

Board Meeting Minutes of the Animas Mosquito Control District

Meeting Held:

Tuesday, March 21, 2023

Location: AMCD Shop

870 County Road 252

Durango, CO 81301

I. Meeting Called to Order

Ted Hermesman III, Board President, called the meeting to order at 12:05 pm

II. Roll Call

Present: Ted Hermesman III, Board President / Jim Bryce, Board Vice President / Janet Pettigrew, Board Secretary / Bud Smith – Attorney at Law / Robert Finneseth – District Resident / Jenny Vierling – District Resident / Tim Flanagan – Architect / Seth Foster, District Manager / Melody Schaaf, Office Manager

Absent: Dave Dillon, Board Member – excused

Quorum established.

* III. Minutes & Financials

A. Board reviewed the February 21, 2023, meeting minutes. Motion to approve these minutes was made and seconded. Motion passed unanimously.

B. Board reviewed the February 2023 financials. Motion was made and seconded to approve the February financials. Motion passed unanimously.

IV. Managers' Report

 Manager reported:

- Started the season on time regardless of the snowfall and cold weather. Spent the first three days going over the Personnel Handbook, training materials and signing documentation.
- Hired two new Field Technicians and they are both working out well. They are currently being separately trained in the field, are a good fit and a welcome addition to the crew as we could have a flood event this year.
- Have reached out for earthwork bids using the final site plan and earth quantities from Andrew Rapiejko, Stan Neal, AJ Construction and Eric Dillon have provided proposals for cut/fill, demolition of the North building and stormwater pond.
- Crews are treating storm drains in the district (approx. 2700) and will be finishing the last during Spring break (March 20th – 24th). This is when we do 9-R schools and the Fort Lewis College. Drains in Dalton Golf Course (approx. 300) will be done once the snow melts on the greens.
- Crews are also treating every catch basin, ditch, low area, and every water container moving South to North.

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Board Meeting Minutes of the Animas Mosquito Control District

- Have purchased new gloves, pants, shirts, hats, and boots for the crews. Replenished all of the first aid kits. The backflow test was done and passed. The fire extinguishers have all been inspected and replaced as needed. All safety item receipts will be turned into our insurance for a 50% reimbursement.
- All of the crew trucks have had their transmission filters and fluids replaced, as well as the front and rear axle fluids and oil. Argo's and RTV's have had their oil changed. The tractor has received its 200-hour service, including an oil change. Truck 2 is still having the cylinder 7 misfire. We are digging deeper into the engine to find the source. Ethanol fuel is deteriorating the original intake gaskets and GM has a new material that is resistant to ethanol which we are replacing gaskets with.

V. Unfinished Business

A. Tim Flanagan spoke on getting bids for the metal buildings and the need to get the building ordered as soon as possible as they are a long-time item. He submitted to Anthony with Metal Building Outlet and Mr. Loren Doughty with Doughty Construction. The sooner we get someone on board the better. Loren is the only one who responded with a bid.

B. Bud explained the two ways we could do a Public Works Project. 1. The traditional Design, Bid, Build or 2. Integrated Project Delivery Method. He sent out the RFP and it has been posted in the paper but had no response from the posting. Tim Flanagan contacted five different metal building suppliers/builders. Only one responded and that was Loren Doughty with Doughty Construction. The proposal he gave is a very good price. His proposal includes erecting the building. Discussion followed on the price of Doughty's bid, and all agreed that it was very reasonable. More discussion followed.

* Motion was made and seconded, to retain Loren Doughty for the metal building. Motion passed unanimously.

VI. Public Input

- A.** District resident, Robert Finneseth asked how we came up with the square footage on the building. It was explained that the decision was made for several reasons: Planning for the future, as the district is increasing constantly. Possibly not in acreage, but in growth of people and construction, creating more habitats which will then require more employees, equipment, etc. Discussion followed. He then asked what the cost comparison had been between purchasing the 6525-property vs buying other property in the district, like an industrial property. The district had begun the expansion plans on the existing property in 2019, but due to the many obstacles and the fact that we are quite landlocked here, the decision to purchase elsewhere was made. We had looked at some other properties in the valley, in the somewhat central location, but most were not yet for sale, had recently sold, or they weren't what we needed without spending more money to make it functional for our use. The 6525 CR

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Board Meeting Minutes of the Animas Mosquito Control District

250 property had come up for sale unexpectedly and, after much discussion, the decision was made to purchase it because it is a central location in the district, and it seemed perfect for what will need for our operations both now and for future expansion.

Resident stressed his frustrations that the property was purchased as it was and now there is going to be a full-blown large building there with many trucks going in and out and ruining the view for him and other neighbors. He asked if the district would be interested in selling it. Ted stated that at this time the answer would be no unless we had somewhere else to go. That brought Robert back to his original question of what other properties we had considered. Jim explained, we had looked at a 1-acre parcel next to the sanitation station, but they weren't sure when or if they would be able to sell it. We also looked at a property off CR 252 but there was too much water to contend with. There was another possibility next to the Dalton entrance but that slipped out of our grasp. Our Realtor, Austin Smith, had put together a list of comparable properties to 6525 CR 250 and it was very slim pickings. When Mr. Davis approached us and we looked at the 6525 property, it was perfect for our needs. Discussion followed on the placement and height and color of the building. It was stated that because of the placement of the building on the property and the buffer there, it should not change the view much.

District resident, Jenny Vierling voiced her concerns. She asked why the change in the size of the building would be so drastic. She is also concerned about the zircons on the site plans. Obviously for them, best case scenario would be for AMCD to find another property, but from talking today, it sounds like AMCD is willing to work with their neighbors on the mitigation of the visual impact of the building and site. Hoping this is the case. She also commented on the many accidents witnessed on the corner of CR 250 and CR 252. The site plans show two accesses to the property and AMCD vehicles exiting on the Trimble Lane side might be safer. It was stated that this is already the plan, to enter on CR 250 (which will be moved farther away from the corner) and exit on CR 252. She felt that this would still be a safety issue with the big trucks coming and going. It was explained that AMCD uses regular pick-up trucks, not big semis. Jenny then asked what the cost difference was in the original site plan expansion and the property that was purchased. It was stated that AMCD had put the expansion plans out for bid in 2022 and got no response. The dirt-work on the 6525 should bring the building down to where it would not be a visual hinderance. Also, the previous owner took a great bit of pride in the property and AMCD plans on keeping everything as he had it, as much as possible. More discussion followed.

Resident stated that he had done a lot of farm work and there were restrictions on the storage of chemicals and such. What were AMCD's restrictions? Flanagan stated that he had done a great deal of research on the products that AMCD uses, and they are relatively benign. There is nothing that can cause a lot of damage. The products used

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Board Meeting Minutes of the Animas Mosquito Control District

by AMCD were discussed; Mineral oil, BTI, Spinosad (all organic), Methoprene. Anything that might run off the property would flow into a separation pond. Resident asked about the comment that there might be other interested parties for building on the property. The Bendy's and Animas Water are the parties interested. She is concerned about, not only AMCD building, but also another industrial entity. There are too many restrictions and hoops to go through. Robert had wanted to produce food on the property, partnering with James Ranch and others. Just a small store on the corner, but there were too many hoops, lawyers, and restrictions to make it viable. Mr. Davis wanted to keep the property as organic as possible but then sold it to AMCD, which is the opposite of.

Resident asked about the old orchard side of the property with fruit trees that are no longer viable. This is the piece that the other two entities are interested in. AMCD is not sure yet what will be done yet. The biggest concern AMCD has is to follow through and be good stewards with the money granted by the district residents in the mill levy increase, for this expansion. Robert asked if the maintenance of the building appearance and site is part of the budget. The board explained that yes it was. The maintenance of the building and property is very important to us in representing the district. We want to use a green color that will blend in and the type of paint for metal building will last for many years. They would like to see the detailed drawings when they are ready. More discussion followed. The district is well funded, and this should not be a constraint. The thought of the district is to put up something they'll be proud of, the taxpayers will be proud of and the people driving by hopefully will barely notice. Residents stated that they just wanted to express their concerns and hope we can work together on the mitigation on the project, in lieu of not moving to a different location, including lighting so as not to ruin their view of the night skies. It was stated that we should not have an issue with this as the county and city have already adopted regulations as well, as it can be a big problem and we will do everything we can.

At 1:08 pm residents departed.

VII. New Business

A. Bud went over the new resolution. To utilize the Integrated Product Delivery Method (IPD) the board would need to adopt a resolution finding that it is in the best interest of the district to proceed in this manner, as opposed to Design, Bid, Build.

* Motion was made and seconded, to adopt Resolution 2023-3, Adopting the RFP authorizing the use of the IPD. Motion passed unanimously.

B. With this authorization in place, to retain Loren Doughty for the metal building, Bud, Flanagan and Seth will get with Loren, work out a contract and details and bring it back to the board for approval as well as the approval of the deposit.

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Board Meeting Minutes of the Animas Mosquito Control District

- C. We have received a few totals for the dirt work, but these cannot be accepted yet as they did not go through the bid process or the IPD process. Question is do we want to bid out the earth work and then hire a general contractor to take care of everything else like the building finish, septic, concrete, asphalt, etc., or do we want to use this method again and get proposals from general contractors who will then sub out all that work but will be bonded and insured and be in charge of the whole thing, rather than having a bunch of small contracts. A general contractor warranties the whole project, whether they bid on the work or they sub it out, it is their responsibility. Could use the earthwork proposals we already received and give them to the general contractor. Loren might very well want to be the general contractor on this project. We do want someone local. Loren has been putting up metal buildings for years. We could ask him for references if he is not interested in taking this project on.
- D. Flanagan updated the board on where we're at with the site plan. We still have a way to go. followed.
- E. Bud reminded the board that the meeting with the county for the L&E was Thursday, March 23rd at 6 pm, and as expected the staff recommends approval. Will need a building permit, meet the fire code, and get new driveway permits because the existing ones are for Ag. None of these were unexpected.
- F. Flanagan finished going over the site plan, explaining the setup for the inside and outside of the building, drainage system, parking area, doors, windows, height, etc. Discussion followed.

Meeting Adjourned: 1:30 pm

Minutes respectfully submitted by Melody Schaaf, Office Manager on May 3, 2023.

These minutes were approved by the Board of Directors on May 4, 2023.

The next Board meeting is scheduled for Tuesday, June 20, 2023, at 12:00 pm.

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