

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

Thursday, April 23, 2009 at 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
Shawn Eccles	Secretary
Michael Terry	Assistant Secretary/Treasurer

Also Present:

Dr. Alvaro Testa, Pedro Velazquez, Paul Anderson, Cindy Monroe, 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 March 26, 2009 and Special Meeting of April 2, 2009.

**A motion was made and seconded to approve the Minutes of the Regular Meeting of March 26, 2009 and the Special Meeting of April 2, 2009. Upon a voice vote, the motion passed unanimously.**

- B. Review of District Finances – Cindy

- Bank Balances

Ms. Monroe gave the report on bank balances at this time. Ms. Monroe reported that as of April 20, 2009 the district has \$2,795,722.11 in funds with \$2,709,375.15 unencumbered. The ColoTrust rates have dropped to .50%. The First Community CD's are at 2.00%, 2.60% and 2.50%. Transfer letters were signed for reimbursement of Cuchares water augmentation expenses, \$250,000 to be transferred to First Community Bank to yield a higher interest rate, and \$30,000 to cover payables and payroll.

- Budget Review

The budget comparison for the first three months was presented. All funds are pretty much on target at this point in the year.

C. Approval of Payables

The Board reviewed the list of payables.

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

D. District Operations

- Water and Sewer Operations – (Pedro)

Field Superintendent, Pedro Velazquez reported that water and sewer operations are going well with no major problems. A resident reported to Pedro that he thought there might be a leak on Sleepy Creek. After inspection Pedro determined that there was a leak from the attachment to the main on that lot. The leak was repaired. Also, the field personnel have been flushing the lines all week.

The City has finished “TVing” the line and detected no infiltration. The next step will be to look at the sewer meter to determine if there might be any malfunction. The field team has been doing extensive work in the parks and clean-up along Horizonview Drive. The sprinklers have been turned on in all the parks and common areas. Dr. Testa would like Fran Shawcroft to come in and start the Spring landscaping work.

- Water and Sewer Demand and Augmentation Reports (AI)

Dr. Testa reported that for the month of February, 2009 we produced approximately 4.4 million gallons of water and sold approximately 3.9 million gallons. There is still a loss of approximately 10.4 %. Hopefully the leak on Sleepy Creek was a big part of the problem and the loss will be significantly reduced because of the repair of that leak. A valve cleaning equipment was ordered which will be of great benefit for the field personnel when they need to repair any of the valves. The sewer numbers still indicate that we are producing sewer.

The Augmentation report is for the period of November 2006-October 2007. We have a credit of 94 acre feet. Some water has been leased to the Venetucci Farm.

Dr. Testa compiled a comparison of water and sewer costs between CCMD, CSU and Widefield Water. The comparison reflects that the rates are pretty much comparable. Widefield and CSU have their own wastewater plants which indicate

that their rates should be a little lower but the difference is not that significant given the fact that CCMD does not have its own wastewater treatment plant.

- Update on Bradley Heights

Bradley Heights development is very close to beginning and the developer has indicated that they want the service for their area. They will likely build about 150 homes next year.

- Update on CSU/CCMD IGA

There have been several meetings between CSU and District Manager Al Testa concerning the IGA (interim services to Bradley Heights). An agreement has not been completed.

- Parks Update  
Grant Application

Dr. Testa reported that the park Grant Application for \$25,000 has been approved by the County's Park Board. One more condition that had to be met was to make the equipment handicap accessible. We will receive those funds after we invoice the County after purchase of the equipment.

E. Legal Report – Paul Anderson

- Utility Easement from Cuchares

Mr. Anderson reported on the Utility Easement between Cuchares Ranch and Colorado Centre. It entails accepting the easement until such time as the plats for the various phases are recorded.

**A motion was made and seconded to approve the Utility Easement granted by FMI Cuchares Ranch to Colorado Centre Metropolitan District. Upon a voice vote, the motion passed unanimously.**

The water tank lease is moving forward and should be in place by the deadline.

G. El Paso County Water Authority (AI)

There were no minutes available for this meeting. The Transit Loss Model activities are the main items on the agenda.

H. Fountain Mutual Irrigation Company – (AI)

Minutes of the March 12, 2009 meeting were included with the Board packets. The City of Fountain hasn't replied to the offer to buy their water rights.

I. Lower Fountain Metropolitan Sewage Disposal District (Mike Cantin)

Minutes of the March 12, 2009 meeting were included with the Board packets. Director Cantin reported that he reviewed 19 contractor's bids for the interceptor project. Approval from the Water Quality Board still has not been received but is forthcoming by the end of the month.

The regular meeting was closed for a short recess. (5:55 pm)

F. Fire Services –This item needs to start at 6:00 pm.

The meeting was re-opened at 6:01 pm.

- Presentation of Survey Results

A survey regarding fire protection and emergency first responder services was distributed to all the residents, owners and commercial properties within the District. A committee of thirteen residents handed out the survey to all resident's homes; the owners were all contacted by mail; and the survey was mailed to all residents with the April invoices. After compilation of the results the opinions are about 63% yes to 37% no in favor of creating a fee to pay for first responder services. The "people's" decision was based on them receiving all the pros, cons, costs, options, etc. which enabled them to make an informed decision and recommendation to the Board.

Director Cantin explained that as development occurs this could help reduce the monthly cost of operation of the First Responder Services. The Bradley Heights developer has indicated that they want the service for their area and they will likely build about 150 homes next year. Cuchares has also indicated they wanted the service and have purchased taps already.

- Public Hearing on the First Responder Issue

There were approximately 60-70 residents in attendance. Many questions were asked and comments made. The Board, District Manager Al Testa and Tom Byes addressed each question and comment. The Board went into executive session at 7:30 pm.

The Board came out of executive session at 7:50 pm and resumed the Regular Board meeting.

- Resolution 2009-04-23.1 for First Responder Services

Mr. Anderson, attorney for the District, presented Resolution 2009-04-23.1. Based on all the input from the survey and public meetings, the Board made the decision to establish First Responder Service for Fires and Emergencies and will impose and collect a monthly charge of \$33 per single family account and \$195

per commercial account/developed. These fees will be subject to periodic review and adjustment by the Board of Directors.

**A motion was made and seconded to approve Resolution 2009-04-23.1 regarding the establishment of a First Responder Service for Fires and Emergencies. Upon a voice vote, the motion passed unanimously.**

G. El Paso County Water Authority (AI)

This item was reported on earlier in the meeting.

H. Fountain Mutual Irrigation Company – (AI)

This item was reported on earlier in the meeting.

I. Lower Fountain Metropolitan Sewage Disposal District (Mike Cantin)

This item was reported on earlier in the meeting.

J. Public Comments

Several residents expressed concerns about the dog problems in Colorado Centre and also the unkempt and empty homes. They were informed that they can call the El Paso County Planning/Land Use Department for property issues and the Humane Society for animal issues. Also if there is an indication of any hazardous situations, the Sheriff can be called.

### III. Adjournment

**A motion was made and seconded to adjourn the regular meeting at approximately 8:10 p.m. Upon a voice vote, the motion passed unanimously.**

Respectfully Submitted,

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Michael Cantin, President

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Shawn Eccles, Secretary