



## PUEBLO WEST METROPOLITAN DISTRICT

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### MINUTES OF REGULAR MEETING THE BOARD OF DIRECTORS OF PUEBLO WEST METROPOLITAN DISTRICT

February 9, 2010

The Board of Directors of the Pueblo West Metropolitan District met in regular session at 109 East Industrial Boulevard, Pueblo West, Colorado, on February 9, 2010 at the hour of 6:30 o'clock p.m.

**ROLL CALL:** On roll call, Chair John Van Auken, Director's Mike French, Chuck Green, Jerry Martin, and Corynne Hyatt were present.

Also present were Larry Howe-Kerr, District Manager; Judy Leonard, Administrative Assistant; Tom Mullans, Attorney for the District; and 18 citizens.

**MINUTES:** On motion by Director Green, the regular meeting of January 26, were approved, with two corrections, vote unanimous.

**FINANCIAL REPORT:** Members of the Board had been provided with a check register dated February 9, 2010, listing the bills for payment. On motion by Director Martin, noting the large payments, the outstanding bills of \$302,897.94 are approved for payment, vote unanimous.

Director Green commented on the huge increase for health insurance and glad the District is locked in for a year.

**DIRECTOR'S COMMENTS:** Director Green informed the board of the Legislative Day in Denver he will attend with District Manager Howe-Kerr and Chair Van Auken, Wednesday, February 10, 2010.

Director Martin had sent his comments to the board on PACOG and had nothing to add.

Director French informed the board of the meetings he attended on water issues. He also mentioned the Task Force Road meeting which will be addressed later in the meeting.

Director Hyatt informed the board of the meeting with John Van Auken and the Fire Department receiving answers to the questions they had.

**DISTRICT MANAGER REPORT:** District Manager Howe-Kerr mentioned the positions posted. A Mechanic 1 with forty one applying and Information Systems Coordinator receiving thirty eight applications. He updated the board on the scheduling of the interviews and future interviews for three other positions, Human Resource, Light Equipment Operator, and Assistant Engineer.

District Manager Howe-Kerr updated the board on the Bikes Beyond Grant with location on Coral Drive, behind Desert Sage school to John Powell to Joe Martinez including continuance along Joe Martinez to Civic Circle Drive near the library. The grant cost is 70% from the District's Conservation Trust Fund, and 30% from the grant. The grant would be approximately \$15,000 and the trail base would be a fine crusher base. Carol Cosby, Parks and Recreation Director is working out the details and would like a letter of support from the board for this grant and have the grant ready to go at the next meeting.

District Manager Howe-Kerr informed the board on his Transportation Advisory Committee meeting a part of PACOG, the committee talked about Fort Carson's growth plan and the plans are not showing any impact on Pueblo West. This information is available on their website [www.ppacg.org](http://www.ppacg.org).

District Manager Howe-Kerr talked about the Task Force Committee meeting and the 1A money was assured for the main McCulloch project and the issues on drainage and water lines the District will have to complete on this project. He mentioned the West McCulloch project being ready to go and waiting for CDOT coming up with some money for the work that connects with Highway 50 with their easement that will be affected with this project. Unaccepted roads were discussed and the District and County are working on that issue. He explained the H.U.T.F. money collected by the County and sent back to the District. If the unaccepted roads are accepted it will generate more H.U.T.F. money for the District. There was a discussion on how the County could help the District with road maintenance projects.

He said they talked about the traffic light on Purcell being completed by fall 2010 but possibly by August and will accommodate any increase in traffic. Director French directed District Manager Howe-Kerr to contact Greg Severance to set up monthly Road Task Force meetings.

District Manager Howe-Kerr said during the budget process discussions took place of the need for more space for the Fleet mechanics and there is a reorganization going on within the departments to make that space for them. He updated the board on the old fire station located here has been taken over by the Streets and Roads department.

District Manager Howe-Kerr said that House Bill 10-1243 the transportation bill was introduced in both House and Senate Sponsorship. He also updated them on the EMS grant that was poorly written and submitted by John Hurtado and the Fire Department would like to apply again for this grant. This grant is for equipment, training and education courses with a match from the District of approximately \$10,000. He asked direction from the board as to the use of the money set aside for recreation grants and if other departments could use this match money. The deadline for submission of this grant is February 16, 2010. Director Martin suggested using the budget line item for this. Director French reminded everyone that spending should be within budget line items so there is not a long list for amending the budget. Chair Van Auken explained the match money set aside for grant money was set aside originally for recreation not exclusively but for grants in general. After further discussion, the grant match money will be taken from the line item and if more is needed then do an amendment change.

District Manager Howe-Kerr commended the staff at saving \$2,000 on the equipment needed at Cattail Crossing for water rescue from finding a used shed. He also mentioned the departments providing work plans to present to the board at their request.

District Manager Howe-Kerr had Legal Counsel give a background on D & S Clark property on Tract 249, Block 2, Lot 5, at 48 N Laser Drive foreclosure. Legal Counsel explained the District has the opportunity to buy the property back at 80% for \$24,393.60. First National Bank is asking the District to release and terminate any contract and reverted claims to this property or agree to pay the 80% of the purchase price before foreclosure date of February 17, 2010. Director Green explained to everyone what a reverted claim was. Direction from the board is wait until foreclosure and offer a lower price to the bank. One acre lots in that areas were discussed.

Director Martin made a motion not to enforce the reverted right but offer the First National Bank \$12,500 with taxes current. Chair Van Auken, Director French, Director Martin and Director Green voted aye, Director Hyatt voted nay. Director Hyatt explained why she voted nay.

**LAND SALES REPORT:** District Manager Howe-Kerr updated the board that there were no land sales for January 2010.

**COMMITTEE OF ARCHITECTURE:** District Manager Howe-Kerr reported the Committee of Architecture's approvals for January, 2010, were 5 single-family homes, zero mobile home, zero multi-family, and zero commercial. In January, 2009 there were seventy four single family homes, 3 mobile home, zero multi-family, and 5 commercial approved. Legal Counsel explained enforcements and what needs to be done. Director Green talked about the costs for filing a violation and an update on the COA computers.

Linda Lowry gave an update on the housing market, and information on tax credits, down payments, and loans. Director Martin inquired about foreclosures which are still high.

**CITIZEN COMMENTS:** Bill Vickers reported on his findings and what is taken into consideration on the ISO ratings and information he found. He said there is three areas looked at which are fire alarms and communication system, fire department and water supply. He said there is a letter generated but when on the board did not see one and there is no age limits on equipment but must pass certain tests. He voiced his concerns on looking at all the information before decisions are made. Director Martin said he appreciated the information given and explained his statement on insurance savings for residents.

Jim Adley talked about Black Hills Energy and asked if there was any investigation from the board as to why they were not locating in Pueblo West and needing the tax base and how it would help with revenue. Director Green said the pipeline to the site would be costly to be located in Pueblo West. Legal Counsel informed everyone that the plant would use 1800 acre feet of water a year and the only place they could get that much water was from the Board of Water Works and for those to supply the water have to be in the city limits. Discussion on Pueblo West's water supply could not provide the water needed for this project. Mr. Adley thinks the board should keep looking for future prospects.

**COA BOARD APPOINTMENTS:** Chair Van Auken said it was the time of year of the current COA Board terms being up and what is needed. He explained the changes and because COA is now part of the District falls under the Sunshine Laws. He explained the evaluations and changes made in Addendum A. The deadline for acceptance of applicants will be February 22, 2010 with interviews following February 24, 2010. The ad will be placed in the paper.

**Joint Quarterly Meeting And Road Task Meeting:** Chair Van Auken updated the audience on the agenda on the 1A money and explained what it was and where it came from. The money was to come from the Tabor Time Out and who the County Commissioners were at that time and not the current Commissioners. He also mentioned where the money has been spent and how much is left from the Tabor Time Out and where the District has been on the list for receiving their money.

Director Hyatt commented on Desert Hawk that issues were deferred until the meeting February 25, 2010 and will report on that meeting in the future.

Chair Van Auken asked for an update on West McCulloch engineering. District Manager Howe-Kerr said they are waiting on CDOT from their connection with Highway 50 or it would be ready to go now. North Purcell will be done concurrent with West McCulloch. The schedule and time table for Platteville will be done around the same time and Coral Drive being done in the summer when there is no school.

Director Green voiced his concerns on who is doing the engineering and design and the County is in charge of that and keeps putting it off. He mentioned the County over spending their budget and borrowing money and will stay on top of this. Director Martin is satisfied with their engineering and design and how they had to update the drainage due to further information from the District. Director Martin feels there will not be any delays but with the issues involved will take time. Director French agrees and wants to have monthly Road Task meetings to keep on top of the project. District Manager Howe-Kerr mentioned old water lines that may have to be replaced and will look at utilities lines in the area before the project is started.

Director French talked about the County's financials and how the money is split and how they determine what the District gets back and feels the District is getting their fair share.

**EXECUTIVE SESSION:** None

**ADJOURNMENT:** There being no further business to come before the Board, Director French adjourned the meeting. The next regular meeting is scheduled for February 23, 2010 at the hour of 6:30 p.m., presently set for the meeting room of the Board of Directors, 109 East Industrial Boulevard, Pueblo West, Colorado.