

**COLORADO CENTRE METROPOLITAN DISTRICT  
SPECIAL MEETING/INFORMAL WORK SESSION**

Friday, April 29, 2011 5:00 p.m.

4770 Horizonview Drive

Colorado Springs, CO 80925

Board Members Present:

Michael Cantin

Michael Terry

Joan Lucia-Treese

Karen Harvey

President, Chairman

Treasurer

Secretary

Assistant Secretary/Treasurer

Also Present:

Al Testa

Cynthia Monroe

Sandy Goad

CCMD District Manager

Assistant District Manager

Administrative Assistant

The meeting opened at 5:00 p.m. Director Cantin did not formally call the meeting to order as it is considered an informal brainstorming work session. As this is a Board and Staff Work Session no action will be taken on any items, but staff directives can be given. The Board, District Manager, and District Staff held this special meeting to review and discuss various items as stated below:

Political Issues:

- Cuchares Ranch Metropolitan District

The Mill Levy issue is still a concern. The Board conferred that as a Board they have met their fiduciary responsibility by noting that the Mill Levy is a "red flag" issue. The Cuchares Ranch residents need to become educated and take a proactive responsibility to confront this issue.

- El Paso County

The Board feels it is important to facilitate more one on one meetings with the County Commissioners and pertinent City and County committee members.

- City of Colorado Springs

The Board would like Dr. Testa to confer with the City about possible land swaps to make Colorado Centre "whole". Dr. Testa will start the ground work on this. He will prepare maps to illustrate how new boundaries and land swaps would become a win/win situation for both the City and Colorado Centre.

- EPA's Nutrients Standards

The Board would like us to continue educating the resident's about the nutrients standards and the potential burdensome financial impact on water/sewer districts. Dr. Testa will meet with CSU's Jerry Forte to express our concerns about the possible stringent nutrient standards. Director Terry will meet with various officials from the City to voice his concerns. Director Cantin volunteered to attend any meetings with him.

- HAC

As with many agencies there is a tremendous shortfall of funds needed for important highway/road projects. Director Lucia-Treese is the at large member on the HAC Board and has been very vigilant about informing the Board and Staff of any new projects, issues, etc.

- Other Relationships to be Fostered

Other relationships to possibly foster are the Drainage Board and Planning Commission.

Legal Issues:

- Nothing in particular to discuss for this session

Financial Issues:

- Water Plant with "Green" Component to obtain 0% financing on 100% of the project.

Dr. Testa will explore possibilities of having a "Green" component when we build the water plant. Having a "Green" component could benefit us financially. Director Cantin is opposed to having solar panels. Dr. Testa will look into this. Using wind generators is one possibility to look at.

First Responder Issues:

- Nothing in particular to discuss for this session. The rates will be going down as more new homes are being built and sold.

General Issues:

- Management working on new Employee Manual and Revised Rules and Regulations.

Dr. Testa has been working on a new Employee Manual. His research and compilations are based on the City of Colorado Springs manual. A Special

Meeting will be planned so that the final version can be worked out. Director Treese has human resources experience and offered any input that may be helpful.

- Directors' Reimbursement for Incidental Expenses Related to Work on Behalf of CCMD.

After discussion it was determined that a Resolution will be presented at the next board meeting which will allow Directors' reimbursement of incidental expenses related to work on behalf of CCMD.

#### Operations:

##### Water:

- Remote Water Metering System

Dr. Testa has negotiated a 4-year contract for the remote water metering system. We will address full compliancy in 2012.

- New Treatment Plant

Dr. Testa will solicit RFP's (Request for Proposal) from engineering firms. These proposals will need to outline a complete/whole package of the needed project.

- SWA/PP

In order to receive the final grant monies, information has been posted on the web site and in the newsletters regarding Best Management Practices for the CCMD SWAP plan. An informational open house will tentatively take place on August 6, 2011. There will be information booths set up regarding the fire department, Lower Fountain, SWAP, etc. State & County representatives/commissioners, Jim Heckman from Lower Fountain, and others will be asked to attend.

- Capital Improvement Plan

Dr. Testa will research replacement costs of our current water/sewer systems.

##### Wastewater:

- Gravity connection to LFMSDD's interceptor from CCMD's lift station

This project is already in the budget and will be facilitated in cooperation with Fountain Sanitation.

- Alternative Sewer User Fee

Dr. Testa compiled alternative ways to calculate the sewer user fee. After discussion the Board conferred that it is best at this time to stay with the current

way CCMD calculates the sewer user fee (Based on the average monthly water consumption during the months of December and January).

- Removal of Ohio's Surface Improvement

This is not a necessary project at this time. The structures will remain intact.

- Capital Improvement Plan

Dr. Testa will research a "Grid Removal System" for the lift station. Other future improvements will be addressed at a future date.

Parks: What Next? – Public is not participating with comments.

The Board would like Dr. Testa to research installing some steel benches (six total) in the treed areas of the parks. Also, more spools need to be placed in and around the park areas.

Drainage: Nothing in particular to discuss for this session.

Street Lights: Nothing in particular to discuss for this session.

Trash Service Issues: Nothing in particular to discuss for this session.

Other Issues:

The roads are washing away at the ends of Brisk Breeze, Cool Shadow and the North tip of Sleepy Creek. Director Treese will address this at the next HAC meeting. She will ask Mr. Velazquez to take some pictures of these areas that she can take to the meeting with her.

The special work session was adjourned at 9:20 p.m.