjourned at 10:16 a.m.



Steve Rippy, Secretary

12-14-22

Date