

# RECORD OF PROCEEDINGS

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**MINUTES OF A SPECIAL MEETING OF THE  
BOARD OF DIRECTORS OF THE  
INDEPENDENCE METROPOLITAN DISTRICTS NOS. 1 - 4, THE  
INDEPENDENCE OVERLAY METROPOLITAN DISTRICT,  
AND THE INDEPENDENCE WATER & SANITATION DISTRICT  
HELD  
June 11, 2021**

A Special Board of Directors' Meeting of the Independence Metropolitan Districts Nos. 1 - 3, the Independence Overlay Metropolitan District, and the Independence Water & Sanitation District was held virtually on June 11, 2021, at 1:30 p.m. The meeting was open to the public.

**ATTENDANCE:**

In attendance were Directors:

Timothy Craft, President  
Jeffrey Keeley, Secretary/Treasurer  
Randy Roberts, Assistant Secretary  
Charles Foster, Assistant Secretary  
Jim Yates, Assistant Secretary

Also, in attendance were:

Dianne Miller, Miller & Associates Law Offices  
Kurt Schlegel, Special District Solutions, Inc.

**CALL TO ORDER:**

President Craft noted that a quorum of the Board was present, called the meetings to order at 1:31 p.m.

**CONFLICTS &  
DISCLOSURE  
STATEMENTS:**

Ms. Miller stated that disclosures of potential conflicts of interest were filed with the Secretary of State for all directors prior to this meeting and no new conflicts of interest were disclosed at the meeting.

**APPROVAL OF AGENDA:**

After review of the Agenda Director Keeley moved that the Board approve the Agenda as presented. Upon a second by Director Roberts, a vote was taken and the motion carried unanimously.

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**CONSENT AGENDA:**

After review of Consent Agenda items Director Keeley moved that the Board approve the Consent Agenda as presented. Upon a second by Director Roberts, a vote was taken and the motion carried unanimously.

**PUBLIC COMMENT:**

None

**UNFINISHED BUSINESS:**

District No. 1 and the Water & Sanitation District – Westwood Engineering Agreements: Ms. Miller presented the proposed agreements for engineering services and discussed the hesitancy of the contractor to increase the level of liability insurance coverages as cited in the agreements. After some discussion Director Keeley moved that the Board approve the agreements as presented. Upon a second by Director Foster, a vote was taken and the motion carried unanimously.

**NEW BUSINESS:**

District No. 3 – Right of Way Acquisition Services Agreement: Ms. Miller presented a proposed agreement for Right-of-Way Acquisition Services related to the Delbert Road Extension Project for the Board's consideration. Director Keeley moved that the Board approve the Right-of-Way Acquisition Services Agreement with Western States Land Services, LLC, as presented. Upon a second by Director Roberts, a vote was taken and the motion carried unanimously.

Water & Sanitation District – Engineering Rate Schedule Notice: Ms. Miller presented a document that if approved by the Board will acknowledge the Independent District Engineering Services (IDES) 2021 Rate Schedule. Following discussion Director Keeley moved that the Board approve the IDES 2021 Rate Schedule, as presented. Upon a second by Director Roberts, a vote was taken and the motion carried unanimously.

Overlay Metropolitan District – Revised Design Guidelines: Mr. Schlegel presented a copy of revised District Design Guidelines for the Board's consideration. Mr. Schlegel explained that the changes were primarily cosmetic and were the result of discussions with LAI Design Group staff. Mr. Schlegel discussed several requests that have been received from residents regarding the use of artificial turf and the installation of concrete steps in side yards that have steep topography. Following discussion Director Keeley moved that the Board approve revised Design Guidelines to include the use of artificial turf and to allow for the

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installation of concrete steps in side yards. Upon a second by Director Roberts, a vote was taken and the motion carried unanimously.

## **FINANCIAL AND MANAGEMENT ITEMS:**

Review of Unaudited Financial Statements: Mr. Schlegel presented copies of the unaudited May 31, 2021 Financial Statements for the Independence Metropolitan Districts Nos. 1 – 3, the Independence Water & Sanitation District, and the Independence Overlay Metropolitan District for the Board's review.

District No. 1 - Ratification and Approval of Claims: Mr. Schlegel presented a list of Independence Metropolitan District No. 1 claims that have been paid since that Board's last meeting on February 17, 2021 for ratification by the Board of Directors. Director Keeley moved that the Board ratify and approve the claims totaling \$350,706.90 represented by checks #1097 through 1109. Upon a second by Director Roberts, a vote was taken and the motion carried unanimously.

District No. 2 - Ratification and Approval of Claims: Mr. Schlegel presented a list of Independence Metropolitan District No. 2 claims that have been paid since that Board's last meeting on February 17, 2021 for ratification by the Board of Directors. Director Keeley moved that the Board ratify and approve the claims totaling \$968.05 represented by checks #1028 through 1030. Upon a second by Director Roberts, a vote was taken and the motion carried unanimously.

District No. 3 - Ratification and Approval of Claims: Mr. Schlegel presented a list of Independence Metropolitan District No. 3 claims that have been paid since that Board's last meeting on February 17, 2021 for ratification by the Board of Directors. Director Keeley moved that the Board ratify and approve the claims totaling \$229,469.17 represented by checks #1034 through 1044. Upon a second by Director Roberts, a vote was taken and the motion carried unanimously.

Overlay District - Ratification and Approval of Claims: Mr. Schlegel presented a list of Independence Overlay Metropolitan District claims that have been paid since that Board's last meeting on February 17, 2021 for ratification by the Board of Directors. Director Keeley moved that the Board ratify and approve the claims totaling \$8,666.61 represented by checks #1032 through

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1040. Upon a second by Director Roberts, a vote was taken and the motion carried unanimously.

Water & Sanitation District - Ratification and Approval of Claims: Mr. Schlegel presented a list of Independence Water & Sanitation District claims that have been paid since that Board's last meeting on February 17, 2021 for ratification by the Board of Directors. Director Keeley moved that the Board ratify and approve the claims totaling \$1,949,480.78 and represented by checks #1188 through 1233. Upon a second by Director Roberts, a vote was taken and the motion carried unanimously.

District No.1, District No. 3, and the Water & Sanitation District 2020 Financial Audits: Mr. Moery presented and reviewed the DRAFT Financial Audits for the Districts with the Board of Directors. After some discussion Director Keeley moved that the Board approve and accept the 2020 Financial Audits for District No. 1, District No. 3, and the Water & Sanitation District, as presented, Upon a second by Director Roberts, a vote was taken and the motion passed unanimously.

District No.1, District No. 3, and the Water & Sanitation District 2020 Budget Amendments: Mr. Schlegel presented proposed 2020 Budget Amendments that reflected increased expenditures that occurred in 2020 and verified by the 2020 Financial Audits. Director Roberts moved that the Board approve and accept the 2020 Budget Amendments for District No. 1, District No. 3, and the Water & Sanitation District, as presented. Upon a second by Director Keeley, a vote was taken and the motion passed unanimously.

**DIRECTOR'S ITEMS:**

None

**NEXT MEETING:**

**The Board members determined that Special Meetings will be called as necessary.**

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**ADJOURNMENT:**

There being no further business to come before the Board, upon motion duly made, seconded, and unanimously carried, the meeting was adjourned at 2:20 p.m.

Respectfully Submitted:



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Secretary for the Meeting