

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

Thursday, August 17, 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, Frankie Diaz and Sandy Goad.

I. Preliminary

- A. Call to Order
Director Cantin called the meeting to order at approximately 5:32 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 July 27, 2017.

A motion was made and seconded to approve the Minutes of the Regular Meeting of July 27, 2017. Upon a voice vote, the motion passed unanimously.

- B. Board's Time

Director McClintock reported that a resident informed her that there were individuals living in the garage of one of her neighbors. She wasn't sure what needed to be done about this situation. The Board concurred that the resident would need to call the Sheriff to report the activity. Director McClintock said that is what she told the resident but she wanted to make the Board aware of this situation.

- C. Changes to the Agenda

No Changes

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

Mr. Norman Wodell, a resident of the District, inquired about the hardness of the water and how the residents can get information on this subject. Information will be placed in the newsletter regarding the hardness of CCMD water. Also, the State mandated annual Consumer Confidence Report is an excellent resource. Mr. Wodell also inquired about the status of having an RV park in the area. A survey was taken and there was little interest in having an RV park. Also, the liability prevents building an RV park in the Colorado Centre area.

Other comments by Mr. Wodell pertained to the Fountain Valley Senior Center and the fact that the Colorado Centre area is part of their service area. There are many services that the older adults can utilize including a transportation program. Information will be placed in the newsletter regarding the Fountain Valley Senior Center.

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 \$2,303,424.61 in funds. The District's expendable funds are \$2,000,899.18.

- July 2017 Budget Review

Ms. Monroe reported on the July 2017 Budget Review.

- Discuss KVOR Interview

Our Town is a show that spotlights the community. It is live every Saturday 2-3 PM on KVOR. On August 12th the CCMD Board of Directors (Michael Cantin, Shawn Eccles, Joan Lucia-Treese, Floyd Edwards and Jackie McClintock), Consultant Dr. Al Testa and District Manager Cindy Monroe were a part of the program. A thank you was sent to the on air host Sarada Connors and a request to feature CCFD's Fire Safety Day Event on Ms. Connors program was made.

- Bank Transfers and Other Financial Activities

Ms. Monroe reported that the Bank of New York fees have risen approximately \$700.00. The Board requested that Ms. Monroe look into the rising costs and BNY's justification for the increase.

Ms. Monroe commented that all three victim impact statements and requests for restitution were sent to the Court. The District has not received a response from

the Courts. The adult vandal is going to Court on August 24, 2017 for an arraignment hearing. Ms. Monroe will attend this hearing.

Also of interest, Ms. Monroe reported that a gentleman from Keller Williams Real Estate contacted her and wanted to know if the District would be interested in purchasing water rights from his client. His client is selling 54 acre feet of water rights for 2.2 million dollars. The Board stated that in the past we have purchased water rights at a substantially lower cost and there would be no interest in purchasing water rights from his client.

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. Diaz reported that all systems are running efficiently (water and wastewater). Water usage is down due to significant rainfall in the last month. 145,000 gallons of wastewater is flowing to Lower Fountain each day. They cleaned the filtration tank and removed the manganese that is being filtered out of the water. He had a sample of what has been removed and this will be displayed in the office. They continue to work on cutting grass in the parks and open areas, locates, disconnections and landscaping. They have placed "donuts" on standing water to kill the mosquito eggs. New mulch will be spread in Mosko Park.

Ms. Monroe has been researching the placement of a light in the skateboard park. Mountain View Electric cost would be approximately \$4,000.00 for a light. She will look into the cost of installing one ourselves.

- Augmentation and Usage Reports (Al)

Dr. Testa reported that for the month of July, 2017 we produced approximately 12.7 million gallons of water and sold approximately 12.2 million gallons. We sent approximately 4.6 million gallons of wastewater to Lower Fountain.

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 also included reports on historical water demand and wastewater flow with the board packets. This data is very helpful when compiling the budget for 2018.

- Development of District's Lands – Review and Approval of Westwork Engineering Proposal to do the Rezoning of Parcels (A1)

Westwork Engineering submitted an engineering proposal to do the CCMD 26 acre rezone. The land will be rezoned to a PUD (Planned Unit Development). The total cost is under \$10,000 and will take 4-6 months to complete. The company accepted all of Dr. Testa's "red mark" changes.

A motion was made and seconded to accept the Westwork Engineering Proposal to do the Rezoning of Parcels. Upon a voice vote, the motion passed unanimously.

H. Legal Report (Paul)

Mr. Anderson commented that he has composed a Draft Complaint on Foreclosure action (Morris property at 9224 Granger Lane). He will email the Complaint to the Board for editing and approval. He continues discussions with El Paso County Attorney Cole Emmons regarding the Service Plan Amendment. Mr. Emmons is now making this a priority item and is attempting to convince Craig Dossey of the County to make it a priority also. No conclusion has been reached.

The Water Resources Review Committee will be meeting next week. The committee studies the conservation, use, development, and financing of the water resources of Colorado for the general welfare of its inhabitants and reviews and proposes water resources legislation. The committee will be reviewing comments on public water plans. There are proposed revisions to Regulation 84 (Reclaimed Water Uses-Denver) which he is tracking.

I. Fire Department Report (Josh Winter)

The fire engine is at Fire Max for repairs but the issue they have been having hasn't been able to be reproduced so that Fire Max can make any necessary repairs. If nothing is reproduced the engine will be returned and Fire Max will send a repairman to the station if the problem arises again.

Chief Winter reported that the areas around the south and east perimeter fences and the tall grasses/weeds up against the fences around Cuchares Ranch have been mowed. It is not clear who did the mowing. Director Lucia-Treese commented that she has been working with Colorado Springs City Councilman Andy Pico regarding mowing and clean-up issues. He thanked resident Mr. Hibbert, who was in attendance, for his help with this mowing/clean-up issue.

Talks with Colorado Springs Fire Department regarding a new contract took place. The City has contractually committed to building two new engines at a

cost of \$496,000 each. The cost of an engine will rise approximately 3% per year. After discussion the Board wants to move ahead with a 17-20 year contract and continue negotiations and completion in 2018. Chief Winter will be working with the new Battalion Chief on this matter.

Planning continues for Fire Safety Day on October 21, 2017. Contract Fire Fighter Don Chittenden has been helping with the planning. Director Cantin has been attempting to get "Smokey the Bear" to attend and feels that this is a real possibility.

J. Fountain Mutual Irrigation Company (AI)

The minutes of the July 20, 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. The road into the outlet structure is approximately 1/3 finished. The objective is to start refilling Big Johnson in the fall of 2019. FMIC continues to buy augmentation water from Colorado Centre Metropolitan District.

The City of Fountain Water Superintendent and Water Resource Engineer, Mike Fink, who is the new Board member, requested on behalf of the City of Fountain that FMIC reconsider diverting Fountain's portion of the No. 4 water right through the ditch system for use by the company or other shareholders. Fountain wants to create a record of flow. They also must pay for maintenance if this is approved. The State requirements and a water court case must be filed within 5 years after filing with the State.

K. Lower Fountain Metropolitan Sewage Disposal District

The minutes of the July 13, 2017 Regular Board meeting and the August 10, 2017 Agenda were included with the Board packets. Director Edwards and Dr. Testa will be meeting with 6 contractors on August 22, 2017 for a pre-bid conference for the Phosphorous Control Facility. The bids will come back on September 6, 2017. 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 correct information is not getting conveyed to all entities involved. Dr. Testa has concerns about the cost estimates and has been conferring with Jim Heckman and Roger Sams about this issue. The budget estimates and cost estimates do not correlate at all. It is imperative that all entities be included in any and all information pertaining to the control facility. Attorney Connie King is working on getting an extension on permits. A full time operator will be hired when the Control Facility is completed.

There are some minor maintenance issues which Tim Long is efficiently taking care of.


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 7:10 p.m. Upon a voice vote, the motion passed unanimously.

Respectfully Submitted,



Michael Cantin, President



Floyd Edwards, Secretary