

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

Thursday, February 16, 2017 at 5:30 PM  
4770 Horizonview Drive  
Colorado Springs, CO 80925

Board Members Present:

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

Also Present: Cindy Monroe, Al Testa, Paul Anderson, Sonny Burnett, Pedro Velazquez and Sandy Goad

**I. Preliminary**

- A. Call to Order  
Director Cantin called the meeting to order at approximately 5:34 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 January 19, 2017.

Mr. Anderson commented that in the legal section there were two errors. The first sentence in the first paragraph should read "Regional Water Authority" not "Rural Water Authority". The first sentence in the fourth paragraph should read "Ground Water Commission" not "Brown Water Commission". The corrections will be made.

**A motion was made and seconded to approve the corrected Minutes of the Regular Meeting of January 19, 2017. Upon a voice vote, the motion passed unanimously.**

- B. Board's Time

Director Lucia-Treese commented that the El Paso Public Works Department is applying for a Federal Grant for Colorado Centre only. Through this proposed Grant the County will be removing curbs and sidewalks that are not ADA

compliant, fixing tripping or wheelchair hazards on existing sidewalks, and installing pedestrian ramps at intersections to ensure that the community can safely traverse. The Grant is for \$200,000 but is renewable every year. Director Lucia-Treese has sent a personal letter of support to the County for this project. All letters of support will be appreciated and greatly improve the likelihood of Grant approval. Director Joan Lucia-Treese is a member of the El Paso County Highway Advisory Committee (HAC) and has been instrumental in keeping the County apprised of the need for road and sidewalk repairs in and around Colorado Centre.

C. Changes to the Agenda

No Changes.

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

There are approximately 26 homes that the depth of the curb stop water valves prevent quick access in the event of a service line failure or leak. A certified letter was sent to all customers with this problem informing them of the situation and any liability if they decide not to have the valve repaired.

Mr. Wodell, a resident of Colorado Centre was one of the residents who received the letter and he and his wife haven't made a decision as to whether they will have the repairs made. He is in attendance and commented that the District would benefit from doing a little "PR" work in regards to a neighbor of his that repaired his own valve. The repairs have left items sticking out of the ground making an unsafe and unsightly situation. He suggested that the District talk to this individual and suggest ways to improve the repair area. The Board would like Mr. Velaquez and the District Manager, Cindy Monroe, to look into this situation and suggest a reasonable solution for cleaning up the repair area.

E. Review of District Finances (Cindy)

- Bank Balances

Ms. Monroe gave the report on bank balances at this time. As of February 10, 2017 the District has \$1,857,596.39 in funds. The District's expendable funds are \$1,558,161.17.

- January 2017 Budget Review

Ms. Monroe reported on the January 2017 Budget Review.

- Bank Transfers and Other Financial Activities

A transfer letter was signed to transfer from Farmers State Bank to our Wells Fargo Bank for payment of monthly payables.

F. Approval of Payables (Board)

**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 all systems are running efficiently. We are pumping less water this month.

The discrepancy between the Lower Fountain and Marksheffel plant meters has been corrected. Director Edwards commented there was a “shielding/sensor issue which was Lower Fountain’s problem (they were making water)”.

The weather hasn’t cooperated for them to install the new swing. The “pea gravel” pile will be put in the Parkview Park. Earlier in the meeting Director McClintock had asked if the pile of “dirt” by the water plant was going to be cleaned up by T-Bone. Mr. Velazquez commented that it is the District’s pea gravel/dirt pile that will be dispersed in Parkview Park.

Cuchares Ranch is finished with all foundations in place. The meters will be installed when the houses are completed.

- Discussion of Water Rights Representation (Paul)

Director Cantin commented that Mr. Anderson had called him and requested that he be considered to take over the District’s Water Rights Representation.

At this time there was discussion regarding the possibility of Mr. Anderson becoming our Water Rights Legal Representative. The Boulder, Colorado firm of Porzak, Browning & Bushong have been our Water Rights Representatives for approximately thirty years. Director Cantin suggested that the current water representatives should have an opportunity to meet with the Board and discuss their continuing representation for Colorado Centre. After a brief discussion this matter was tabled and will be addressed in executive session.

**A motion was made and seconded to continue discussion of Water Rights Representation in Executive Session. Upon a voice vote, the motion passed unanimously.**

- Augmentation and Usage Reports (AI)

Dr. Testa reported that for the month of January we produced approximately 5.2 million gallons of water and sold approximately 5.1 million gallons. There is a slight water loss which we are tracking.

Dr. Testa gave the augmentation report for water paid in period November, 2016-October, 2017 for augmentation period November, 2014-October, 2015. The augmentation report form was included in the board packets.

Included in the board packets was a Certificate of Accomplishment from the Colorado Department of Public Health and Environment. This certificate acknowledges the successful development, completion and implementation of a source water protection plan. Colorado Centre completed the District's Source Water Protection Plan seven years ago (October 23, 2010.) A copy of the plan is in the office and on the website.

- Pay Request by T-Bone Construction for the Completion of the Waterline Extension north of the Filtration Plant and start of 2 year warranty on workmanship only, as of 2/1/17.

T-Bone Construction submitted a pay request for the Completion of the Waterline Extension north of the Filtration Plant. After discussion this pay request was approved.

**A motion was made and seconded to approve the T-Bone Construction pay request of \$38,750.19 for the Waterline Extension north of the Filtration Plant. Upon a voice vote, the motion passed unanimously.**

**A motion was made and seconded to approve the start of the 2 year warranty on workmanship only of the Waterline Extension, as of 2/1/17. Upon a voice vote, the motion passed unanimously.**

- Bradley Heights Update – (AI)

Nothing new to report.

Dr. Testa commented that many years ago Black Hills Energy installed a gas line in CCMD's easement. He recommended that Mr. Anderson research this for the District. He will get all the information about the parcel and meet with Mr. Anderson to discuss any ramifications of this easement situation.

Director Lucia-Treese commented that Widefield School District is going to float a bond levy for monies to build a K-8 school at Lorson Ranch. Director Lucia-Treese's concern is that there are two sites in Colorado Centre for Widefield to build schools. She feels that Widefield School District should sell the Colorado Centre land to get the monies for the schools before floating a bond levy. The Board would like District Manager Cindy Monroe to get in touch with Widefield School District regarding selling the land to Colorado Centre or to other entities for development. There are two parcels in Colorado Centre and they are 9 acres each. Ms. Monroe will follow up and confer with Widefield School District and the County and report back to the Board.

- Accept Cuchares Ranch Filing 6 2-Year Warranty Expiration as of January 21, 2017 upon final Inspection by District.

There was a brief discussion regarding acceptance of the Cuchares Ranch Filing 6 2-year warranty.

**A motion was made and seconded to approve the Acceptance of Cuchares Ranch Filing 6 2-Year Warranty Expiration as of January 21, 2017 upon final Inspection by the District. Upon a voice vote, the motion passed unanimously.**

#### H. Legal Report (Paul)

Mr. Anderson reported that Dr. Testa will be taking over the Regional Water Authority meetings and reports to the Board. Also, he will attend meetings and report back on the Transit Loss Model issues. There will be emphasis this year by the WQCC on transportation projects and little funding for water projects.

The Fountain Creek Water Shed District have decided on a flood control plan at their meeting in January, 2017. The plan has not been posted yet. (The Fountain Creek Watershed is located along the central front range of Colorado. It is a 927-square mile watershed that drains south into the Arkansas River at Pueblo. The watershed is bordered by the Palmer Divide to the north, Pikes Peak to the west, and a minor divide 20 miles east of Colorado Springs. A watershed is a region that drains into a river, river system, or other body of water.)

Mr. Anderson has not heard back from County Attorney Cole Emmons regarding the Service Plan Amendment. He will follow-up on this.

The Bill that we talked about last month regarding access to public records/information is still active. The records/information will be required to be produced in a certain form ("structured data"). Another bill he is tracking concerns the role of election "watchers".

He is tracking HB-1100 and HB-1167. HB-1100 concerns requiring prepayment by a contract purchaser before the contract purchaser can be considered an eligible elector (this will insure that an eligible elector is a “real person” and not a corporation, etc.) HB-1167 concerns candidate petition filing deadlines being adjusted. This will give the Secretary of State Election officials more time to review the petitions to make sure they are legitimate and compliant.

I. Fire Department Report (Josh Winter)

Captain Sonny Burnett reported for Chief Winter who was unable to attend tonight’s meeting. To date there have been eleven alarms. Our Fire Engine had a pump leak and the repairs have been completed and the truck will be picked up tomorrow and back in service.

District Manager Cindy Monroe facilitated the purchase of a new washing machine and minor roof repairs. Chief Winter ordered three more sets of bunker gear.

J. Fountain Mutual Irrigation Company (AI)

The minutes of the January 11, 2017 Board Meeting were included with the Board packets.

Dr. Testa reported that Big Johnson is now dry and will be dredged for more capacity. The budget will determine how much work can be done at this point. This will most likely be a two-year project.

K. Lower Fountain Metropolitan Sewage Disposal District (Floyd)

The minutes of the January 12, 2017 Regular Board meeting minutes and the February 9, 2017 Agenda were included with the Board packets.

Director Edwards reported that next month representatives from Ameresco Solar will be giving Lower Fountain a report on the solar possibilities for the plant.

The phosphorous plant contract is in the works and statement of qualifications from contractors will give the Board and staff an opportunity to complete a list of pre-qualified contractors before the bidding process. Director Edwards has been “volunteered” to review these packets. A selection of pre-qualified contractors will be completed by March 31, 2017. Bidding documents will be available approximately May 17, 2017. Garry Marshall from Colorado Springs Utilities would like to participate on the selection panel. Director Edwards is now Vice-President of Lower Fountain.

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

Upon Motion the Board went into Executive Session at 6:55 p.m. pursuant to C.R.S. Section 24-6-402(3) (a) (II) and closed at 7:31 p.m.


The topic discussed during executive session was legal representation for Colorado Centre Metropolitan District's water rights and no action was taken.

No further discussion was needed.

### III. Adjournment

**A motion was made and seconded to adjourn the regular meeting at approximately 7:32 p.m. Upon a voice vote, the motion passed unanimously.**

Respectfully Submitted,

  
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Michael Cantin, President

  
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Floyd Edwards, Secretary