

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

Thursday, July 23, 2015 at 5:30 PM  
4770 Horizonview Drive  
Colorado Springs, CO 80925

Board Members Present:

Michael Cantin	President, Chairman
Shawn Eccles	Vice President, Vice Chairman
Joan Lucia-Treese	Treasurer
Karen Harvey	Secretary
Floyd Edwards	Assistant Secretary/Treasurer

Also Present: Dr. Al Testa, Cindy Monroe, Paul Anderson, Josh Winter, Pedro Velazquez.

**I. Preliminary**

- A. Call to Order  
Director Cantin called the meeting to order at approximately 5:33 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 June 25, 2015.

**A motion was made and seconded to approve the Minutes of the Regular Meeting of June 25, 2015. Upon a voice vote, the motion passed unanimously.**

- B. Board's Time

Director Lucia-Treese commented that she put a call into the County Hot-line regarding the pot-hole on Bramble Lane. We are now on the list for pot-holes to be repaired. Please encourage all residents to keep calling the Hot-line and hopefully repairs will be made in a timely manner.

- C. Changes to the Agenda

No Changes.

- D. Public Comments – Maximum of 5 minutes per person who has signed in.

No Public Comment.

E. Review of District Finances (Cindy)

- Bank Balances

Ms. Monroe gave the report on bank balances at this time. As of July 22, 2015 the District has \$2,752,182.26 in funds. The District's expendable funds are \$2,500,989.48.

- June, 2015 Budget Review

Ms. Monroe presented the budget review for calendar year 2015, month of June.

- Bank Transfers and Other Financial Activities

Dr. Testa presented a Resolution regarding the establishment of a standing line of credit with Farmers State Bank. The Board confers that establishing a line of credit to supplement or finance new and existing capital projects and related maintenance within the District is in the public interest. The Board authorizes Dr. Testa to negotiate and establish on the District's behalf a standing line of credit of up to \$1 Million with Farmers State Bank on such terms the District Manager deems to be reasonable, beneficial and favorable for the District.

**A motion was made and seconded to approve Resolution No. 2015-07-23.1 Regarding the Establishment of a Standing Line of Credit with Farmers State Bank. Upon a voice vote, the motion passed unanimously.**

F. Approval of Payables (Board)

The Board reviewed the list of payables.

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

G. District Operations

- Parks, Water and Sewer Systems (Pedro)

Mr. Velazquez reported that the field personnel continue to be very busy. They have been pumping approximately 250,000 gallons a day. There was a minor problem with one of the water pumps which we were able to repair rather quickly. We are continuing to work on cutting the grass in all the parks and common areas. The tractor broke down so it had to be repaired. No problems have been encountered with wastewater. The field personnel have been throwing deterrent tablets on the areas affected by mosquitos. Hopefully this will alleviate some of the problems with mosquito infestation.

The existing power was installed on top of the tank and the small building was taken down. This will greatly decrease maintenance issues.

- Augmentation and Usage Reports (AI)

The District produced 9.4 million gallons of water in June and sold approximately 9.2 million gallons. There was approximately 3.3 million gallons of wastewater metered to Lower Fountain. Dr. Testa is still conferring with Mr. Heckman regarding the possibility of the meters not working correctly. The system is “making water” which is not possible. We still have excess augmentation water but we are not selling any of the excess. Dr. Testa will be modifying the report to add the Bradley Heights interim water information (CSU’s water). The Consumer Confidence Report was submitted to the State.

- Upgrade at Water Tank – (Pedro)

This item was reported on by Mr. Velazquez earlier in the meeting.

- Water Filtration Plant Design Progress and Permitting and Approval of Invoices, if any.

The Site Plan Permit has still not been finalized so work is at a standstill. Materials have been delivered to the site so will be on hand when construction begins. Signs and notices in the newsletter will be placed to inform individuals that the construction area is a no trespassing area.

- Filtration Plant Construction and Approval of Invoices No. 3.

Dr. Testa reported that T-Bone Construction submitted a Pay Request for Invoice No. 3 for the amount of \$74,320.75.

**A motion was made and seconded to approve T-Bone Construction Pay Request Invoice No. 3 for the amount of \$74,320.75. Upon a voice vote, the motion passed unanimously.**

- Progress on Purchase of Nearon’s Parcels-Update (AI)

The closing for the Nearon Parcels took place on Tuesday, June 30, 2015. The parcels are now owned by Colorado Centre. This is an excellent investment in land for a very low cost to Colorado Centre. The Work Session in October, 2015 will be an excellent venue for discussions regarding future possibilities for these parcels.

- Update on Cuchares Development (Cindy, Sandy, Al).

Filing 5 has only one lot left to sell and there have been two more lots sold in Filing 6 in July. The total to date for all the filings is 325 (Build out is 408). The Cuchares Ranch Service Plan Amendment is not completed to date.

- Bradley Heights Update-Status of IGA with CSU (Al)

The Engineer is finalizing the plans and once they are in compliance with CSU and CSU approves the plans, then Colorado Centre will accept them.

- BOD's Work Session

Dr. Testa reported that a work session for the Board of Directors and Dr. Testa has been planned to take place in Telluride, Colorado Friday Oct. 2, 2015-Sunday October 4, 2015.

#### H. Legal Report (Paul)

Mr. Anderson reported that he has <sup>not</sup> been asked by Jim Heckman to represent Lower Fountain with the inclusion negotiations with CSU. He assured the Board that if there is a possibility of a conflict of interest, he would step down from representing Lower Fountain.

There is still no response from Hanna Ranches regarding the easement relocation for the discharge pipe; therefore Jim Heckman has decided to stay with the easement already in place.

The Cuchares Ranch Service Plan Amendment has not been finalized. A Regional Water Authority meeting will take place on August 5, 2015.

#### I. Fire Department Report (Josh Winter)

Fire Chief Josh Winter said that there have been 9 alarms in the last month. The Firefighters delivered a baby in a car this month. Chief Winter has been conferring with Security regarding transporting. Because of the shorter distance, this would be a benefit to Colorado Centre. He has also been talking with ESA to see if this is something that can be done and still keep the contract with ESA,

#### J. Fountain Mutual Irrigation Company (Al)

The minutes of the June 11, 2015 Regular Board meeting were included with the Board packets. The repairs to the outlet gate at Big Johnson Reservoir are still not completed. The I-25/Cimarron (8<sup>th</sup> Street) Interchange Project is ongoing. They are working on restructuring the management of Fountain Mutual.

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

Minutes of the June 11, 2015 Regular Board Meeting were included with the Board packets plus the Agenda for the July 9, 2015 Regular Board Meeting.

Director Cantin reported that approval for the major completion of the Nitrogen Control Project and the warranty to "kick in" occurred on June 17, 2015. We will continue with looking at the phosphorous portion. We have \$80,000 to spend on a pilot program to determine what needs to be accomplished. There are ongoing issues with the clarifier.

CSU will be coming to the August 11, 2015 regular meeting to request inclusion into Lower Fountain.

Director Eccles inquired if chickens and roosters are allowed in the neighborhood. The Board conferred that chickens are allowed but no roosters. Director Eccles can call County enforcement with any complaints about the rooster.

L. Executive Session, if needed. Used for legal, contract and personnel matters only.

No Executive Session needed.

**III. Adjournment**

**A motion was made and seconded to adjourn the regular meeting at approximately 6:38 p.m. Upon a voice vote, the motion passed unanimously.**

Respectfully Submitted,



Michael Cantin, President



Karen Harvey, Secretary