



PUEBLO WEST METROPOLITAN DISTRICT

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

June 22, 2010

The Board of Directors of the Pueblo West Metropolitan District met in regular session at 109 East Industrial Boulevard, Pueblo West, Colorado, on June 22, 2010 at the hour of 6:30 o'clock p.m.

ROLL CALL: On roll call, Chair Mike French, Director's John Lisi, Chuck Green, Jerry Martin, and Christine McCarthy were present.

Also present were Brian Caserta, Interim District Manager; Judy Leonard, Administrative Assistant; Tom Mullans, Attorney for the District; and 22 citizens.

MINUTES: On motion by Director Green, the regular minutes of June 8, 2010, were approved, vote unanimous.

FINANCIAL REPORT: Members of the Board had been provided with a check register dated June 8, 2010, listing the bills for payment. On motion by Director Green, Director Martin noting the large payments, the outstanding bills of \$300,637.59 is approved for payment, vote unanimous.

DIRECTOR'S COMMENTS: Director McCarthy questioned the timeline for road information, public seeing the road update report for road maintenance, and able to make comments on the website. As explained, there will be a new website presentation at the next meeting and until that is up and running the information will not be posted until a new site is established. Director Lisi voiced his concern on how long it has taken. Director Green explained why and further information that will be presented. Director Green said questions and concerns will be addressed in the work session presentation.

Director Lisi updated the board on the e-mails he had with Rick Morgan as to the mix on McCulloch and if it was the best for the project. He said that an e-mail from Mr. Morgan stated if he had his way he would use a better mix for a higher cost of \$100,000 more. Director Lisi suggested that with the amount of \$700,000 saved to look into this. As stated by Chair French, Mr. Morgan did the specs for this project and should have bid what he wanted. The difference was established so the bid would not go over cost. The board directed Interim District Manager Caserta to look into this and why. Director Lisi mentioned a master plan and if one has been looked into. He had talked to Mary Gunn about this. Director Lisi informed the board on Go Co grants and one available for Parks and Recreation due August 27, 2010 and how the District will precede going after this. This grant is up to \$700,000. He talked to Fran McClave and her suggestion was to contract a grant writer and he is interested in hiring a part-time or contracted grant writer. The consensus of the board is to contract a grant writer and not hire one. Chair French thinks the board needs to prioritize first before contracting a grant writer. Legal Counsel informed the board how this can be done. Director McCarthy would like the contract be paid on performance. Interim District Manager Caserta will contact Fran McClave and see what she has to offer. Director Lisi updated the board on his meeting he attended with Director Martin on Amendment 60 and 61 and how important it is to know what these are all about. He mentioned talking with Mr. Lockwood at the YMCA to help with kids that will not be in school on Fridays due to the four day school week and the District having a 7:30 a.m. to 11:30 a.m. shift at Pueblo West Middle School for \$30.00 and YMCA afternoon shift at \$50.00. Director Lisi would like the District to look at open space for these kids due to the exuberant cost. He also mentioned being approached by Ed Smith and Ryan from the high school for partnering with the District to get grants for sports issues or sponsor their grant. Director Lisi asked Legal Counsel if the Koncilja property is completed and was told there are back taxes to be paid. Legal Counsel gave a synopsis on the conservation easements.

Director Martin said that at CLM.org, Amendments 60 and 61 are available to read.

Director Green updated the board on the dog park. He mentioned PEDCO has forwarded a couple of prospects that want to purchase some industrial land. He again said the website presentation will be presented in a few weeks. Director Green inquired about Mr. Gary Walker's land that Director Lisi was negotiating. Director Lisi is going to set up time to meet with him and will report back to the board.

Director Martin informed the board that Colonel McLaughlin will be coming to Pueblo West to speak and give the community an update as to what is happening with Fort Carson. The date is tentatively set for July 7, 2010 at Fire Station #3.

Director Green and Chair French said contacting Colonel McLaughlin and Fort Carson was a positive reaction and happy that the Pueblo West community is interested in what is happening with Fort Carson.

DISTRICT MANAGER REPORT: Interim District Manager Caserta reminded the board of the festivities on the July 4th, and encouraged everyone to come out.

Interim District Manager Caserta talked about the request from Boone Fire Department acquiring the old pumper. The value of 1972 pumper is not worth much but the Pueblo West Fire Association would like it reverted back to Pueblo West for parades after Boone Fire Department will be done with it. Consensus of the board is to send the truck to Boone less all the equipment. An agreement will be written for the transaction.

Director Green made a motion to send the 1972 pumper truck to Boone, vote unanimous.

Director McCarthy asked about an article for firework safety. Chair French inquired about where the list for excess equipment was posted. Director Green mentioned the mutual aid from Pueblo West Fire assisting with the fire at Royal Gorge. Director Lisi commented as to the fire contracts for houses on Swallows Road. Interim District Manager Caserta has received the bylaws and covenant for the homeowners association.

CITIZEN COMMENTS: Mrs. Hyatt addressed the board on the posting of the excess equipment and it was not posted on the web or in the Pueblo West View. Interim District Manager Caserta stated that there had been a constant flow of interested parties. She also had a comment on the Resolution 1884 and will wait until it is presented.

LAND DEVELOPMENT UPDATE: Interim District Manager Caserta was provided with a statement from Mr. Van Auken who could not be present and read what was stated in it. Interim District Manager Caserta updated everyone on San Isabel purchasing land and Legal Counsel doing the paper work with a purchase price of \$172,000. Legal Counsel explained the options and parcels in the District. Legal Counsel mentioned that a lot of District owned property is easements. Director Green said there will not be a building but used for a storage area. Director Green commended Mr. Van Auken and Don Saling on their efforts updating the inventory and volunteering their service. Director Lisi asked about authority for this proposal and if all will be opened up for everyone. Interim District Manager Caserta explained what is happening with this proposal and Mr. Van Auken did not have any part of the negotiations.

Director Green mentioned an e-mail from Bob Hyatt and wanted to read it.

Director Lisi made a motion that that type of conduct of the board should not be done or read. Chair French, Director Lisi, Director McCarthy voted aye, and Director's Martin and Green voted nay.

DISTRICT MANAGER SEARCH: Interim District Manager Caserta inquired as to how the board would like to proceed on the search. Director Lisi would like to extend the search. Director McCarthy feels there are three strong candidates but feel it should be opened up a few more weeks to open the applicant pool for more candidates. Director Martin thinks there is a sense there may be more applicants and not rush into this but extend the search longer. Chair French also feels to extend the search for another thirty days and get the right fit for the job. Director Green agrees with the extension but not thirty days and why. Director Green mentioned putting it back in all the media as previous. After further discussion, the motion was voted on.

Director Lisi made a motion to extend the search until July 23, 2010. Chair French, Director Lisi, Director Martin, Director McCarthy voted aye, Director Green voted nay.

Legal Counsel suggested an addition made to the ad that the applicants do not have to reapply as they are still accepted when extending the search.

LEASE PURCHASE: As part of the 2010 budget the Board approved the acquisition of a new E-One HP78, 78' Quint Aerial Apparatus for the Fire Department. The District completed a pre-acceptance inspection on June 8, 2010 with the anticipated delivery on June 19, 2010 and put in service in mid July. The District sent request for proposals out to over 20 financial institutions and received four responses. Based on the overall cost, KeyBank Government Finance Inc. has been recommended to be awarded the lease.

Interim District Manager Caserta explained the payments and financial information. There will be a penalty if paid off before the five years of 1%. The interest rate is 3.94%. Mrs. Hyatt thinks this should be paid up front or a loan from the Enterprise Fund to the General Fund. Director Martin gave reasons why he was comfortable with the lease arrangement. Mrs. Hyatt asked what the total interest rate would be for five years which is \$36,278.64. Legal Counsel will look into the concept of a loan within funds and concerns with labor limitations or if it can be done. Director Green voiced his concerns on projects that would be needed for the Enterprise Fund and then have to borrow for them. Director Martin also voiced his concerns taking money from one fund to another and why. Mr. Hyatt asked what the interest is again for five years. The document from KeyBank was provided to them for viewing. Mr. Salisbury suggested the board look outside

the box and why. Mr. Maggard asked about the insurance costs for this vehicle and a savings if paid out of reserves and not leased. Legal Counsel informed him that all District vehicles are covered. Director Lisi wanted to know why it could not be paid off from funds in the General Fund. A budget amendment would have to be made should that happen.

Director Green made a motion to table this until further information can be obtained until the next meeting. This was withdrawn.

Director Martin made a motion to accept Resolution 1884, Director Martin, Director Green, and Chair French voted aye, Director's McCarthy and Lisi voted nay.

Chair French directed Interim District Manager Caserta and Legal Counsel to bring more information on what has been discussed with financing and budget amendment for the next board meeting.

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 July 13, 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.

