



## PUEBLO WEST METROPOLITAN DISTRICT

POST OFFICE BOX 7005

"WHERE EAGLES SOAR"

TELEPHONE: (719) 547-5000  
OFFICE:  
109 E. INDUSTRIAL BOULEVARD  
PUEBLO WEST, COLORADO  
PUEBLO WEST, COLORADO 81007

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

**December 14, 2010**

The board of Directors of the Pueblo West Metropolitan District met in regular session at 109 East Industrial Boulevard, Pueblo West, Colorado, on December 14, 2010, at the hour of 6:30 p.m.

**ROLL CALL:** Board Chair Mike French, Directors Chuck Green, Christine McCarthy, John Lisi and Jerry Martin were present.

Also attending were District Manager Jack Johnston, Legal Counsel Thomas Mullans; Administrative Assistant Judy Leonard, Tammy Jamison, Finance; Dave Cosby, Fleet; Carol Cosby, Parks and Recreation; Rick Morgan, Public Works; Jim McCaskell, Streets and Roads; Steve Harrison, Utilities; Laurie Cozzetto, Committee of Architecture; Danny James, Facilities; Dave Lawrence, Human Resource; Brian Caserta, Fire Chief; and approximately 30 citizens.

**MINUTES:** The minutes of the regular meeting of November 23, special meeting December 1, and December 8, 2010 were approved, vote unanimous.

**FINANCIAL REPORTS:** Members of the Board had been provided with a check register dated December 14, 2010, listing the bills for payment. On motion by Director Martin noting the large payments, the outstanding bills of \$874,496.58 is approved for payment, vote unanimous.

The investment report showed Certificate of Deposits \$8,177,647.90, CDARS \$7,929,243.67, Money Market \$7,493,568.97, Bond Reserve \$591,046.00 and total cash of \$3,299,567.11.

**DIRECTOR COMMENTS:** Director Lisi mentioned the Holiday In Lights parade success and comments from the community on not having a community building. He voiced his disappointment of not receiving Conservation Trust funds from the County in their 2011 budget. Director Lisi would like a meeting with the Pueblo Chieftain editorial group to discuss what was written on Pueblo West, which District Manager Johnston has been in touch with them to discuss this. Director Lisi informed the board of the PW View face book and asked the residents what they thought was needed for the community and results were for something for the kids to do and family gatherings, restaurants, bowling alleys, etc.

Director Martin inquired about a place on Dante and response from the County on zoning issues. He talked about Main McCulloch funding which will be discussed in the Road Task Committee meeting. Director Martin requested Mr. Garcia from CDOT attend, for clarification on their projects. He mentioned an ongoing study for a possible bus service in Pueblo West. Director Martin would like to see District's water team meet with Mr. Mahoney to discuss his concerns with purchasing land for a reservoir. District Manager Johnson has talked with Mr. Mahoney on his ideas and alternatives. Director Martin inquired as to what happened with the GOCO grant not awarded and was explained why by District Manager Johnston. The board voiced their concerns on the lottery fund distribution.

Director Green suggested to the audience that at the quarterly meetings residents attend and happy to be back from his absence.

**DISTRICT MANAGER REPORT:** District Manager Johnston reiterated the GOCO grant denial feedback and in 2011 the district applying for a 2011 GOCO Civic Center planning grant. He confirmed from discussions with the County that \$3.5 million is going for Main McCulloch project which will be discussed at the Road Task Force meeting which is posted as a public meeting. District Manager Johnston updated the board on 2011 CDOT recommendations of a park & ride at Exit 108/Purcell Blvd., and \$10 million for improvements on Highway 50, Baltimore to West McCulloch.

District Manager Johnston reported there were five new homes approved from the Committee of Architecture report and discussed certification of Land Use Inspector, there is none. He mentioned Certificate of Occupancy creation but the district does not have any legal ramification. In addition, build out, improvements, and rear yard setback definitions were clarified at the meeting and departmental operational flows. District Manager Johnston updated the board on his nomination to the Pueblo West Chamber Board of Directors and the brochure draft is ready for review. He informed the board of his invitation from Randy Thurston KSCJ 590 radio talk show on Thursday, December 16<sup>th</sup> at 9:30 a.m. to discuss Pueblo West. District Manager Johnston recognized Legal Counsel Tom Mullans for his service to the district since 1982.

**CITIZENS' COMMENTS:** Bob Hyatt commented on three issues. Proof read information on the website, amended budget not posted on the web for viewing, and line item posting and description of the safety program and why he is requesting this.

**SPECIAL RECOGNITION:** Fire Chief Caserta gave a brief background on a fire at Children's Palace and everyone involved helping including Snap Fitness providing shelter and food for the children until parents came to pick them up. Matt Smith, Brian Steward, and Luke Kita was recognized for their service to the community for helping Children's Palace in their time of need.

**LAND STUDY/DEVELOPMENT STRATEGY:** District Manager Johnston briefed the board on a meeting with Mr. Van Auken and what was determined with developing vacant land owned by the district. District Manager Johnston asked the board for direction on creating a Pueblo West Development Corporation of a 5 member board including 1 board member, advertising for 4 community members for staggered 3 year terms. He gave the board a purpose as to why one is needed, brief background, and recommendation for getting Tract 234 and 235 ready to market. Mr. Harrison confirmed Tracts 234 and 235 were ready to market. After further discussion and questions from the board, direction was given for a Pueblo West Development Corporation to be developed. Mr. Van Auken explained why he thinks this should be done to sell the land and feels this should be created and who should be part of the group which would be on a volunteer status. Mr. Van Auken explained the discussion that took place on a RFP to all realtors for their expertise on pricing and marketing. After further discussion from the board, direction was given to create this board.

**MODIFYING THE RULES & REGULATIONS FOR WATER, WASTEWATER SERVICE FEES:** This Resolution is for new rate codes for water, sewer use charges, and water and sewer tap charges to modify the connection charges for customers within the District. The less than 5,000 gallons will not have any increases. District Manager Johnston noted users percentage within the 1 to 5,000 gallons and the impact. Director Martin noted that revenues reach the O&M of the department and why he feels should not be increased. Director Lisi voiced his concerns on not increasing the 1 to 5,000 gallon users. Further discussion and concerns were made before a motion was made.

**RESOLUTION 1894:** A Resolution Modifying The Rules & Regulations Of The Pueblo West Metropolitan District Water, Wastewater Service Fees.

Director McCarthy made a motion to accept Resolution 1894 with attached Appendix A. Director's Christine McCarthy, Mike French, Jerry Martin, and Chuck Green voted aye, Director Lisi voted nay.

**CONSTRUCTION CONTRACT TO DIESSLIN STRUCTURES, INC.:** Legal Counsel explained if this Resolution is not done the district will not be able to use the Hill Ranch water. Director Martin asked for specifics on the excavation costs. Legal Counsel informed the board water engineers designed the project which was reviewed by the Water Board.

**RESOLUTION 1895** – A Resolution Awarding A Construction Contract To Diesslin Structures, Inc. For Construction Of The Gas Creek Ditch Augmentation Station, The Willowdale Ditch Augmentation Station, And The Frantz Ditch Infiltration Basin For The Hill Ranch Water Rights

Director Martin made a motion to accept Resolution 1895, vote unanimous.

Chair French made a motion to amend the Agenda for Matrix discussion, vote unanimous.

District Manager Johnston said based on the desire to look at RFQ's for consulting services for a community master plan with Matrix Design and Clifton Gunderson chosen to partner with a contract with the district to accomplish this. Mr. Perez explained what his company can do for the district and introduced his team. The comprehensive plan will be presented in two phases with Phase 1 being the collection of all data, mapping, assessments, needed for this plan for a better understanding of the needs of the district. He explained how his company would do this and what would be included. Carrie Bartow, Clifton Gunderson financial advisor talked about what she would be looking at for on the financial needs for the district. Phase 2 was discussed which would be more community involvement. Ken Schroepel explained his part in the comprehensive plan. Chair French would like more community involvement with more public meetings and identified other concerns. Director Green stated his reluctance to spend \$150,000 for this comprehensive plan and why and feels there is a lot of redundancy with this. Mr. Perez would like to tailor the comprehensive plan as to what the community wants. Director Lisi voiced his concerns and is looking forward for a comprehensive plan as is Director McCarthy.

**SUMMARIZING EXPENDITURES AND REVENUES 2011 BUDGET:** This Resolution establishes the 2011 Budget and must be approved before the mill levy Resolution can be passed. This has been discussed and presented to the board with changes made as requested from the board of removal 2 new employees – General Fund, GOCO grant for ball fields – Capital Projects and Conservation Funds, and reduction of overtime – General Fund and Water/Wastewater funds. Additions include increased SCBA to nine – General Fund, additional funds for personnel costs.

District Manager Johnston recapped the budget on Capital Projects. Director Martin informed the board there will not be any new hires and overtime will be diminished.

**RESOLUTION 1896:** A Resolution Summarizing Expenditures and Revenues For Each Fund, And Adopting A Budget For The Pueblo West Metropolitan District Pueblo County, Colorado, For The Calendar Year 2011.

Director Lisi made a motion to accept Resolution 1896, vote unanimous.

**APPROPRIATING MONEY TO THE VARIOUS FUNDS:** This Resolution is a follow-up to Resolution 1896 and officially appropriates the budgeted 2011 monies to the appropriate funds.

**RESOLUTION 1897:** A Resolution Appropriating Sums Of Money To The Various Funds And Spending Agencies In The Amounts And For The Purposes As Set Forth Below For The Pueblo West Metropolitan District Pueblo County, Colorado, For The Calendar Year 2011

Director Martin made a motion to accept Resolution 1897, vote unanimous.

**LEVYING GENERAL PROPERTY TAXES FOR 2011:** This Resolution sets the mill levy for Pueblo West at 20.193 based on an assessed valuation of \$234,797,072 for the District, generating \$4,741,257 in property tax revenue.

**RESOLUTION 1898** – A Resolution Levying General Property Taxes For The Year 2011 To Help Defray The Costs Of Government For The Pueblo West Metropolitan District Pueblo County, Colorado, For The Budget Year 2011

Director Green made a motion to accept Resolution 1898, vote unanimous.

District Manager Johnston mentioned this is the last meeting of 2010 and a Happy Holiday.

**ADJOURNMENT:** There being no further business to come before the Board, Director Martin adjourned the meeting. The next regular meeting is scheduled for January 11, 2011, 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.