



PUEBLO WEST METROPOLITAN DISTRICT

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

**REGULAR BOARD MEETING
109 E. INDUSTRIAL BOULEVARD
TUESDAY, MARCH 28, 2017 – 2:30 P.M.**

MINUTES

A. CALL TO ORDER

President Leonard called the meeting to order at 2:30 pm.

B. ROLL CALL

Directors Barbara Bernard, Mike French, and Judy Leonard were present. Director Zupan was present at 2:33 pm. Director Carmel was unexcused.

Also present were District Manager Darrin Tangeman; Harley Gifford, Legal Counsel; Laura Savage, Administrative Clerk; Brian Caserta, Fire Chief; Janet Davidson, Human Resources Manager; Joshua Johnson, Purchasing Coordinator; 12 firefighters; and 1 resident.

C. 48/96 FIRE DEPARTMENT SCHEDULE UPDATE AND DISCUSSION

Chief Caserta mentioned the board packets he prepared and noted due to server and network issues, Finance Director Tammy Nordyke will be able to provide financial figures at a later date. Director Bernard noted that firefighter Nicole Gennetta sent an email last night that is not included in the packets. Director French polled the audience to see who was in favor and who was not in favor, then made clear he supports the fire department and the safety of the firefighters themselves as well as the community, and the budgetary impacts. Mr. Tangeman noted an independent committee was formed to review and research the proposed schedule implementation. Chief Caserta highlighted the committee's recommendation was to move forward with the trial schedule on April 17; temporary policies have been laid out to support the schedule.

Chief Caserta addressed the concerns Director French brought forth after the previous discussion, and he intends to remain neutral during the trial period of one year. Director French read portions of the email and encouraged Chief Caserta. Director Zupan asked Mr. Tangeman to read Ms. Gennetta's email into the record in lieu of her absence. Mr. Tangeman read three other submitted emails from firefighters Bobby Hernandez, Ross Gallegos, and Timothy Guadagno (Exhibit A).

Director Bernard noted Station 1 and Station 3 have independent crews and proposed having each station of a different schedule, or cut down trial period. Tim Mitchell stated the committee is meeting once per week, and as a group a determination will be made to solidify schedules. After implementation, meetings will occur weekly, then reduce to every two weeks to discuss retention/recruitment, financial impact, safety, response times, and employee satisfaction. As a study group, detrimental information would be forwarded and the schedule would be reverted. Director Bernard strongly recommends a shorter trial period. Director Zupan asked about employee cooperation, and recommends trying it compared to not trying it. Chief Caserta stressed the trial period is important, but at any point the trial will be stopped if warranted. The goal is firefighter safety first, then the community. Director Bernard is concerned about losing quality firefighters due to the schedule change.

Resident Lew Quigley addressed the Board, and recounted a personal experience with the fire department. As a resident, he only cares that the fire department shows up because residents are not concerned about the behind the scene issues.

Director French addressed the proposed mandatory overtime policy, fire department overtime costs, budgetary costs related to the volunteer/resident firefighters. A discussion ensued with Director French, Chief Caserta, and Mr. Tangeman about mitigating overtime costs. Chief Caserta stated the proposal was brought about by his staff and feels that it could increase morale and employee retention. Director Zupan polled the crowd again (8 fire fighters were in favor, and 4 were not in favor), and President Leonard addressed the audience regarding reassurance that this was on their own accord. Director Bernard requested quarterly work sessions to review progress.

Director Zupan motioned for Mr. Tangeman to move forward with the trial. It was seconded by Director Bernard. Ayes: Bernard, Zupan, Leonard. Nays: French. Motion passed 3-1.

The Board took a 5 minute recess at 3:30 pm.

D. ECONOMIC DEVELOPMENT PRESENTATION

Mr. Tangeman introduced Dave Trujillo from NEST Investment group. Mr. Trujillo shared the team was brought to Pueblo West regarding a proposed bowling alley and has learned a great deal about the community. The initial 115 acres has the largest challenge of infrastructure which makes it difficult to provide funds. The parcel by Taco Bell is a location the company is interested in. A proposed travel center would be an option for a business. The 30 acres on John Powell and McCulloch would be ideal for a proposed Hotel or RV park location. They are still very interested in the community, but struggles with future marketing efforts. The community needs a spring board project to entice other projects and interest. Director Bernard expressed desire in restaurants open 24 hours. Mr. Trujillo expanded upon Director Zupan's inquiry on prospective hotels, and the need for additional venues with large capacity. Director French requested assistance as a team to find ways to bring in infrastructure. Pad ready sites are beneficial as they can show progress immediately. Discussion ensued regarding casinos in the community as a recreational opportunity. Tim Maley, of CHS Surety, discussed finance options, sources, and services they offer, then expanded upon the idea of a car wash and travel center plans. Justin Manweiler shared his vision of a car wash to be located by Taco Bell; it would be a beautiful building that would include an experience that would be a stepping stone for other building. It would include the ability to recirculate water. Jack Tubbs discussed a concept plan to assist moving forward and infrastructure needs. A leakage report will assist with recruiting.

The Board took a 5 minute recess at 4:10 pm.

E. RAFTELIS FINANCIAL PLAN PRESENTATION AND DISCUSSION

Andrew Rheem noted a few modifications on the capital plan has changed, but ultimately the presentation given four weeks prior has not changed. Financial plan objectives and thresholds to maintain sufficient revenue for the financial stability of the water and wastewater funds were discussed.

The Board discussed if the forced main on States Avenue or the sewer line from Tract 220 should be prioritized.

F. ADJOURN

There being no further business to come before the Board, President Leonard adjourned the meeting at 5:49 P.M. The next regular meeting is scheduled for April 11, 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 4/11/2017



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**REGULAR BOARD MEETING
109 E. INDUSTRIAL BOULEVARD
TUESDAY, MARCH 28, 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 March 28, 2017; at the hour of 6:00 P.M. President Leonard called the Regular Meeting to order.

- A. CALL TO ORDER**
- B. INVOCATION**
- C. PLEDGE OF ALLEGIANCE**

D. ROLL CALL

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

Also present was District Manager Darrin Tangeman; Harley Gifford, Legal Counsel; Laura Savage, Administrative Clerk; Dan Centa, Public Works Director; Dave Cosby, Support Services Director; Carol Cosby, Parks & Rec Director; Mark Higdon, IT Manager; and four residents.

E. APPROVAL OF AGENDA

Director Zupan motioned for the approval of the agenda. Motion unanimously passed.

F. CITIZEN'S COMMENTS

There were no citizen's comments.

G. COMMITTEE REPORTS

Director Zupan stated that Whitney Graves was reappointed for the 3 year term for the Desert Hawk Management Board. There were many qualified applicants. Discussion included a patio cover for the club house patio area. Play is down due to weather, but expect it to increase.

Director French stated the patio cover consists of \$15,000 of golfer's funds and donations to help cover costs.

Director Bernard discussed the editorial in the Pueblo Chieftain regarding the Conservancy District's petition to modify the maintenance fee assessment that maintains the levee through downtown Pueblo. Current funds spent are for concrete replacement and many voids have been found. Director Bernard reviewed the fee tiers and explained how they were calculated, and are asking for an increase up to 35% due to a \$12 million balance of project. Also, building is still going strong on the north side of Pueblo West as the Committee of Architecture has seen an increase in applications.

H. DIRECTOR'S COMMENTS

Director French inquired about land sales on residential lots, to which Mr. Tangeman responded that the details will be presented on the strategic plan soon. He also inquired about the incorporation study. Laura Savage responded that she is awaiting an award letter from DOLA for the \$25,000 grant.

Director Bernard mentioned the "I Live in Pueblo West" page which was active after last Friday's storm and beneficial to find lost animals. Also a discussion on the proposed aquatic center became somewhat heated, but mostly engaging with positive comments. The community is interested in the next step.

President Leonard stated that a transit feasibility study open house will be held on Tuesday, April 4 at Station 3 to share information with the community. Also President Leonard inquired about an SRDA survey and scheduling a community meeting for a north side park.

I. APPROVAL OF CONSENT AGENDA

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

- 1. FINANCIAL REPORTS AS PRESENTED**
- 2. DISTRICT MANAGER REPORT AS PRESENTED**
- 3. MINUTES OF REGULAR AND SPECIAL MEETINGS OF MARCH 1, MARCH 2, AND MARCH 14, 2017 AS PRESENTED**

J. OLD BUSINESS:

- 1. RESOLUTION NO. 2017-15 A RESOLUTION APPROVING AN INTERGOVERNMENTAL AGREEMENT BETWEEN THE PUEBLO WEST METROPOLITAN DISTRICT AND PUEBLO COUNTY RELATING TO THE RETAIL**

MARIJUANA SALES TAX RMJ IGA

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

2. ROAD GRADER REPAIR UPDATE

Dave Cosby noted the 21 year old road grader repair is cost is now over \$46,000. The current bill is \$7,000 for an estimate for the grader repair research and then the grader would be hauled back to the Public Works yard. A proposal of a \$16,000 repair would pertain to the bare minimum for the auction block, but the value may be \$20,000. There are options to purchase a new grader for an anticipated \$265,000 in cost. Director Bernard motioned to move forward with financing options for a new grader; it was seconded by Director Zupan. Mr. Cosby will return with lease-purchase option prices.

3. CANCEL LETTER OF CREDIT WITH LEGACY BANK

Mr. Tangeman noted the subdivision improvements for Tract 220 are complete and requested a motion to cancel the letter and authorization for President Leonard to sign any related paperwork. Motion was made by Director French; seconded by Director Bernard. Motion passed 3-0; Director Zupan recused herself.

4. ETHICS COMMITTEE REPORT

President Leonard provided an update on the ethics complaint and stated there was no substantial evidence, therefore the matter is closed.

K. NEW BUSINESS:

1. RESOLUTION NO. 2017-16 A RESOLUTION CERTIFYING COLORADO DEPARTMENT OF TRANSPORTATION SUBRECIPIENT RISK ASSESMENT

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

2. RESOLUTION NO. 2017-17 A RESOLUTION RATIFYING THE APPOINTMENT OF THE JOINTLY APPOINTED MEMBER TO THE DESERT HAWK GOLF COURSE AT PUEBLO WEST MANAGEMENT BOARD

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

3. RESOLUTION NO. 2017-__ A RESOLUTION ADOPTING BYLAWS FOR THE PUEBLO WEST METROPOLITAN DISTRICT ECONOMIC DEVELOPMENT COMMITTEE

Mr. Tangeman noted the item should be tabled until the next meeting as so absent committee members had an opportunity to review the changes. Director Zupan motioned for the approval of the above resolution, seconded by Director French. Ayes: Leonard, Bernard, Zupan, French. Nays: None. Abstained: None. Motion carried 4-0.

L. ANNOUNCEMENTS:

See agenda for list.

M. ADJOURN

There being no further business to come before the Board, President Leonard adjourned the meeting at 6:42 P.M. The next regular meeting is scheduled for April 11, 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 4/11/2017