

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

Thursday January 23, 2020 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
Jackie McClintock	Secretary
Floyd Edwards	Assistant Secretary/Treasurer

Also Present: Dr. Al Testa, Cindy Monroe, Paul Anderson and Pedro Velasquez

**I. Preliminary**

- A. Call to Order  
Director Cantin called the meeting to order at approximately 5:30 pm.
- B. Roll Call – All Board members were present. 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 December 6, 2019.

**A motion was made and seconded to approve the Minutes of the Regular Meeting of December 6, 2019. Upon a voice vote, the motion passed unanimously.**

- B. Board's Time

Director McClintock advised that she would not be present at the Board Meeting on February 27, 2020.

- C. Changes to the Agenda

No changes to the Agenda.

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

- Dixie Wodell advised that she was denied access to the restroom at Colorado Centre Metropolitan District's Administration office. Mrs. Wodell stated that she understands the policy is to protect the staff but everybody at Colorado Centre Metropolitan District knows her. Mrs. Wodell explained that she is not the bad guy down the street who is angry about everything. Mrs. Wodell stated that instead of being ugly she went home and voiced her opinion on Face Book. Mrs. Wodell stated that there is a lot of discontent about Colorado Centre Metropolitan District. Mrs. Wodell's inquired if the District could create a community spirit and educate residents so that there is not so much discontent and anger.

Mrs. Wodell went on to explain that her other issue is that she is now the Chair Person for the Regional Advisory Committee for the Agency on Aging for the Pikes Peak Council of Governments and they work to provide services in the communities in El Paso County, Park County and Teller County. Mrs. Wodell is seeking input for requests for services or providers.

Director Cantin asked for any comments concerning Mrs. Wodell's statements.

Director Lucia-Treese stated that she hears what Mrs. Wodell is saying and that she appreciates it. Director Lucia-Treese went on to explain that Colorado Centre Metropolitan District spent a lot of money putting security into the Administration Building because we have had to call the Sheriff out. Director Lucia-Treese explained, we know you but we also know all the other residents out here as well. Director Lucia-Treese advised that if we let one person, we would need to let everyone in and that jeopardizes the welfare and safety of our staff. Director Lucia-Treese went on to explain how she has been in the office on disconnect day and it really boggles her mind how the staff is treated by residents of the community. Mrs. Wodell appreciated what Director Lucia-Treese was saying. However, she has been in other countries where they don't allow use of their private restroom but because she is an older person, they have permitted her access to their restrooms. Mrs. Wodell went on to explain that we don't have any services out here and that the cemetery has the same problem. The buildings are locked up in the evening and on the weekends. How are the visitors supposed to use the restroom? Mrs. Wodell asked what are we doing to provide a sense of community? Director Cantin advised that this building we are currently in does not provide the ability to give us the security we need and the facilities Mrs. Wodell needs. Director Cantin advised if we are ever able to build a new administration building, we could possibly have public restrooms in the lobby area. Director Cantin agreed with the District Manager in stating we have to say no because if we let one in, we are showing favoritism to one and not the other. Director Cantin advised that on May 29<sup>th</sup> he will be losing all of his privileges upon expiration of his term. Mrs. Wodell asked what are we doing to try and fix the problem. Director Cantin responded the District is raising enough money to eventually have our own Administration Building.

Mrs. Wodell wanted to know what we are going to do during the interim? Director Cantin stated his best guess would be to put a couple of porta-potties outside with locks on them. Director Cantin advised again, that if the issue is going to get pushed the porta-potties would be his only recommendation. Director Lucia-Treese advised that Colorado Centre Metropolitan District does not have a janitorial staff. Director Cantin responded that would mean more costs the District would have to incur.

Director Cantin advised Norm Wodell it was his turn.

- Norm Wodell advised that Dixie and himself had been walking. Mr. Wodell advised that the census is coming out in 2020 and wanted to know if there was any benefit for the District to be monitoring the census. Director Cantin advised that we have not in the past. Director Lucia-Treese advised the census is a federal affair not a local affair. Mr. Wodell reported that he attended Dixie's meeting this morning and there are funds available especially for seniors to help in serving. Mr. Wodell wanted to know if that is something that the Board wanted to endorse. Director Cantin responded that the District's staff does not have time to spend on this project. Director McClintock advised that there are job ads out all over for the census.

Director Cantin asked Andy if he would like to speak.

- Andy Tuthill advised that during the 21 months he has been attending meetings here, he has met candidates and talked about a lot of things. One of those things was transparency and openness. Andy advised that as of today the only place that this meeting has been advertised was out on our board. Andy advised this marginally meets the State requirements. Andy wanted to advise the Board, in case they were not aware, State requirements state that we are to post our meetings on social media along with the agenda if available 24 hours in advance of the meeting. Andy believes the transparency has disappeared if there ever was any. Andy stated that the meeting was not posted on the monthly newsletter. Director Cantin advised the meetings are usually on the newsletter and if it was not last month it was an oversight. Director Cantin went on to explain that we have to post the meetings in 3 locations. Ms. Monroe advised that we have posted our meetings with El Paso County, and our transparency notice that was filed with the Special District Association. We also posted on our board here at the office and the board located in the park. Andy advised that we are required to post our meetings on social media, like our website. Ms. Monroe explained that we were looking into getting a new website but upon further investigation found that the new website was cost prohibitive and we are currently working with a company to update our current website. Ms. Monroe advised that there will be a calendar with the meeting dates, place and times. Andy advised that the meeting minutes were not on there either and Director Cantin advised that we will get this fixed. Dr. Testa advised that the minutes for

the meeting are always available for inspection here in the office. Dr. Testa explained that there is no law requiring us to post the minutes of board meeting on the website.

- Dixie Wodell reported that there had been a lot of talk on Facebook regarding the porch burglaries and she knows a lot people got the ring doorbell for Christmas. Mrs. Wodell expressed there was a lot of concern for people still going around checking cars and breaking into cars. Mrs. Wodell has seen on Facebook where Cuchares Ranch is working on and having meeting regarding a neighborhood watch and wants to know if we can work with them regarding the neighborhood watch. Director Lucia-Treese advised that she coordinated with the El Paso Sheriff's Counties office in the past to try and start a neighborhood watch. She also advised that Shawn and Sylvia even volunteered to run the neighborhood watch but when it came down to people volunteering for the neighborhood watch, nobody wanted to participate. Volunteers is how a neighborhood watch is successful, and if you don't have the community volunteering it is not going to work. Director Cantin advised Mrs. Wodell to contact the head of the HOA in Cuchares Ranch to see about involving the rest of Colorado Centre. Director McClintock advised about the Ring Doorbell. The Ring Doorbell puts out notifications regarding burglaries and things happening in the neighborhoods. Director McClintock believes 90% of the notifications comes from different areas. Most of the alerts are not from Colorado Centre. Director McClintock reminded everyone to lock their doors and to keep valuables out of their cars. Director Cantin advised KDRO did a segment and all the thefts that are happening are thefts of opportunity. Car doors left unlocked, valuables being left in cars, garage doors being left open. Director Cantin also reminded everyone to keep car doors locked and not to leave your car unattended while its running.

E. Review of District Finances (Cindy)

- Bank Balances

Ms. Monroe gave the report on bank balances at this time. As of January 21, 2020, the District has \$2,960,885.12 in funds.

- Nov & December 2019 Budget Comp Review

Ms. Monroe reported on the December 2019 Budget Review.

- Bank Transfers and Other Financial Activities

No Bank Transfers this month.

F. Approval of Payables

Director Cantin had a question regarding the \$1500.00 for an oil pump on one of the Dodge trucks. Ms. Monroe explained the numerous mechanical problems we have been having with the Dodge trucks.

**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. Velasquez reported for the last 2 months they have been working on the new ball field. They purchased new tractor apparatus and have been preparing the ground to be able to seed for grass. A sprinkler system has been installed. Mr. Velasquez will be meeting with a contractor regarding installing a fence. They have been also doing the regular maintenance at the other parks.

Mr. Velasquez reported the community is consuming approximately 180,000 gallons a day.

Mr. Velasquez reported that in the past month they have been working with the wells. Well 210, 211 and 214 have been cleaned up. Well 210 and 214 are back in service. When cleaning well 211, the casing was damaged and is being repaired. Cleaning the wells have improved the filtration system. Mr. Velasquez reported well 206 had a problem with the pump. The pump was replaced but unfortunately was replaced with a bad pump. The malfunctioning pump has been replaced and well 206 is back on line.

Mr. Velasquez reported that the waste water system is running well. They are treating about 150,000 gallons a day.

- Augmentation and Usage Reports (Al)

Dr. Testa reported that the District produced 5,166,000 gallons and sold 4,858,913 gallons of water. The wastewater to water ratio 99.0% for the preceding month. Dr. Testa also reported on the augmentation plan data.

H. Request for Approval of Cosmic AES' Individual Plan (Cindy)

Ms. Monroe made a request to table this until the next Board Meeting. Director Cantin advised this will be tabled until the next Board Meeting.

I. Request for 180-Day Extension of Advanced Concrete's Individual Plan (Cindy)

Ms. Monroe reported that Mr. Ermand Ruybal was not present but sent in a Request for Extension. Ms. Monroe explained the CCMD board approved Mr. Ruybal's Individual plan on July 25, 2019. The 180 day term would expire on January 25, 2020. If CCMD does not extend Mr. Ruybal's 180 days, Mr. Ruybal would then have to start his Individual Plan process all over. Dr. Testa advised of the pro and cons regarding the extension.

**A motion was made and seconded to approve Mr. Ermand Ruybal's Request for Extension as long as Mr. Ruybal signs up for service and pays monthly minimum fees to begin February 1, 2020. Upon a voice vote, the motion passed unanimously.**

J. Legal Report (Paul)

Mr. Anderson reported on the Lockheed property that CoPart intends to purchase. CCMD is trying to sort out how to allow things to move forward with the County of El Paso and at the same time resolve what may be a potential liability for the District.

Mr. Anderson advised that the General Assembly introduced a bill that was co-sponsored by local legislators that concerns PFC's and it will probably have a direct effect on the District in terms of water quality and testing.

K. Fire Department Report (Josh Winter)

Captain Randy Chambers reporting for Josh Winter. Captain Chamber reported there have been 14 alarms in the last 30 days and 7 of them since January 1<sup>st</sup>. They are completing the final steps for the AT&T First Access city wide. The cell phone service will provide First Responders to have first access to cell services during a event of a catastrophic event. They will have 1 phone and 1 tablet. The tablet will be connected to the City Dispatch. This will allow for updates as they roll to a scene. This will help out with safety. They are also working on updating their software for report writing. Captain Chambers also advised they are working on a grant application to be able to update their radio equipment. The grant would cover up to 50% of the costs.

L. Fountain Mutual Irrigation Company (Memo)

Dr. Testa reported on Big Johnson Reservoir. Everything has been passed by the state and the county has begun filling it. This will not be a full fill.

M. Lower Fountain Metropolitan Sewage Disposal District (Floyd)

Director Edwards reported that Lower Fountain Metropolitan Sewage Disposal District is doing good. Tim is doing routine maintenance as things come up. They will be in their new building on January 27<sup>th</sup>. Director Edwards expressed that Jonathan Moore, the new in-house engineer is doing great.

N. Executive Session

No Executive Session.

### III. Adjournment

**A motion was made and seconded to adjourn the regular meeting at approximately 6:44 p.m. Upon a voice vote, the motion passed unanimously.**

Respectfully Submitted,

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Michael Cantin, President

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Jackie McClintock, Secretary