



PUEBLO WEST METROPOLITAN DISTRICT

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

October 12, 2010

The Board of Directors of the Pueblo West Metropolitan District met in regular session at 109 East Industrial Boulevard, Pueblo West, Colorado, on October 12, 2010 at the hour of 6:30 o'clock p.m.

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

Also present were Brian Caserta, Interim District Manager; Judy Leonard, Administrative Assistant; Shannon Reed, Acting Attorney for the District; Laurie Cozzetto, Committee of Architecture, Scott Fanning; Fire Department; Steve Harrison, Utilities; Jay Bernard, Facilities; and sixteen citizens.

MINUTES: On motion by Director Green, the minutes for the regular meeting of September 28, were approved, vote unanimous.

FINANCIAL REPORT: Members of the Board had been provided with a check register dated October 12, 2010, listing the bills for payment. On motion by Director Green and Director Martin noting the large payments, the outstanding bills of \$285,928.46 is approved for payment, vote unanimous.

The investment report showed Certificate of Deposits \$9,184,565.00, CDARS \$6,911,345.77, Money Market \$7,473,346.97, Bond Reserve \$591,046.00 total cash of \$4,130,211.38, and year to date interest of \$266,990.57.

Director Green made a motion to accept the investment report, vote unanimous.

Director Martin informed the board the preliminary proposed budget will be posted on the web. He mentioned the disagreements left in the budget for the board to decide on changes and not just by the budget committee.

DIRECTOR'S COMMENTS: Director McCarthy commented on the hours and weeks going through the budget with keeping the O&M costs down and taking care of the more critical capital needs of the community.

Director Lisi mentioned he has had a lot of positive comments on the Purcell Overlay, trails, and West McCulloch projects. He commended the employees forgetting the projects done.

Director Green informed those attending the meeting of his personal health issues and limited activity and why he may miss a few future meetings of the board, especially in November.

Director Martin updated everyone on the budget timelines of November 9, board meeting discussions, a special meeting in November for public input, board and staff.

Director French reminded everyone of the public meeting on the design for Main McCulloch project at 6:00 p.m. at the Pueblo West Library. He encouraged everyone to attend. He inquired of other meetings attended by the board. Director Green informed him of the cart path work being done at Desert Hawk that the golfer's extra \$1.00 in fees helped to get this done.

LAND SALES REPORT: Interim District Manager Caserta updated the board that there is \$1,000.00 of contingency money from San Isabel for land they are purchasing.

DISTRICT MANAGER REPORT: Interim District Manager Caserta talked about the presentation from Black Hills on LOIS (Location One) and meeting with board members and staff as to how we could utilize this program to market land owned by the district.

Interim District Manager Caserta addressed the recycling bins and their history. Director Green asked about the red clothing bins.

Interim District Manager Caserta gave an update on the trails and issues on the Sierra Vista trail and completion. He talked about a trail behind Desert Sage of 1.2 miles that can be done with the funds saved from the bid lower than anticipated for trail projects. Chair French thinks signage should be done. Interim District Manager Caserta updated the board on the program spearheaded by Kim Arline, Safe Routes to School program, where the children rode their bikes or walked to Skyview Middle school. He mentioned it was a big success, alleviated a lot of the traffic, and the issues with major traffic crossings.

Interim District Manager Caserta informed everyone the budget proposal will be available for public viewing at the Pueblo West Library, board room, and on the web. He updated the board that on November 9, 2010 board meeting will be a public hearing, budget will have to be adopted by December 15, 2010, and a special meeting will be scheduled with a power point presentation.

Interim District Manager Caserta talked about the salary study and requirements of adding the benefits which have been completed. The total costs were discussed.

Director Lisi made a motion to adopt the payroll study to raise some of the employees where they should be at the 90% range.

Discussion took place with Director Martin questioning the loss of employees due to salaries and voiced his concerns with the economy and ballot issues. Director McCarthy is not comfortable giving two new employees a raise that have not been here a year, and one in the Utilities department with a water and wastewater increase for capital needs to residents in 2011. Director Green agreed that new hires should be taken out and District Manager evaluate their jobs for an increase. Questions were taken from the audience on how many employees, comparison with other community's budget percentage of their employees' salaries and not a good comparison, and should ballot issue 60, 61 and Amendment 101 pass. After further discussion on establishing a salary policy and concerns from the board the motion was voted on.

Director Lisi made a motion to adopt the payroll study to increase salaries at 90% of wage study, Director Lisi voted aye, and Chair French abstained. Director McCarthy, Director Green, and Director Martin voted nay.

Director Martin reiterated on the discussion and Chair French went on record he is an advocate of the employees.

Director Green made a motion to table the issue until November 9, 2010 board meeting, vote unanimous.

COMMITTEE OF ARCHITECTURE: Interim District Manager Caserta reported the Committee of Architecture's approvals for September, 2010, were three single-family homes, one commercial, and 46 miscellaneous items. Approvals for October, 2009, were four single-family homes, and 42 miscellaneous items. Director Green would like more comparative figures from 2007.

CITIZEN COMMENTS: None

COMMITTEE OF ARCHITECTURE FEES: Laurie Cozzetto asked the board for direction on a new fee schedule for 2011 the COA Board reviewed. These fees have not been changed for years. Laurie Cozzetto went through the changes and explained why the fees were raised or lowered. Director Green inquired how this would affect the revenue. Director Martin asked how these fees were determined. The fees are based on time and process with staff and board review.

Director Martin made a motion to accept the fee structure for January 2011, vote unanimous.

COMMITTEE OF ARCHITECTURE: Laurie Cozzetto asked the board to proceed with one litigation against a property owner for covenant enforcement. The board was provided with the information and pictures of the property. This is a zoning violation issue and asked to instruct Legal Counsel to proceed with litigations. Director Martin suggested contacting the County to see if they could enforce this as it is a County issue. He feels the County has an obligation to get involve. Director Green feels the Health Department should also be involved. Director McCarthy would like to proceed with the litigation. After further discussion from the board a motion was made.

Director Green made a motion to instruct Legal Counsel to proceed with the litigations pending what the County will do. Director Green withdrew the motion to wait until the next board meeting to see if the County responds to the issue.

DISTRICT MANAGER CONTRACT: Director Green said the contract was negotiated by both parties and took longer than anticipated.

Director Green made a motion to accept the employment agreement with Jack Johnston, vote unanimous.

Mr. Jack Johnston was introduced and welcomed. Mr. Johnston will start October 18, 2010.

EXECUTIVE SESSION: - There is a need for an executive session for the purchase, acquisition, lease, transfer of any property interest – C.R.S. 24-6-402(4)(a) – Land Sales Listing

Director Lisi made a motion for an executive session, vote unanimous.

Director Green excused himself from the Executive session.

ADJOURNMENT: There being no further business to come before the Board, Director French adjourned the meeting. The next regular meeting is scheduled for October 26, 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.