

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

Thursday, July 28, 2022 at 6:00 PM  
4770 Horizonview Drive  
Colorado Springs, CO 80925

Board Members Present:

|                   |                               |
|-------------------|-------------------------------|
| Jackie McClintock | President, Chairman           |
| Joan Lucia-Treese | Vice President                |
| Cynthia Dixon     | Treasurer                     |
| Norman Wodell     | Secretary                     |
| Amanda Bandfield  | Assistant Secretary/Treasurer |

Also Present: Ken Grant, Liz Stokes, Pedro Velazquez, Sean Tafoya, Roseanne Romero, Becky Caddick

**I. Recurring Business**

A. Call to Order- Director McClintock called the meeting to order at 6:01 PM

B. Pledge of Allegiance

C. Roll Call –  
Jackie McClintock-present  
Joan Lucia-Treese-present  
Cynthia Dixon-present  
Norman Wodell-present  
Amanda Bandfield-present

Determination of a Quorum-A Quorum was present

D. Approval of the Minutes of the Regular Meeting of June 23, 2022

**Director Lucia-Treese requested that on page 3 of the June 23, 2022 minutes there be a correction. Once corrected, Director Lucia-Treese made a motion to approve the minutes of June 23, 2022 and seconded by director Bandfield. Upon a voice vote, the motion passed unanimously.**

E. Review District Finances (Liz)

Ms. Stokes reported on District finances.

**Director Wodell made a motion to move all money except \$1,000,000.00 from Farmers State Bank to CSAFE. Roll call:**

**Director McClintock-No**

**Director Lucia-Treese-No**  
**Director Bandfield-Yes**  
**Director Wodell-Yes**  
**Director Dixon-No**

**Motion did not pass based on votes from roll call.**

F. Approval of Payments (Liz)

**Director McClintock made a motion to approve the payables as presented and was seconded by Director Dixon. Upon a voice vote, the motion passed unanimously.**

**II. General Business**

A. Board's Time

Director McClintock requested that any board member that receives an e-mail from a Director or the District Manager please respond to the emails. Director McClintock also gave a brief update from the work session that was held to discuss the bylaws, and rules and regulations. She also mentioned the next work session would be held August 10, 2022.

B. Fire Department Report (Sean)

Mr. Tafoya updated that the current fire ban has been lifted. Calls for service for the month were at 11 (8 medical, 1 alarm, 2 traffic accidents) and 135 calls year to date. A new battery is ordered for the AED machine.

C. District Manager Updates

a. Bldg. 5950 Demolition (\$19,159)

Mr. Grant stated the building is approximately 80% completed with demolition. Director Wodell requested clarification of how the demolition was approved and what funds were used to pay for the demolition. Mr. Grant verified he was the one authorized to approve the demolition and the funds came from water capital.

b. Chlorine Analyzer Replacement (\$6,491)

Mr. Grant mentioned that there is a large list of items that need to be upgraded and he will itemize the list to get to the Board of directors to review. This is both for the water department and parks.

c. Individual plans for Bradley Heights Metro District and Challenger Communities, LLC

**A motion was made by Director Lucia-Treese to approve the Individual Plan and Interim Utility Service Plan Agreement between Colorado Springs Utilities, Colorado Centre Metropolitan District, and Bradley Heights Metropolitan District No. 2 and seconded by Director Wodell. Upon a voice vote, the motion passed unanimously.**

**A motion was made by Director Lucia-Treese to approve the Individual Plan and Interim Utility Service Plan Agreement between Colorado Springs Utilities, Colorado Centre Metropolitan District, and Challenger Communities LLC and seconded by Director Bandfield. Upon a voice vote, the motion passed unanimously.**

- d. Irrigation Meter install at Fire Station  
Mr. Grant reported that a separate irrigation meter was installed to determine the water used for irrigation.
- e. Ruybal  
Mr. Grant reported on status of payments for parcels that Mr. Ruybal is purchasing.
- f. Streetlight  
Mr. Grant reported on status of streetlight and will follow up with Mountain View Electric for status of getting light installed.

D. District Operations

- Parks, Water and Sewer Systems (Pedro)  
Mr. Velazquez reported on the water usage and that pumping is going 24/7. There is still graffiti happening at the parks and there will be information placed on the newsletter about the graffiti.
- Progress of Well 211 Project (Pedro)  
Mr. Velazquez reported Well 211 has been approved as a new well which will require additional testing by the State of Colorado.
- Augmentation and Usage Reports (Al)  
Dr. Testa reported about the augmentation and usage report.
- Release of Easement for temporary Drainage located at Meadow works north of Parkview (Al)  
**Director Wodell made a motion to approve the release of easement for temporary drainage located at Meadow Works north of Parkview and seconded by Director Bandfield. Upon a voice vote the motion passed unanimously.**
- Aerospace being sold to City of Colorado Springs  
**A motion was made by Director Lucia-Treese to allow Dr. Testa and Attorney Louie Larimer to act on behalf of the District to negotiate the right of way for the 3 parcels that are**

**on Aerospace and seconded by Director Wodell. Upon a voice vote the motion passed unanimously.**

- E. Fountain Mutual Irrigation Company (Al)  
Dr. Testa reported on updates for Fountain Mutual and stated that there was a large blockage due to a washout of sand and dirt from recent storms.
- F. Lower Fountain Metropolitan Sewage Disposal District (Jackie)  
Director McClintock gave updates from the last Lower Fountain meeting.
- G. Legal Report (Louie)
  - a. Bankruptcy
  - b. Foreign Trade Zone
  - c. Status of Water Court Application (Ken)  
Mr. Larimer will go over some items with the Board of Directors in executive session.
- H. Public Comment-Maximum of 5 minutes per person  
Mr. Cantin has mentioned that the website is outdated and includes pictures of board members that are no longer with Colorado Centre. He was informed that the website is in the process of being updated. Ms. Nuttall wanted to know if there is any notice for delays to trash service. Director McClintock recommended to go on the GFL Facebook page to be informed of any delays.

**Director Lucia-Trees made a motion to rescind printing the agenda on the CCMD monthly newsletter and was seconded by Director Dixon. Upon a voice vote the motion passed with roll call Director Bandfield-no, Director Lucia-Treese-yes, Director McClintock-yes, Director Wodell-yes, Director Dixon-yes.**

### **III. Other Business**

- A. Administration Building (Ken)  
Darin is no longer with T-Bone Construction and will help with the progress of the Administration building for a brief time.
- B. CSFD
  - a. Outcome from June 23, 2022 Regular Meeting Executive Session §24-6-402(4)(b), C.R.S., Conference with Attorney Louie Larimer to receive legal advice CSFD proposed IGA
- C. Meadoworks- Nothing to report
- D. Board's Time

Nothing to report for Board's time

**IV. Executive Session if needed**

Executive Session)§24-6-402(4)(?). C.R.S

**V. Adjournment**

**A motion was made and seconded to adjourn the regular meeting at 7:38 pm. Upon a voice vote, the motion passed unanimously.**

Respectfully Submitted,

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Jackie McClintock, President

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Norman Wodell, Secretary