

Board Meeting Minutes of the Animas Mosquito Control District

Meeting Held:

Tuesday, September 11, 2023

Location: AMCD Shop

870 County Road 252

Durango, CO 81301

And

Zoom Meeting

<https://us02web.zoom.us/j/87068462195?pwd=dXJpdzVoK29oNjVYQWoycDhQRiA1QT09>

Meeting ID: 870 6846 2195

Passcode: 727984

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 / Dave Dillon, Board Director / Janet Pettigrew, Board Secretary / Melody Schaaf, Office Manager / Seth Foster, District Manager / Loren Doughty – Project General Manager

Absent: Excused – Shane Kairalla – Board Director

Quorum established.

* III. Minutes & Financials

A. Board reviewed the September 11, 2023, meeting minutes. Motion to approve these minutes was made and seconded. Motion passed unanimously.

Shane asked about the site plan progress. Discussion followed.

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

C. Bud stated that budget season is fast approaching and explained that the Board is required to appoint a person to present the 2024 Proposed Budget. Also, the new Proposition hh will affect the tax valuation, lowering it, possibly making it equal to 2022.

* Motion was made and seconded, to appoint Seth Foster, Manager, to present the 2024 Proposed Budget. Motion passed unanimously.

V. Managers' Report

🦟 We have cycled BTI into the place of Spinosad and Altosid for resistance management. These will be used for two more seasons.

🦟 Storm drains program will be performed differently next year. We will be treating them later in the season. We have approximately 2,400 drains in the district.

🦟 Joe Moralez with Rich Ford has been great to work with. All four truck orders have been accepted and VIN numbers have been issued. He had triple checked the orders to make sure they were the proper configuration with what we had requested. Our fleet order with the Durango Motor Company has been cancelled.

(* Indicates vote/approval took place for action or expenditure)

Board Meeting Minutes of the Animas Mosquito Control District

✈ There is \$188,752 left in the larvicide budget and \$24,527 left in the adulticide budget. The total for the requested end of season product purchase for the 2024 season is \$210,209 (quotes were presented to the board). Discussion followed.

* Motion was made and seconded to approve the purchase of the product for the 2024 season. Motion passed unanimously.

Bud and Loren stepped outside to speak to the underwriter for the bond over the phone.

✈ Brush clearing will begin on September 25th and all the equipment is in good working order. Traps will be kept out into October if they continue to catch mosquitoes.

Bud and Loren returned to the meeting.

VI. Unfinished Business

A. Discussion opened on the contract agreement with Loren Doughty. Bud stated that the biggest holdup has been getting the bond issued which requires a final cost number. The underwriter that Bud and Loren had been speaking with stated that he could write the bond in house and issue it quickly if we break the contract into two parts – Cut and fill, foundation, concrete and building erection in one contract and when this contract is substantially complete, they would issue a new bond for the remainder of the work. (\$750 to \$800 each would require no underwriter). Much discussion followed.

B. Unhappiness with the dirt work that had already been done, while we still had no contract/agreement, was expressed. Discussion followed on reaching out in a larger radius to find at least two more bids for the general manager position. Bud explained that the board had authorized an Integrated Project Delivery Method (request for proposals being published) which had been done. Loren was the only one to show interest and has already been reaching out to subcontractors and is having a hard time getting bids. More displeasure was expressed about the state of the property with the dirt work that had been done. It was suggested that the Board give Loren a chance to explain.

Loren explained that he has been in contact with Seth and had contracted with the dirt workers to start at the end of July to prepare for the delivery of the building that was already scheduled. Loren had called Steve McCormick, Surveyor, and set up for grade stakes and then was told by a Board member to stop work immediately, so the work was halted, and the property was left as was. The Manager explained that in the August 29th special meeting he had let the Board know that the cut and fill for the pad was underway, now that we had received the permit from the county. He had also suggested an earlier next meeting to discuss numbers in more detail and was told that wouldn't be necessary. Discussion followed on the lack of communication. It was stated that there were no signed contracts. Bud stated there is a signed contract with Loren for the maximum build cost for the building project and at \$200 per square foot,

(* Indicates vote/approval took place for action or expenditure)

Board Meeting Minutes of the Animas Mosquito Control District

it is a good price for the project and a good representation of the taxpayer's money. Loren is trying to get this project done as inexpensively and quickly as possible and has already put \$100,000 into it to get in motion and try to have the building dried in before snow flies. If the board does not hire him for the project, he's afraid he will eat these costs. The board reassured him that this would not be the case. Much more discussion followed.

- C. Board member expressed outrage with other board members overstepping and making the decision to halt the project without consulting with all the board members stating that they should have asked for a meeting. The project had barely been started before it was stopped, which would explain the state of the dirt work that they expressed such unhappiness with. Again, the board was reminded that they had previously been upset with Loren for not getting any dirt work done. Loren had explained that he was just waiting for the permit from the county. He finally received the permit and the manager had sent an email out to let the board know that we had the permit and were good to go on the dirt work, only to have it immediately shut down. Again, it was stated that there was a misunderstanding. The board had been under the impression that only dirt work to prepare an area for the building to be stored and the driveway and entry were being prepared. Much discussion followed. Need to have a signed contract to get a bond and get the project back on track. The Board asked Loren to make a list of subs that he has contacted for work on the project and to present it and the bids he receives to the Board, showing due diligence as a general. Much more discussion followed. A board member stated that we should have a bid bond and performance bond . Bud stated there is no bidding process, it will be a performance bond, guaranteeing that contract will be fulfilled and a payment bond, guaranteeing that all contractors will be paid. The building is scheduled to be delivered on September 22nd.

* Motion was made and seconded to approve Bud writing up a contract with Loren Doughty for the first phase of the construction project, get it signed and then to retain Andrew Rapiejko, Civil Engineer, and Tim Flanagan, Architect as needed. Motion passed unanimously.

The suggestion was also made to get a third party involved to inspect the dirt work.

VII. No Public Input

Meeting Adjourned: 2:05 pm

Minutes respectfully submitted by Melody Schaaf, Office Manager on October 13, 2023.

These minutes were approved by the Board of Directors on October 17, 2023.

The next Board meeting is scheduled for Tuesday, November 21, 2023, at 12:00 pm.

(* Indicates vote/approval took place for action or expenditure)