

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

Thursday, October 23, 2008 at 5:00 PM  
4770 Horizonview Drive  
Colorado Springs, CO 80925

Board Members Present:

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

Also Present:

Al Testa, Paul Anderson, Cynthia Monroe, Sandy Goad

**I. Preliminary**

- A. Call to Order  
Director Cantin called the meeting to order at approximately 5:05 p.m.
- 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 September 25, 2008 and Special Meeting of October 15, 2008.

**A motion was made and seconded to approve the Minutes of the Regular Meeting of September 25, 2008 and the Special Meeting of October 15, 2008. Upon a voice vote, the motion passed unanimously.**

- B. Review of District Finances - Cindy
  - Bank Balances – Cindy

Cindy Monroe gave the report on bank balances at this time. Ms. Monroe reported that as of October 22, 2008 the district has \$2,948,643.52 in funds with \$2,878,125.77 unencumbered. The ColoTrust rates are at 2.29%. One of the First Community CD's is at 5.25%. A transfer letter authorizing transfer of \$25,000 from our Wells Fargo Checking to our ColoTrust account was signed.

- Current Budget Review - Cindy

Cindy Monroe reported on the budget comparison for calendar year 2008, month of September post 2007 audit.

C. Approval of Payables - Cindy

The Board reviewed the list of payables.

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

D. Public Hearing on 2009 Proposed Budget and Alternate Budget

The public hearing on the 2009 proposed budget was opened at 5:19 pm. Dr. Testa presented option 1 which includes fire protection and option 2 which includes no fire protection and no Cuchares development monies. Both options have proposed residential increases of cost in \$ per Kgal for water of \$2.50 to \$12.50 (2008 = \$2.35 to \$11.00); minimum monthly administrative service charge of \$13.80 (2008 = \$9.50); and for sewer the cost in \$ per Kgal will be \$6.60 (2008 = \$5.50); minimum monthly administrative service charge will be \$12.00 (2008 = \$9.50). The monthly residential trash removal service charge will go from \$11.00 to \$12.50. The monthly residential street light service charge will go from \$2.00 to \$2.20. Dr. Testa is negotiating with Lorson and Rolling Hills regarding fire protection. He is also conferring with Cuchares regarding their development monies. Cuchares may possibly have other developers interested in assuming the development of Cuchares Ranch. He will keep the Board apprised of both situations. Many significant decisions will need to be made concerning the 2009 budget.

Director Cantin feels that the residents need more information regarding the rate increases. Dr. Testa will write an informational letter regarding the 2009 budget and increases needed and this will be sent with the next newsletter/invoice mailing.

The public hearing was closed at 6:35 pm.

E. District Operations

- Water and Sewer Operations (Pedro)

Pedro Velazquez reported that everything is going great and no significant problems have been encountered. The field personnel flushed the week of October 20, 2008. Fountain Sanitation assisted with cleaning out the sewer lines. Dr. Testa explained that two gravity sewers of Fountain Sanitation cross our force main, one which has a manhole near Jimmy amp Creek and Link Road. By hooking up to one of these areas, our sewage could be delivered earlier to

Fountain Sanitation. The meter would be relocated to the lift station. This could enable us to service up to 500 additional homes. The Case development will possibly be starting in 2009 and Banning Lewis Ranch could begin in the near future. Banning Lewis Ranch and other developers are looking at Cuchares Ranch for potential take-over. All these scenarios would be of significant benefit to Colorado Centre even in terms of fire protection.

- Water & Sewer Demand & Augmentation Reports (AI)

The augmentation water for 2005-2006 is almost finished. CCMD has overpaid 279.56 acre feet. Dr. Testa will meet with the City regarding the potential water not being used. The City can utilize the water.

There is still some significant water loss and field personnel are trying to locate where the loss is coming from. There is 17 miles of line to inspect in trying to find this loss.

- Parks Update (Pedro)

Mr. Velazquez reported that park work is finished for the year. One more piece of equipment will be surveyed in with the assistance of Tom from PCI. There is a toddler swing set to be installed in the smaller park.

F. Legal Report – (Paul)

- Cuchares District and Development – Recent Developments

Mr. Anderson reported that a Notice of Default was sent on Tuesday of this week to all the Cuchares Ranch parties. He is researching lien and lawsuit options against Cuchares Ranch developers. He advises that we should hold off on a lawsuit at this time but pursue the lien option. The developers need CCMD and our water/sewer to continue with any development.

Mr. Anderson has had some discussions with the airport manager regarding the airport land lease. He will report back to the Board on the status of this matter.

- Jimmy Camp Creek Park Site Matter/SDS

The SDS has submitted a supplemental report regarding the option of going to Williams Creek. There is a public hearing in Pueblo on October 29<sup>th</sup> which Director Cantin will try to attend.

G. Fire Services – Tom Byes

- Activity Report

Fire Chief Tom Byes reported that for the month there were four medicals, three smoke/odor investigations, two fire responses and one gas leak. There have been

110 responses YTD. Chief Byes will be meeting with Colorado Springs Fire Chief Steve Cox on November 4, 2008. He will have discussions with Chief Cox concerning future and current fire protection issues pertaining to the City and Colorado Centre.

Discussion continued on a resolution regarding firefighter contributions to the 457(b) retirement plan currently utilized by CCMD employees. Resolution 2008-10-23.1 will allow the firefighters to contribute and be matched up to 3.2% by the District in accordance with the other employees of CCMD. Ms. Monroe relayed that AIG (Valic) will accept the firefighters into the 457(b) plan with no additional set-up fees.

**A motion was made and seconded to approve Resolution 2008-10-23.1 regarding Firefighter contributions to 457(b) retirement plans. Upon a voice vote, the motion passed unanimously.**

H. El Paso County Water Authority

Dr. Testa reported that the El Paso County Water Authority is considering disbanding. Another Board in Northern Colorado believes it can manage all the water authority issues. The Colorado State legislative lobbyist, Pat Ratcliff, was fired. The Transit Loss Model is still an ongoing agenda item and being managed by the EPCWA. Dr. Testa believes this is something we wouldn't want to let go of. The September 3, 2008 meeting minutes were included with the Board packets.

I. Fountain Mutual Irrigation Company – (FYI)

Minutes from the September 22, 2008 regular meeting were included with the Board packets. There are ongoing discussions regarding leasing Big Johnson Reservoir for storage. Dr. Testa stated that various "carriage" agreements that are being discussed may be a way to obtain water for Lower Fountain during the construction phase. There are ongoing discussions regarding the best way(s) to transport water to the Lower Fountain plant.

J. Lower Fountain Metropolitan Sewage Disposal District (FYI)

- Minutes

Minutes from the September 11, 2008 meeting were included with the board packet along with the Lower Fountain proposed 2009 budget.

- General Progress Update (Mike Cantin)

Director Cantin reported that Lower Fountain is very close to starting construction. The interceptor funding will be from monies that LF already has. Roger Sams is working diligently on his list of funding options. The 2009 budget was presented at the last meeting.

K. 2008 Election Ballot Update (Sandy)

We will be participating in the coordinated election to take place on November 4, 2008. Our question is 5A and concerns acquiring debt for the Lower Fountain Wastewater Treatment Plant. A Tabor notice was sent to all property owners in Colorado Centre who live outside El Paso County. Everyone is encouraged to get out and vote!

L. Neighborhood Cleanup Update

Director Ingraldi reported that 2 "cans" will be dropped at Colorado Centre Fire Station on Saturday morning. All the paint for the culverts, trash bags, food, drink, etc. have been taken care of for the clean-up. Dr. Testa would like clean-up to occur along Horizonview. Hopefully, there will be a good turn out and the weather will cooperate.

M. Public Comments

**III. Adjournment**

**A motion was made and seconded to adjourn the regular meeting at approximately 7:37 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