



PUEBLO WEST METROPOLITAN DISTRICT

109 E. Industrial Blvd • PO Box 7005 • Pueblo West, Colorado 81007
Administrative Offices (719) 547-2000 • Fax (719) 547-2833

WORK SESSION
109 E. INDUSTRIAL BOULEVARD
TUESDAY, FEBRUARY 14, 2017 – 4:30 P.M.

MINUTES

The Board of Directors of The Pueblo West Metropolitan District met at 109 East Industrial Boulevard, Pueblo West, Colorado, on February 14, 2017; at the hour of 4:00 P.M. President Leonard called the Regular Meeting to order.

A. CALL TO ORDER

B. ROLL CALL

President Leonard called the roll: Director Barbara Bernard, Director Mark Carmel, Director Mike French, Director Terry Zupan, and President Judy Leonard were present.

Also present was District Manager Darrin Tangeman; Harley Gifford, Legal Counsel; Laura Savage, Administrative Clerk;

C. BOARD OF COUNTY COMMISSIONERS JOINT MEETING DISCUSSION

1. FISCAL HISTORY OF PUEBLO COUNTY/PUEBLO WEST AND IMPACT ON ROAD MAINTENANCE (30 MINUTES) – DARRIN TANGEMAN AND TAMMY NORDYKE

Darrin Tangeman recommended to keep in mind that commodity and personnel costs have increased, and prioritization of roads across the country and funding has been a struggle. Pueblo West roads cannot be maintained at current funding levels. He highlighted assessed values and how Pueblo West residents' property tax is parsed to Pueblo County funds.

2. CURRENT ROAD MAINTENANCE STATUS/BUDGET, HISTORY OF IGA, AND LEGAL IMPLICATIONS OF ROAD IGA (30 MINUTES) - DAN CENTA AND HARLEY GIFFORD

Harley Gifford provided the history of the road IGA between Pueblo and Pueblo West, noting that it has existed in some form since the 1970's. Dan Centa then provided a presentation regarding the status of road maintenance in Pueblo West, highlighting road statistics, budgets, highway user tax funds, and the potential effects of the termination of the road IGA between the city of Pueblo and Pueblo West.

3. DISCUSSION ON RENEGOTIATING ROAD IGA (30 MINUTES) – BOARD OF DIRECTORS

Darrin Tangeman presented to the board three possibilities concerning the road IGA; to keep it as it is, renegotiate, or terminate. Amending the IGA is also possible, but Mr. Gifford warned the board that the County can simply refuse any proposed amendments. The board then discussed what information to bring to the County.

D. ADJOURN

There being no further business to come before the Board, President Leonard adjourned the meeting at 5:35 P.M. The next regular meeting is scheduled for February 14, 2017, at the hour of 6:00 P.M., presently set for the meeting room of the Board of Directors, 109 East Industrial Boulevard, Pueblo West, Colorado.

Secretary

Approved 3/14/2017



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**REGULAR BOARD MEETING
109 E. INDUSTRIAL BOULEVARD
TUESDAY, FEBRUARY 14, 2017 – 6:00 P.M.**

MINUTES

The Board of Directors of The Pueblo West Metropolitan District met at 109 East Industrial Boulevard, Pueblo West, Colorado, on February 14, 2017; at the hour of 6:00 P.M. President Leonard called the Regular Meeting to order.

A. CALL TO ORDER

B. INVOCATION

RON MCPHEETERS

C. PLEDGE OF ALLEGIANCE

D. ROLL CALL

President Leonard called the roll: Director Barbara Bernard, Director Mike French, Director Terry Zupan, and President Judy Leonard were present. Director Carmel was excused.

Also present was District Manager Darrin Tangeman; Harley Gifford, Legal Counsel; Laura Savage, Administrative Clerk; Jay-Michael Baker, Community Engagement Manager; Tammy Nordyke, Finance Director; Scott Eilert, Utilities Director; Amy Horton, Information Systems Administrator; and 8 residents.

E. APPROVAL OF AGENDA

Director Zupan motioned for the approval of the agenda with the removal of item L1. Motion unanimously passed.

F. SPECIAL PRESENTATION

PUEBLO COUNTY SHERIFF COMMUNITY UPDATE

Sheriff Taylor provided a presentation which detailed the makeup of the Pueblo County Sheriff Department and its activities in Pueblo West. The report also detailed pot grows in Pueblo West, stating that on the north end of Pueblo West there were 16 total marijuana grows, 7 of which were illegal, while on the southern end of the community there were 38 total grows, with 13 being illegal. Other statistics were also provided, which included the fact that there were 29,099 calls for service in 2016; 13,114 of which were from Pueblo West. The most common type of calls were for suspicious activity and medical emergencies. In addition to this, retail theft was down in 2016 when compared to 2015, while thefts from autos were higher in 2016 than 2015. 2016 Also saw a higher number of auto accidents and traffic citations compared to 2015. Overall, statistics show a steady decline of crime in the community, which is the safest community of our size in the state.

G. CITIZEN'S COMMENTS

Emily Price suggested a crosswalk be implemented in front of the Pueblo West Library for students who leave Swallows Charter Academy. However, they will not use the crosswalk at the corner. There should be a feasible way to install a crosswalk across Joe Martinez Blvd.

H. COMMITTEE REPORTS

Director Bernard stated the Conservancy District discussed long-term funding for levee repairs. Director Bernard inquired of community knowledge of COA, and stated each member should complete site reviews and the BOD should recognize their expertise. Also, she noted the Fireman's Ball is this Saturday on February 18th.

Director French toured the Woodland Park aquatic center with Director Leonard and staff. The phasing of construction by the well-known company is in tune with the weather. The city manager discussed fund raising and processes. Director French's concept has now been changed after discussion with the firm.

Director Leonard had kickoff meeting for transit with Mr. Gomez from PACOG who will tour the community to propose stops and will provide details the end of March. The planning commission meeting is on a reprieve.

I. DIRECTOR'S COMMENTS

Director Bernard inquired about the bylaw in the board packet may not have been the most updated version. Mr. Gifford will provide the correct copy.

J. APPROVAL OF CONSENT AGENDA

Director Bernard motioned for the approval of the consent agenda as presented. Motion seconded by Director Zupan. Motion passed 4-0.

1. FINANCIAL REPORTS AS PRESENTED

2. DISTRICT MANAGER REPORT AS PRESENTED

3. MINUTES OF JANUARY 10, 2017 AS PRESENTED

K. OLD BUSINESS:

1. COMMITTEE OF ARCHITECTURE NEW MEMBERS DISCUSSION

Ms. Cozzetto recommends scheduling a joint meeting with the COA to review applications and to meet new members. A COA board member training manual will be completed and available in March. The communication and education of covenant enforcement will be discussed, and requests options to enforcing covenants in tracts that have exceeded 90% buildout. Many calls are received regarding complaints in tracts where COA has no standing. The COA board has directed staff to focus on ground cover and weeds, in addition to junk yards. Mr. Gifford described a prior effort to modify covenants in such areas, but very little success occurred; knocking on doors may be best option with extensive community meetings and social media outreach.

2. WATER TAP PURCHASE POLICY

Mr. Eilert stated there are no physical nor accounting issues involved; however he does not support irrigation of empty lots due to conservation efforts. Director French noted that was not his intent and did not advocate irrigating lots, but if a resident wanted to water trees regardless if a house was built or not, what was the difference. Ms. Nordyke discussed proposed language in the bylaws regarding COA approval for landscaping and denying tap purchases where infrastructure is not in place. Zones A-3 and R-1 are recommended as the only zones allowed for tap fees. After 12 months of nonpayment the account would be deemed uncollectible. Other areas of the recommended changes were discussed. Directors Zupan and Bernard recommended a resolution be presented at the next meeting. After discussion regarding Committee of Architecture landscape plan approval, Director French motioned to remove section 4.10.1 regarding the Committee of Architecture approval of pre-approved landscaping. It was seconded by Director Zupan. Motion passed 4-0.

3. RESOLUTION NO. 2017-05 A RESOLUTION APPROVING A MASTER SERVICES AGREEMENT TO PERFORM CONSULTING SERVICES BETWEEN PUEBLO WEST METROPOLITAN DISTRICT AND RAND COMMUNICATIONS, LLC.

Director Zupan motioned for the approval of the above resolution, seconded by Director Bernard, Ayes: Leonard, Bernard, Zupan, French. Nays: None. Abstained: None. Motion carried 4-0.

4. CAPITAL IMPROVEMENT PLAN UPDATE

Mr. Tangeman iterated upon the highlights of the capital improvement plan. He stated the budget for 2016 and corresponding expenditures will close at the end of the month. For 2017, Mr. Tangeman discussed cost projections, noteworthy projects and their status. The Fleet Department will begin purchase process of the Water Department's SUV and Facilities have started the RFP process for Building 109 Roof Project.

L. NEW BUSINESS:

1. RESOLUTION NO. 2017-__ A RESOLUTION APPROVING A FIRE PROTECTION SERVICE AGREEMENT BETWEEN GALLERY AUTO AUCTION, LLC AND THE PUEBLO WEST METROPOLITAN DISTRICT.

The above item was removed from the agenda.

2. REBRANDING PUEBLO WEST DISCUSSION

Ms. Price attends hundreds of meetings and reminded the Board to remember unintended consequences. Various communities have noted Pueblo West has a common philosophy that the initial developer swindled prospective buyers. It is important for District employees to put up a consistent positive image of Pueblo West. In addition, marijuana has tarnished the perceived image of the community. Social media magnifies incorrect information and hinders economic development. A spearheaded campaign promoting the positives of the community should begin. Negative aspects in a public meeting can be recorded and blown out of proportion and becomes a black mark on Pueblo West. Ms. Price recommends everyone speak positively about the community.

M. ANNOUNCEMENTS:

See agenda for list.

N. ADJOURN

There being no further business to come before the Board, President Leonard adjourned the meeting at 7:48 P.M. The next regular meeting is scheduled for February 28, 2017, at the hour of 6:00 P.M., presently set for the meeting room of the Board of Directors, 109 East Industrial Boulevard, Pueblo West, Colorado.

Secretary

Approved 3/14/2017