

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

Thursday, July 27, 2017 at 5:30 PM  
4770 Horizonview Drive  
Colorado Springs, CO 80925

Board Members Present:

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

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

**I. Preliminary**

- A. Call to Order  
Director Cantin called the meeting to order at approximately 5:35 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 15, 2017.

**A motion was made and seconded to approve the Minutes of the Regular Meeting of June 15, 2017. Upon a voice vote, the motion passed unanimously.**

- B. Board's Time

Director Lucia-Treese reported that the El Paso County Board of County Commissioners approved the Community Development Advisory Board 2017 figures from HUD and Colorado Centre will get the needed curb and sidewalk repairs. The repairs will probably begin on the old side near Chieftan and Anvil. The County will probably work together with the City of Fountain because Fountain has curb and gutter work to be done. Doing these together will save on costs for the projects.

Director McClintock reported that she has been in contact with Sarada Connors who is the on air host of KVOR AM radio show "Our Town". "Our Town" is a show that spotlights the community. It is live every Saturday 2-3 pm on KVOR.

The Board concurred that this would be a good program to be a guest on, especially with the recent concerns about drinking water in Security, Widefield and the City of Fountain. Ms. Connors will be contacted and a guest appearance by the Board, Dr. Al Testa and District Manager Cindy Monroe will be scheduled.

C. Changes to the Agenda

No Changes

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

Resident Chris Dunlap addressed the Board at this time. His son was one of the individuals who participated in the graffiti vandalism at the skate park. He apologized for his son's participation and commented that this will never happen again. He would like some clarification about the restitution that will be imposed. Ms. Monroe explained that the restitution includes paint and labor and is approximately \$1,600. Ms. Monroe just received the victim impact statement which will be presented to the court. The Board reiterated that the court process needs to be completed before any decisions will be made. His son was in attendance but made no comments.

Mr. Steve Mulliken, attorney for the Bradley Heights/Case project, was in attendance. He commented that they have been working with the City of Colorado Springs, have been included in Lower Fountain, and have been talking to builders in the community. Challenger Homes said that this project wouldn't work at this time because the numbers are not close to what they need to be. We can't get under \$300,000 per home which is what would work in this market. Mr. Mulliken stated that right now Case does not have a project.

E. Review of District Finances (Cindy)

- Bank Balances

Ms. Monroe gave the report on bank balances at this time. As of July 27, 2017 the District has \$2,271,150.38 in funds. The District's expendable funds are \$1,967,024.95.

- June 2017 Budget Review

Ms. Monroe reported on the June 2017 Budget Review.

- Approve Resolutions to Certify Liens to El Paso County

The lien that was going to be certified to El Paso County has been through this Lien and Certification process several times. After discussion it was determined

that the District needs to foreclose on the property. The property is owned by James E. Morris, Jr. and the address is 9224 Granger Lane, Colorado Springs, Colorado.

**A motion was made and seconded to file a foreclosure action on Lot 91 Colorado Residential Filing No 2, El Paso County, 9224 Granger Lane, Colorado Springs, Colorado. Upon a voice vote, the motion passed unanimously.**

- Bank Transfers and Other Financial Activities

A check was signed authorizing the transfer of excess monies from Wells Fargo checking into the money account at Farmers State Bank.

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 that all systems are running efficiently (water and wastewater). Water usage is up because of the hot, dry weather. We are pumping 450,000 to 500,000 gallons a day. 145,000 gallons of wastewater is flowing to Lower Fountain each day. They continue to work on cutting grass in the parks and open areas, locates, disconnections and landscaping.

- Augmentation and Usage Reports (Al)

Dr. Testa reported that for the month of June, 2017 we produced approximately 13.4 million gallons of water and sold approximately 13.1 million gallons. We sent approximately 4.5 million gallons of wastewater to Lower Fountain which indicates there is a substantial amount of irrigation water being used.

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

Dr. Testa commented that the Lower Fountain loan needs to be in place before we construct the fifth well.

District Manager Cindy Monroe commented at this time that it was discovered that the Cuchares HOA has been paying for seven street lights that Colorado

Centre is responsible for paying. After discussion it was determined that Colorado Centre Metropolitan District will assume responsibility for payment of the seven street lights in Filing 6 of Cuchares Ranch.

**A motion was made and seconded to approve paying for Filing 6 Cuchares Ranch seven street lights. Upon a voice vote, the motion passed with Directors Cantin, Eccles, Lucia-Treese and McClintock voting Yea and Director Edwards voting Nay.**

- Development of District's Lands

After talking to an engineering firm Dr. Testa commented that it would be best to rezone and replat. To do this the cost would be under \$40,000. Changing the zoning would make it more desirable to a developer.

**A motion was made and seconded to re-zone the CCMD 26 acres to a PUD (Planned Unit Development). Upon a voice vote, the motion passed unanimously.**

- Bradley Heights Update (AI)

Reported on earlier in the meeting by Steve Milliken.

#### H. Legal Report (Paul)

Mr. Anderson commented that he met with El Paso County Attorney Cole Emmons regarding the Service Plan Amendment. Mr. Emmons is now making this a priority item. Craig Dossey of the County is also working on a solution possibly making it a non-material modification to the Service Plan. No conclusion has been reached.

Mr. Anderson commented that the Meridian District is adding another recharge facility.

Mr. Anderson reported that the searchable document database is not "a big deal" because most of the documents that would be needed are already archived in PDF format.

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

Chief Winter reported that there have been 11 alarms to date this month. Six of these alarms were in the same day.

Chief Winter commented that he continues planning for the 2017 Fire Safety Day. He has determined that it will take place on October 21<sup>st</sup>. He is considering having a Fun Run to kick off the event.

He has been very frustrated with El Paso County Code Enforcement and mitigation issues. The City has no interest in mowing the areas around the south and east perimeter fences and the tall grasses/weeds up against the fences around Cuchares Ranch. The City's focus is on chipping and removing trees and shrubs. Director Lucia-Treese commented that she has been working with Colorado Springs City Councilman Andy Pico regarding the Banning Lewis Ranch property owned by Norwood Development to see if Norwood would do something about the tall grasses and weeds. She will report on any new developments regarding this issue.

The Brush Truck repair will be facilitated in the near future because Fouts and a parts vendor are working together to get the repairs done.

Talks with Colorado Springs Fire Department regarding a new contract have been put on the back burner. The Board wants to move ahead with a 17-20 year contract.

J. Fountain Mutual Irrigation Company (AI)

The minutes of the June 25, 2017 regular board meeting were included with the Board packets. Dr. Testa reported on the operations of the by-pass pipeline, Big Johnson Reservoir, and the outfall structure below the Reservoir. The new pipeline is functioning very efficiently. They have started building a road into the outlet structure. The objective is to start refilling Big Johnson in the fall of 2019. FMIC continues to buy water from Colorado Centre Metropolitan District.

The City of Fountain Water Superintendent and Water Resource Engineer, Mike Fink, who is the new Board member, is a real asset to the Board and brings a lot to the table.

K. Lower Fountain Metropolitan Sewage Disposal District

The minutes of the June 15, 2017 Regular Board meeting and the July 13, 2017 Agenda were included with the Board packets. Director Edwards provided the Board with a flow chart of the phosphorus control facility work schedule. They are projecting that the control facility will be on line in late June, 2018 or early July, 2018. No numbers have been given to us as to the final costs of the phosphorus control facility. The September meeting has been changed to September 7, 2017 because the original scheduled meeting conflicted with the Special District Association annual conference.

Director Edwards commented that Jim Heckman is looking into hiring an engineer who will fill the newly created position of Assistant Manager. This will go along with his plans to retire in five years.

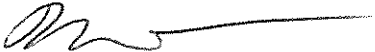
- L. Executive Session, if needed. Used for legal, contract and personnel matters only.

No Executive Session was needed.

### III. Adjournment

A motion was made and seconded to adjourn the regular meeting at approximately 7:03 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