

MINUTES OF MAY 11, 2022

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

**1. Call to Order at 9:02 a.m.**

**2. Roll called by Administrative Assistant:**

Quorum established.  
Also in attendance:

Director Gregg Rippy, Present  
Director Mike Samson, Present by Phone  
Director Steve Rippy, Present by Phone  
Andrew Gorgey, General Counsel  
Stefanie Davis, Administrative Assistant  
Sheana Fedirko, Balanced Books & Accounting (Zoom)

**3. Additions or Changes to Agenda.**

General Counsel asked that the Directors move Agenda Item 9(a) to this point in the meeting, as financial advisor Sherry Villafaine of Public Trust Advisors joined the meeting by phone and is standing by.

MOTION to approve by President Rippy, second by Director Samson, PASSED vote of 3-0.

Director Samson requested that item 8, *Comments from Public on Items Not Scheduled on the Agenda* also be moved up in the agenda, as the person requesting to comment at the meeting was stuck in traffic and wanted to call in.

**4. Unfinished Business (moved up from Agenda item #9(a) in FMLD's Public Meeting Notice)**

a. FMLD Investment Policy (continued from April Meeting)

Ms. Villafaine reported that she has reviewed FMLD's investment policy, and there are no recommendations or updates needed to the policy at this time. Ms. Villafaine further reported on the favorable economic climate nationally, specifically that interest rates are on the rise due to actions taken by the Federal Reserve. This will benefit the returns on our COLOTRUST investment accounts.

**5. Comments from Public on Items Not Scheduled on the Agenda (moved up from Agenda item #6 in FMLD's Public Meeting Notice)**

Cheryl Strouse, Executive Director of the Garfield County Housing Authority called in to the meeting to update the Directors on issues she is having affecting both of the grants the Housing Authority has received, 19-ST-02, and 21-SM-03.

Regarding 19-ST-02, Ms. Strouse reported that the former Executive Director, her predecessor, had made a poor choice of contractor. Initially, the contractor was experiencing delays in obtaining materials and in hiring enough workers, both of which were understandable to the grantee. Subsequently, the limited work that has been done is substandard. The board of the Garfield County Housing Authority has become involved and is taking action to remove the contractor from the project. Their outsourced legal counsel is Karp Neu Hanlon. This applies to both granted projects, 19-ST-02, and 21-SM-03. An additional issue is that Ms. Strouse has been unable to obtain original receipts for funds already expended and Certificates of Insurance from the contractor.

Ms. Strouse has spoken with two other contractors who are interested in bidding on the projects, and both contractors feel that they can meet the deadlines agreed to by FMLD. President Rippy asked how much has been spent on the project to date. Ms. Strouse reported that \$127,000 has been spent, \$75,000 advanced to them by FMLD and \$50,000 from their matching funds. President Rippy asked if there was a Payment and Performance Bond in place, to which Ms. Strouse responded none that she was aware of. General Counsel recommends that Ms. Strouse return to the board at the next meeting with a more formal reporting of the status of the project and funds expended.

**6. Approval of Minutes.**

a. April 12, 2022

MOTION to approve by Director Samson, second by Director Rippy, PASSED vote of 3-0.

**7. Consent Calendar.**

a. Approve Expenses

b. Requests for Payment

i. 19-ST-08; Roaring Fork School District, RE-1; Safe Route to Riverview School; \$200,000

ii. 19-FT-04; Garfield School District, RE-2; Rifle High School Ventilation System; \$165,000

iii. 20-ST-06; Rifle Housing Authority; Maxfield Heights New Apartments; \$300,000

iv. 21-SM-04; Town of New Castle; South Alley Fence Replacement; \$18,934.97

c. Request to Authorize President to Transfer Funds; Total Requested Payments \$684,000, with \$6,037.03 to Forfeited Grants

General Discussion; MOTION to approve by Director Rippy, second by Director Samson, PASSED vote of 3-0.

Ms. Fedirko noted that the funds transfer will need to come partially from the COLOTRUST Edge Account, and partially from the COLOTRUST Plus Account.

**8. Reports or Updates.**

a. Financial Reports

General Discussion of Balance Sheet and P&L Report; expenses are as expected; reconciliation of bank accounts approved. MOTION to accept Financial Reports by Director Rippy, second by President Rippy; PASSED vote of 2-0.

b. Correspondence

Ms. Davis reported on correspondence received to date.

i. FMLD received a nice handwritten note from Town of New Castle's mayor Art Riddile, thanking the board for Spring Cycle Grants.

ii. A letter was received from Dave Reynolds, Town Administrator of Town of New Castle, asking when the LoVa group should report back to FMLD's directors regarding 19-J-01.

iii. An e-mail was received from Judy Bertrand of the Parachute Battlement Mesa Parks & Recreation District, asking if they can commence spending on the grant they recently received, 22-SM-05.

- iv. COLOTRUST has sent a form for the President to sign regarding access privileges for Sheana Fedirko of Balanced Books and Accounting.
- v. General Counsel received an e-mail from the Special District Association regarding House Bill 21-1110, on Website Accessibility Compliance.
- vi. General Counsel responded in writing to the Garfield County Housing Authority that grant 21-SM-03 was given an extended deadline of 12/31/2022 to finish their project at the April Board Meeting.
- c. Staff Reports
  - i. Administrative Assistant to the Board.  
Ms. Davis reported that some of our signed grant agreements have been received, and upon signing by the President will be sent to each grantee. The deadline for all grantees to return their signed agreements is May 21, 2022.
  - vii. General Counsel.  
Staff had their team meetings on April 27 and May 4 and will be meeting on May 18 and June 2. General Counsel did get grant agreements out on time and the press release out in a timely manner; the press release garnered a significant mention and article in the Post Independent.

**9. Items Removed From Consent Calendar.**

None

**10. New Business.**

- a. Grant Issues & Updates

**11. Other Business.**

None

**12. Executive Session.**

None

**13. Next Meeting.**

Wednesday, June 8, 2022, 9:00 a.m. - District Office

**14. Adjourn.**

Adjourned at 10:10 a.m.

  
Steve Rippy, Secretary

6/8/22  
Date