



# PUEBLO WEST METROPOLITAN DISTRICT

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**REGULAR BOARD MEETING  
109 E. INDUSTRIAL BOULEVARD  
TUESDAY, APRIL 23, 2019 – 6:00 P.M.**

**MINUTES**

The Board of Directors of The Pueblo West Metropolitan District met at 729 E. Gold Drive, Pueblo West, Colorado, on April 9, 2019; at the hour of 6:00 P.M. President Zupan called the Regular Meeting to order.

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

**D. ROLL CALL**

President Zupan called the roll: Director Mike French, Director Doug Proal, and President Terry Zupan were present. Director Judy Leonard and Director Matt Smith were excused.

Also present was Nina Vetter, District Manager; Harley Gifford, General Counsel; Laura Savage, Assistant to the District Manager; Jay-Michael Baker, Communications and Engagement Manager; Laurie Cozzetto, Community Development Director; Aric Ward, Human Resources Manager; Kim Swearingen, Utilities Director; Carol Cosby, Parks and Rec Director; Dave Cosby, Procurement Director; and 12 audience members.

**E. APPROVAL OF AGENDA**

President Zupan motioned for the approval of the agenda. Motion was moved by Director French and seconded by Director Proal. Motion unanimously passed.

**F. SPECIAL PRESENTATIONS**

**1. EMPLOYEE OF THE FIRST QUARTER**

Autumn Bell, Customer Service Representative for the Water Billing department, was recognized as the Employee of the First Quarter. Additionally, Pat Gennetta, employee of the Parks and Rec department, was recognized as the runner-up.

**2. JON WALKER, EXECUTIVE DIRECTOR, PUEBLO CITY-COUNTY LIBRARY DISTRICT**

Mr. Walker provided a PowerPoint presentation to highlight statistics, growth and goals, opportunities and funding challenges for the library district. In 2018 the library district received the Four Star designation, won the Engaging Local Government Leaders Best Public Library in America contest, and the community greatly supports their Pueblo West Branch. However, their budget is facing an \$800k deficit if voters do not approve a ballot measure in November 2019 to maintain the current mill levy. Mr. Walker encouraged all to support the library and vote.

**G. CITIZEN'S COMMENTS**

There were none.

**H. COMMITTEE REPORTS**

There were none.

**I. DIRECTOR'S COMMENTS**

Director Proal congratulated Ms. Bell for receiving recognition as the Employee of the First Quarter.

**J. APPROVAL OF CONSENT AGENDA**

Director French motioned for the approval of the Consent Agenda, seconded by Director Proal. Motion unanimously carried.

**1. FINANCE REPORT**

**K. OLD BUSINESS**

**1. UPDATE REGARDING DAMAGE TO THE ADMINISTRATION BUILDING LOCATED AT 109 EAST INDUSTRIAL BOULEVARD**

Mr. Cosby reported the emergency expenditures total \$13,906 to date, which a majority should be covered by insurance benefits and policies. The amount does not reflect labor costs, which should be reimbursed. Some recent and future costs are not fully processed at this point. The San Isabel Electric Utility lease, storage, and furniture rentals amount of \$6,689 monthly will continue until a permanent solution arises. Regarding the building, the insurance company received a forensic report that is inconclusive of the roof's failure. A second engineer will provide a second opinion. A brief discussion was held regarding building condemnation, costs for repair to bring the facility up to code, and costs to demolish the structure. As Mr. Cosby receives information, he will bring it to the attention

of the District Manager and the Board.

**2. UPDATE REGARDING MARIJUANA EXCISE TAX**

Ms. Vetter displayed a spreadsheet regarding the excise tax funds indicating a current balance of \$345,000 remains, which accounts for current and future commitments. She is exploring current financing where the fund would provide opportunities to move forward with a possible civic building and a proposed aquatic center. Depending upon the market, another \$200,000 is anticipated through 2019. Ms. Vetter clarified the Board has approved up to \$90,000 for the use of the Comprehensive Fiscal and Sustainability Analysis project and a Marijuana Excise Tax collection employee.

**3. DISCUSSION AND ACTION REGARDING CRS 32-1-1106**

Ms. Vetter recommended pursuing community engagement opportunities to understand how the community feels about the statute and the District’s ability to levy a sales tax for fire protection and to build a fire station in the southwest quadrant. The Board agreed with the recommendation and discussed the potential to place a question on the November 2019 ballot.

**4. RESOLUTION 2019-042 A RESOLUTION APPROVING AN AGREEMENT TO EXTEND CONTRACT FOR SALE OF DISTRICT PROPERTY TO EDEN K. BACHMEIER**

Director French motioned for the approval of the resolution, seconded by Director Proal. Motion carried 3-0.

**L. NEW BUSINESS**

**1. RESOLUTION 2019-043 A RESOLUTION APPROVING A CONTRACT FOR SALE OF DISTRICT PROPERTY TRACT 382, BLOCK 9, LOT 13 AND TRACT 382, BLOCK 9, LOT 14 TO C.T. ENTERPRISES, LTD.**

Director French motioned for the approval of the resolution, seconded by Director Proal. Motion carried 3-0.

**2. RESOLUTION 2019-044 A RESOLUTION APPROVING A PURCHASE AND SALE AGREEMENT FOR SALE OF DISTRICT PROPERTY TO SOCCER HAUS MANAGEMENT COMPANY, INC.**

President Zupan motioned for the approval of the resolution, seconded by Director Proal. Motion carried 3-0.

**3. RESOLUTION 2019-\_\_\_ A RESOLUTION AMENDING AND APPROVING THE PUEBLO WEST METROPOLITAN DISTRICT PURCHASING POLICIES AND PROCEDURES**

After a brief discussion, the Board tabled the resolution until the May 14, 2019 meeting.

**4. RESOLUTION 2019-\_\_\_ A RESOLUTION AMENDING AND APPROVING THE PUEBLO WEST METROPOLITAN DISTRICT SURPLUS PROPERTY DISPOSAL POLICY**

After a brief discussion, the Board tabled the resolution until the May 14, 2019 meeting.

**5. DISCUSSION AND DIRECTION REGARDING ECONOMIC DEVELOPMENT EMPLOYEE POSITION**

Ms. Vetter requested Board approval to move forward with the proposed position, which would be supported by the Community Development fund because it operates on land sales and user fees. The proposed salary is up to \$73,000 per year. Director Proal motioned to approve the Economic Development position, seconded by Director French. Motion carried 3-0.

**M. CITIZEN’S COMMENTS**

Joe Mahaney, 159 W Mangrum Court, stated he read the previous District Manager’s reports and drew attention to statistics regarding water and sewer taps. Considering the number of water taps outweigh sewer taps, he is of the opinion that residents would like Pueblo West to remain a rural community as new growth is occurring on the north side.

**N. ANNOUNCEMENTS AND EVENTS**

See Agenda for list.

**O. EXECUTIVE SESSION**

President Zupan motioned to move into executive session and cited item as indicated above. The motion was moved by Director Proal and second by Director French. Motion unanimously passed.

**1. §24-6-402(4)(e) C.R.S., DEVELOPING STRATEGY FOR NEGOTIATIONS, INSTRUCTING NEGOTIATORS AND DETERMINING POSITIONS RELATIVE TO MATTERS THAT MAY BE SUBJECT TO NEGOTIATIONS; SALE OF DISTRICT OWNED PROPERTY**

**P. ADJOURN**

There being no further business to come before the Board, President Zupan adjourned the meeting. The next regular meeting is scheduled for May 14, 2019 at the hour of 6:00 P.M., presently set for the meeting room of the Board of Directors, 729 E. Gold Drive, Pueblo West, Colorado.

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Secretary

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Approved 7/23/2019