



PO BOX 7005
109 INDUSTRIAL BLVD
PUEBLO WEST, COLORADO 81007
719 547-2000

**MINUTES OF SPECIAL MEETING
OF THE BOARD OF DIRECTORS OF
PUEBLO WEST METROPOLITAN DISTRICT**

February 2, 2011

The Board of Directors of the Pueblo West Metropolitan District met in special session at 109 East Industrial Boulevard, Pueblo West, Colorado, on February 2, 2011, at the hour of 8:30 o'clock a.m.

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

Also present were Jack Johnston, District Manager, Tom Mullans, Attorney for the District; and Administrative Assistant, Judy Leonard.

EXECUTIVE SESSION: This special meeting was called to have an executive session for the purchase, acquisition, lease, transfer or sale of any property interest – C.R.S. 24-6-402(4)(a) – San Isabel Electric and “Personnel matters” – C.R.S. 24-6-402(4)(f) – District Vehicles

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

PUBLIC MEETING - NEW BUSINESS

PUEBLO WEST ECONOMIC DEVELOPMENT STRATEGY: District Manager Johnston asked direction from the board as to how they would like to proceed in developing an economic development group. Discussion took place on dissolving the group formed in 1992, or continues with it. District Manager Johnston inquired if the group should be an advisory group or have a board like PEDCO and who should serve on this board. Consensus of the board is to have a board with people that have an economic development background. Legal Counsel explained the makeup of the non-profit corporation economic group that existed in the past with intent for public contact and deal with prospects. Legal Counsel stated there are statutes saying a special district can own and dispose of land and what can be done in the process. Development of Tract 234 and 235 was discussed for development and putting out RFP's for broker services to use them for further development of other property. Director Martin views on an Economic Development Committee is for promoting all of Pueblo West industrial and commercial property owned by the District and private owned for growth in the community to gain more property tax and why. Director McCarthy would like something other than a PEDCO and why. She would also like to see more retail businesses and agrees having an economic development group. District Manager Johnston mentioned starting a new group and file for a new 501-C3. Legal Counsel will look into what would be best for setting up a new group and legalities and what status this would have to be set up for. After further discussion, on the former board members and who should sit on the board, a work session will be planned in the future for input from stakeholders knowledgeable in economic development. All scenarios were suggested as to how this board would be formed and consensus is to have a board with knowledge on economic development and use the past board as a sounding board. A separate meeting will be set up at 5:30 p.m. to 8:30 p.m. for input from interested parties that would want to serve on this board at the library.

Board retreat discussion will be at another location, posted as a public meeting, and topics the board would like to discuss. Some of the topics mentioned were goals and objectives for board and District Manager, sales tax, board concerns, and accomplishments. The retreat will be on a Friday and be an all day meeting on February 25th, at Fire Station #3 at 8:30 a.m. An executive meeting will also be set up for the Community Comprehensive Plan contract for the board to go through then approval in a public meeting.

District Manager Johnston updated the board on the new accounting system being completed. Chair French questioned the automated signatures on the checks and that the Treasurer signature is required to sign and a designee. The Treasurer objects to checks over \$20,000 and not seeing. Legal Counsel explained the ramifications of checks going out without approval. Director McCarthy suggested an internal financial control policy and discuss this at the board retreat. Director Green voiced his concerns on expenditures paid before board approval and would like to see this changed and electronic signatures. District Manager

Johnston explained that approval of checks below a certain threshold should be done and staff held accountable for day to day business procedures and vendor's getting paid and any above that amount be approved by board. District Manager Johnston feels electronic signatures is more cost effective and more efficient. Chair French mentioned Resolution 1842 stating who is required to sign checks according to the District's by-laws. A certain amount will be specified for checks that will require board approval.

District Manager Johnston informed the board on the follow up discussions with Mr. Mahaney on the Super Ditch shares of CFI which have been judicated and are in Water Court. Legal Counsel mentioned articles on the importance of water storage to other entities and if Two Forks would have been built. District Manager Johnston mentioned other meetings on water issues he will be attending.

Concerns on medical marijuana have been brought to the district's attention. Director Green and Legal Counsel stated the district does not have any jurisdiction and only the County has authority to do something about it. County sets ordinances and licenses and if the places comply with County regulations than nothing can be done. The only thing the District has is covenants. Legal Counsel will look into assessments for sales tax. This lies with the County and if it was an agenda item may imply the District has authority to do something which the District does not.

Chair French asked that the community cleanup be on the retreat agenda.

District Manager Johnston mentioned Comcast Franchise renewal is up in March and negotiations for extensions to an Emergency Operations Center should they locate in Pueblo West. Negotiation for franchise fees were discussed and what that amount would be and possible benefits to the district. District Manager Johnston mentioned possible wireless availability to the district in the future. The Emergency Operations Center was further discussed as to location and possible areas and who to contact to push for the operation center to be built in Pueblo West.

District Manager Johnston asked for direction on articles for the View. Director Green talked about the most recent article written and concerned with the verbiage and content and internal review procedure. After further discussion on board concerns, an article will be submitted after the board retreat on topics discussed. Director Green mentioned the board advocating for the sales tax and was told cannot spend any District funds for this but can support or oppose on their own individually but not at a board meeting. Revised by-laws will be discussed at the board retreat after the board has reviewed the changes Legal Counsel has done. E-mails among board members clarity, having a policy written up, and to avoid including all board members in their e-mails for legality reasons. District Manager Johnston updated the board on Josh Johnson return to work on light duty.

Director Lisi mentioned a bond issue put on the ballot from the school district and the effect it will have if a sales tax was also put on the ballot. Director Green will write an informative article on the added value for having a sales tax and give facts as to what it will be used for to generate revenue for streets and roads and drainage issues in Pueblo West which will help with these costs. Input from the residents will also be asked for their opinions and feedback on their stance as to support or against a sales tax. The ballot issue will have a timeline and specific projects it will be used for. Director Green feels more maintenance on the roads is what most residents would like to see. Chair French voiced his concerns on having priority roads and qualified decisions for projects. Consensus of the board is for repair and maintenance on all roads at the level they are but in better condition available from a sales tax. Director Green will write an article and send to all for viewing and comments on the importance of abundance added value and awareness to the residents.

ADJOURNMENT: There being no further business to come before the Board, on motion by Director Green, the meeting was adjourned. The next regular meeting is scheduled for February 8, 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. A special meeting for an executive session is planned for February 8, 2011 at 5:00 p.m.

