

**MINUTES OF THE BOARD OF DIRECTORS  
COLORADO CENTRE METROPOLITAN DISTRICT  
REGULAR MEETING**

Thursday, March 23, 2006 5:00 PM  
4770 Horizonview Drive  
Colorado Springs, CO 80925

Board Members Present:

Michael Cantin	President, Chairman
Floyd Edwards	Treasurer
Frank Ingraldi	Vice-President, Vice-Chairman
Jimmie Bridgewater	Secretary
Michael Terry	Assistant Secretary/Treasurer

Also Present:

Al Testa, Cynthia Monroe and Sandy Goad

**I. Preliminary**

- A. Call to Order  
Director Cantin called the meeting to order at approximately 5:00 pm.
- B. Roll Call - Determination of a Quorum.  
A Quorum was present.
- C. Acknowledgment, Notice and Consent to Regular Meeting-Entered with the minutes.

**II. General Business Items**

- A. Approval of the Minutes of the Regular Meeting of February 23, 2006.

The Board reviewed the minutes presented.

**A motion was made and seconded to approve the minutes of the Regular Meeting of February 23, 2006. Upon a voice vote, the motion passed unanimously.**

- B. Special Discussion on Intersection Safety

Director Terry introduced Glenn Messke at this time to report on the traffic light and Marksheffel corridor road concerns. Director Terry reported on what the Board has accomplished to this point as far as gathering traffic data and surveying the residents of Colorado Centre regarding their perception of the traffic problems. The survey generated a significant amount of feedback.

Mr. Messke is a planner at Peterson Air Force Base and is on the committee overseeing the Marksheffel/Bradley intersection and Banning Lewis Development. He reported that there are numerous ongoing studies regarding development on the Marksheffel Corridor. The City of Colorado Springs is reviewing a proposed Toll Road in the same area. There is extensive development going on as well as proposed development in the area and traffic control issues are mitigated during the development processes. The District is still in the data gathering stage and has no preliminary recommendations. Mr. Messke feels that the area warrants proper traffic signalization and control for both pedestrian and vehicle safety. Mr. Messke recommends involving all planning and traffic agencies before taking the concerns to the councils and commissions. The Board saw the merit in Mr. Messke's recommendations and will do further research before taking their concerns to the councils and commissions.

C. Hearing on Mr. Kielbaso's Request for Sewer Rate Adjustment

At this time the Board reviewed and discussed Mr. Kielbaso's request for sewer rate adjustment. After discussion the Board concluded that they must stay with the current policy because a precedent has been set. The Board was also very supportive of the District Manager, Al Testa, and felt that his decisions are well researched and fair to all involved. The Board was open to Mr. Kielbaso's suggestion that the policy needs to be looked at with possible changes. The Board will address this issue at budget time. The Board denied Mr. Kielbaso's request for a sewer rate adjustment and his sewer rate will remain as calculated in December and January. Accordingly, Mr. Kielbaso will not have to pay for the additional sewer usage.

D. Review of the District's Finances

a. Bank Balances

The District has approximately \$871,000 in funds with approximately \$786,000 unencumbered. Liabilities include developer taxes, restricted taxes and customer deposits (approximately \$69,000). Our investments are doing well and continue to grow. ColoTrust reserve funds are at 4.56%. These funds will remain in ColoTrust and not be re-invested at this time.

b. Budget Review

Taxes are at approximately 34 percent for the year and expenses are on target. When the audit is completed, the final transfers will be made to the budget. We are very close to the next bondholder's payment. The Reserve Fund is at approximately \$628 thousand. We have collected some restricted taxes in the Debt Service Fund.

Under water operations, user charges are at approximately 9 percent year to date. Transmission and distribution is at 25 percent due to the large first of the year payments. This will even out as the year progresses. Wastewater is slightly over budget because of some minor problems that have been remedied.

E. Approval of Payables

The Board reviewed the payables of the District.

**A motion was made and seconded to approve the current list of payables as presented. Upon a voice vote, the motion passed unanimously.**

F. Legal Matters

a. Cuchares District

Paul Anderson was unable to attend the meeting. Dr. Testa reported that Mr. Anderson has sent him a draft of the service plan and service agreement. The drafts need to be edited and worked on before finalization. These will be presented to the Board at the next Board meeting. A good service agreement is the only way to serve the new District.

G. Operations Report:

a. Water System

All parts of the system are working great. The District has purchased or produced 4.2 million gallons and sold approximately 4.1 million. There was a 0.6 percent water loss which is minimal.

b. Sewer System

The wastewater system appears to have a malfunctioning meter or some type of infiltration (we are producing sewage, which cannot happen). The staff is exploring exactly what is going on. There is a problem with one of the motors which is being repaired.

c. Parks

As soon as the gates are installed, there will be a notice placed in the newsletter that the park is open to be used by the residents. The gates will be installed within the next 2 months. The signage is in place.

H. El Paso County Water Authority

There has been quite a bit of negative information in the newspaper regarding the El Paso County Water Authority. There has been a lot of misinterpretations and misquotes regarding the El Paso County Water Report. There hasn't been a meeting since the articles came out, but Dr. Testa will report on what comes about at the next water authority meeting. Also, Dr. Testa reported that there are 2 water bills in the legislature which may have a negative impact for smaller municipalities. The bills deal with the transfer of water. Dr. Testa will keep the Board apprised of any developments.

I. Fountain Mutual Irrigation Company

The District is still on the Board and there is not a lot happening at this time. There is a significant contract with Colorado Springs Utilities that is expiring this year which involves the Big Johnson Reservoir. Colorado Springs does not want Fountain Mutual to lease the Reservoir for any human contact. If a new contract is negotiated with CSU this could possibly be of some monetary value to Fountain Mutual.

J. Lower Fountain Metropolitan Sewage Disposal District

Director Cantin reported that the IGA between Lower Fountain and the City of Colorado Springs is an "ongoing quagmire". A definite target date is needed, otherwise Lower Fountain will proceed on its own. The City has scheduled the first public meeting regarding this matter for May 17, 2006. Jim Heckman, District Manager, e-mailed Wayne Booker who is the CFO of CSU, with IGA deadlines. He reiterated that the IGA is not even close to being completed, therefore Lower Fountain will vote on April 13<sup>th</sup> whether they will go with the City or go on their own. An honest and prolonged attempt has been made to come to an agreement with the City of Colorado Springs. If Lower Fountain votes to move ahead on its own, it will be clear to the State that everything possible was done to come to an agreement but that an IGA could not be reached.

K. Resident Survey-Status Report

The survey was very successful with a little over 200 residents returning the survey to CCMD. To summarize, the majority agreed that the three intersections are extremely dangerous and all three need a traffic light installed. After discussion, it was agreed that a petition circulated in the City of Colorado Springs plus an emphasis on safety and gathering support from constituents would be most beneficial. Traffic statistics and information will be solicited from the City of Security. There is tremendous support from the Widefield School District, Peterson AFB and Schriever AFB. Our Commissioner, Dennis Hisey, is very supportive and all information gathered will be shared with him.

L. Discuss Board Work Session on April, 2006

The “brainstorming” work session will take place on April 1, 2006 at the Garden of the Gods Club on Mesa Road. The work session will be open for all ideas regarding the future of Colorado Centre Metropolitan District and long term projects that appear to be necessary.

**A motion was made and seconded to approve and sign the contract with Garden of the Gods Club and to Notice the work session. Upon a voice vote, the motion passed unanimously.**

M. Other Matters and Public Input

Director Bridgewater, because of family matters, submitted his resignation from the Board effective immediately.

**A motion was made and seconded to accept Mr. Bridgewater’s resignation. Upon a voice vote, the motion passed unanimously.**

The Board interviewed Mr. Shawn Eccles who’s running for a 4 year position in the May election to fill the vacancy temporarily.

**A motion was made and seconded to accept Shawn Eccles’ appointment to the CCMD Board of Directors. Upon a voice vote, the motion passed unanimously.**

Director Cantin administered the Oath of Office to Mr. Eccles. His appointment will be until May, 2006 at which time he will be up for election. The election will take place on May 2, 2006. The ballot has been certified to the County by election official for CCMD, Sandy Goad.

II. Adjournment

**A motion was made and seconded to adjourn the regular meeting at approximately 7:15 pm. Upon a voice vote, the motion passed unanimously.**

Respectfully Submitted,

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Michael Cantin, President

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Michael Terry, Assistant Secretary