

CHEROKEE METROPOLITAN DISTRICT
REGULAR MEETING OF THE BOARD OF DIRECTORS

September 17, 2024

MINUTES

The Regular Meeting of the Board of Directors of the Cherokee Metropolitan District was held on Tuesday, September 17, 2024, at 5:30 p.m. at 6250 Palmer Park Boulevard, Colorado Springs, Colorado.

#1. Call to Order

The meeting was called to order by Director Kinney at 5:29 p.m. Those in attendance were asked to stand and cite the Pledge of Allegiance. All Directors were present, and there were no Director's qualifications or disclosures.

#2. Review and Approval of Agenda

The Agenda was reviewed for any changes. Director Kinney asked to add "F," Meetings and Meeting Dates under #7. **New Business**. Director Wall motioned, seconded by Director Wilson, to amend the Agenda as noted. Director Ferguson mentioned a meeting date error on the Agenda which needed to be corrected.

Motion: Director Wall motioned, seconded by Director Ferguson, to accept the Agenda as amended and modified. All in favor. Motion unanimously passed.

#3. Minutes

It was recommended the Minutes for the August 20, 2024, and August 24, 2024, be tabled until the October 15, 2024, meeting to allow time for modifications.

Motion: Director Ferguson motioned, seconded by Director Hall, to table the August 20th and August 24th Board Meetings to the October 15th Board Meeting to allow for modifications and corrections. All in favor. Motion unanimously passed.

#4. Public Comments

Customer Jay Heuz stated he xeriscaped his front yard and requested a rebate from the District to compensate him for his efforts in saving water. Kevin O'Neil, who is responsible for a development of 18 acres west of SSFB, was interested in entertaining a relationship with the District to purchase wastewater capacity with the District.

#5. Consent Agenda

There were no items for the Consent Agenda.

#6. Old Business/Follow Up

The Hazen & Sawyer proposal was brought before the Board. The proposal will be discussed in more detail in an upcoming Work Session.

Brian Beaudette provided an update on the Chlorination Decentralization Project. Staff asked the Board to consider utilizing in-house resources to develop an RFP.

Director Kinney asked the Board's permission to work with Legal Counsel Joan Frische regarding the District's three parcels in the District – 2207 Jeanette Way (Pinyon Jay Park), 2386 Springside Dr, and 2395 Springside Drive. The parcels have been discussed in past Board meetings and their Quit Claim Deeds require full execution to be filed with the El Paso County District Court.

Motion: Director Hall motioned, seconded by Director Atkinson, to permit Director Kinney to work with Ms. Frische to resolve concerns regarding the Quit Claim Deeds for 2207 Jeanette Way, 2386 Springside Dr, and 2395 Springside Dr. All in favor. Motion unanimously passed.

#7. New Business

Two committee members of the Citizens Park Committee were in attendance, and Robert Hernandez advised the Board the next parks meeting will be held at Fredericksburg Park on October 12, 2024, and 9 a.m. His proposal included a request to replace the bleachers at the Eastridge Ballpark, to place a Port-a-John at the Sand Creek Disk Golf Course, a request to raise the Parks fees from \$1.75 to \$3.50, to contract out to a vendor to perform parks maintenance, to install suggestion plates at every park, and to install fencing in the vicinity of Dewhirst Dr. Trees around Pinyon Jay Drive and Springside Dr are needing to be cut down and properly disposed of. An email for the Citizens Park Committee was discussed, and the consensus was for the Committee to create their own email to better communicate with the customers.

Director Kinney asked permission from the Board to form a Parks Committee consisting of herself and Director Wilson to act as Board liaisons.

Motion: Director Kinney motioned, seconded by Director Wilson, to form a Parks Committee of two Board Members to represent the Board's interest. Director Ferguson-Yes. Director Atkinson-No. Director Wilson-Yes. Director Hall-Yes. Director Kinney-Yes. Motion passed (4-1).

There have been previous discussions in past Board meetings regarding the approximately two hundred residential addresses that are receiving and paying for utility services but are not within their legal boundaries. President Kinney entertained a Motion for Director Wall to work with Ms. Frische to update those boundaries so the addresses will be included in the District.

Motion: Director Atkinson motioned, seconded by Director Fergerson, to give permission to Director Wall to work with Joan Frische in updating the legal boundaries in the prospective Hannah Ridge/Feathergrass Subdivisions. All in favor. Motion unanimously passed.

There was discussion of the formation of a Finance Committee and Website Committee whereby members of the Board would act as Board liaisons. Director Kinney entertained a motion for Directors Wilson and Wall to form the Finance Committee.

Motion: Director Wilson motioned, seconded by Director Wall, to appoint Directors Wilson and Wall to a Finance Committee to act as Board liaisons. All in favor. Motion unanimously passed.

Director Kinney entertained a motion to form a Website Committee consisting of herself and Director Atkinson to rewrite the District's website. Director Atkinsons declined, and Director Wall accepted.

Motion: Director Wall motioned, seconded by Director Atkinson, to form a Website Committee consisting of Directors Kinney and Wall to update the District's website. All in favor. Motion unanimously passed.

There was discussion about disclosing gifts and benefits from contractors and others. It was not determined if there was an existing policy concerning this in the employee handbook. Director Kinney asked the Board for their input regarding disclosing gifts, gift cards, and benefits. It was the consensus that up to a monetary value of \$25.00 would seem a reasonable amount to accept. A Resolution will be drafted for employees and Board Members to receive and disclose gifts, gift cards, benefits, and other forms of gifts over \$25.00.

Upcoming meetings were discussed to schedule meetings and work sessions for the purpose of reviewing the draft 2025 Annual Budget, negotiations for an interim General Manager, and a presentation of water softening project alternatives. These meetings will be held on September 24, 2024, beginning at 12 p.m.

#8. Staff Reports

Brian Beaudette updated the Board with a General Manager's report on ongoing projects and operations. Staff reports were provided in the Board packet distribution.

The August 2024, Financial Report was reviewed.

Motion: Director Wall motioned, seconded by Director Atkinson, to accept the September Financial Report. All in favor. Motion unanimously passed.

#9. Executive Session

There was no Executive Session.

10. Adjournment

Director Kinney called a motion to adjourn the meeting.

Motion: Director Atkinson motioned, seconded by Director Ferguson, to adjourn the meeting. All in favor. Motion unanimously passed.

The meeting adjourned at 6:47 p.m.



Tracey Ferguson, Secretary



Michelle Marie Kinney, President



Dan Wall, Vice-President



Kim Wilson, Treasurer



Jeremy Atkinson, Director