

CHEROKEE METROPOLITAN DISTRICT
REGULAR MEETING OF THE BOARD OF DIRECTORS

MINUTES – APRIL 21, 2026

The Regular Meeting of the Board of Directors of the Cherokee Metropolitan District was held on Tuesday, April 21, 2026 at 5:30 p.m. at 6250 Palmer Park Blvd., Colorado Springs, Colorado.

Board of Directors Present: Dan Wall, Kim Hale, Jeff Bandy, Jeremy Atkinson, Dolly Letriz

CMD Staff Present: Kevin Brown, General Manager; Joshua Watkins, Wastewater Supervisor/ORC

Others Present: Joan Fritsche, Fritsche Law LLC

ITEM 1: Call to Order

The meeting was called to order by Director Wall at 5:30 p.m. A quorum of the Directors was present and there were no changes to Directors' qualifications or disclosures. Those in attendance were asked to stand and cite the Pledge of Allegiance.

ITEM 2: Review and Approval of the Agenda

A. Addendums/Amendments to Agenda

The agenda was reviewed for any changes. Mr. Brown requested that the Board postpone the 1st Quarter Financial Review. Board discussion followed.

MOTION: THE BOARD APPROVED THE AGENDA AS AMENDED TO TABLE ITEM 5(B) – 1ST QUARTER FINANCIAL REVIEW. ALL IN FAVOR.

ITEM 3: Public Comment

None.

ITEM 4: Consent Agenda

Items on the Consent Agenda:

A. March 17, 2026 Regular Meeting Minutes

MOTION: DIRECTOR HALE MOVED, SECONDED BY DIRECTOR ATKINSON, TO APPROVE ITEM A ON THE CONSENT AGENDA. ALL IN FAVOR. MOTION PASSED UNANIMOUSLY.

ITEM 5: Financial Report

A. March 2026 Financial Report

Mr. Brown reviewed the March 2026 Financial Report. Director Hale asked about missing revenue for March.

MOTION: DIRECTOR WALL MOVED, SECONDED BY DIRECTOR HALE, TO APPROVE THE MARCH FINANCIAL REPORT AS PRESENTED. ALL IN FAVOR. MOTION UNANIMOUSLY PASSED.

B. 1st Quarter Financial Review

Mr. Brown gave a brief overview of the First Quarter Financial Report. Mr. Brown noted field work for the 2025 Audit is complete and preparation of the 2025 Audit is on track. The Board had no additional questions.

ITEM 6: New Business

A. RJ Gleeson Construction Contract – Valve Replacement Project (Various Locations)

Mr. Brown presented the bid analysis for the 2026 valve replacement project. The District received six bids for the project on March 30, 2026. After review of the bids, District Staff recommends the District award the contract for the 2026 Valve Replacement Project to RJ Gleeson Construction LLC.

MOTION: DIRECTOR BANDY MOVED, SECONDED BY DIRECTOR ATKINSON, TO AWARD THE CONTRACT FOR THE 2026 VALVE REPLACEMENT PROJECT TO RJ GLEESON CONSTRUCTION LLC, IN THE AMOUNT OF \$301,975.00. ALL IN FAVOR. MOTION PASSED UNANIMOUSLY.

B. Golfnow Agreement – Golf Round Booking Software

Mr. Brown presented the Agreement with Golfnow, LLC. Golfnow provides the software and online booking engine for customers to reserve tee times at Cherokee Ridge Golf Course and was proposed by the Golf Course Manager. Golfnow agreed to the District’s requested changes to its standard contract.

MOTION: DIRECTOR WALL MOVED, SECONDED BY DIRECTOR HALE, TO APPROVE THE AGREEMENT WITH GOLFNOW, LLC. ALL IN FAVOR. MOTION PASSED UNANIMOUSLY.

C. Burns & McDonnell Contract Change – Treatment Site Pipeline Easement Acquisition

Mr. Brown reviewed Amendment #4 to the District’s Master Agreement with Burns & McDonnell for an updated scope of work including easement acquisition between the District’s existing pump

station and the planned PFAS treatment facility. The team is already in place and able to coordinate with eminent domain counsel to acquire the necessary easements before construction in late 2027 and early 2028.

MOTION: DIRECTOR WALL MOVED, SECONDED BY DIRECTOR ATKINSON, TO APPROVE AMENDMENT NO. 4 TO THE BURNS & MCDONNELL MASTER AGREEMENT IN THE AMOUNT OF \$263,069. ALL IN FAVOR. MOTION PASSED UNANIMOUSLY.

D. Employee Handbook Amendments

Mr. Brown reviewed proposed revisions to the District's Employee Handbook. The revisions update the Vacation Accrual and District Vehicle Use sections of the Handbook. Board discussion followed regarding employee phone use.

MOTION: DIRECTOR WALL MOVED, SECONDED BY DIRECTOR HALE, TO TABLE THIS MATTER UNTIL NEXT REGULAR BOARD MEETING. ALL IN FAVOR. MOTION PASSED UNANIMOUSLY.

E. Updated Water Restrictions Framework

Mr. Brown indicated the District's watering restrictions policy had not been updated in several years and provided the Board with a summary of Colorado Springs Utilities' ("CSU") drought response plan and watering restrictions policy. Discussion followed regarding following CSU's policy as a general framework for updating the District's watering restrictions policies and what enforcement might look like, if necessary.

There was no Board action on this item.

ITEM 7: Staff Reports

Mr. Brown presented his Manager's Report. Mr. Brown provided an update on the PFAS Treatment Project, noting the closing on the property is tentatively scheduled for June 11th. The treatment facility design is proceeding more quickly now that the property is under contract. Geotechnical and survey work is under way and the AE2S team submitted revised site plans. The construction contractor request for proposals has been published and there has been strong interest from the contractor community. The team hopes to present a contractor recommendation at the May meeting. Mr. Brown also reviewed El Paso County Planning Department's 1041 requirements.

Mr. Brown provided an update on parks projects and noted the Eastridge Ballfields and Plower Court projects are under way. The Fredericksburg Slide Project is complete. Mr. Brown noted the contractor left wood behind after completion of the work.

Mr. Brown updated the Board on proposed Mountain View Electrical Association (MVEA) rates. He received confirmation that MVEA will not be imposing time-of-day rates but will be making rate adjustments in Q4 based on a rate review case. The District will be subject to the increased MVEA

rates and won't be able to save money by strategically using power at different times of day. As MVEA's second largest customer, a custom load shedding agreement with MVEA is a possibility for later this year, which could result in potential savings.

There were no additional questions from the Board.

ITEM 8. Executive Session

MOTION: **DIRECTOR WALL MOVED, SECONDED BY DIRECTOR ATKINSON, TO GO INTO EXECUTIVE SESSION PURSUANT TO SECTION 24-6-402(4)(B), C.R.S., FOR A CONFERENCE WITH THE DISTRICT'S ATTORNEY REGARDING LEGAL ADVICE ON SPECIFIC LEGAL QUESTIONS; SECTION 24-6-402(4)(E), C.R.S., DETERMINING POSITIONS RELATIVE TO MATTERS THAT MAY BE SUBJECT TO NEGOTIATIONS, DEVELOPING STRATEGY FOR NEGOTIATIONS, AND INSTRUCTING NEGOTIATORS; AND SECTION 24-6-402(4)(A), C.R.S., REGARDING THE PURCHASE, ACQUISITION, LEASE, TRANSFER, OR SALE OF ANY REAL, PERSONAL, OR OTHER PROPERTY INTEREST. NO FORMAL ACTION OR VOTING WILL TAKE PLACE IN THE EXECUTIVE SESSION.**

- A. Neighboring Property Acquisition Discussion
- B. Meridian Service Metropolitan District Intergovernmental Agreement Discussion
- C. Inclusion Criteria Discussion

There was a short break from 6:16 – 6:21 p.m. before the Executive Session convened. The Directors, Mr. Brown and Ms. Fritsche attended the Executive Session.

MOTION: **DIRECTOR WALL MOVED, SECONDED BY DIRECTOR HALE, TO COME OUT OF EXECUTIVE SESSION AT 7:26 P.M. MOTION UNANIMOUSLY PASSED.**

ITEM 9. Adjournment

There being no further business to come before the Board, the meeting adjourned at 7:27 p.m.



Jeff Bandy, Secretary

Attorney Fritsche certified for the record that the Executive Session was not recorded, as the matters discussed in Executive Session constituted privileged attorney-client communications.



Joan M. Fritsche, Esq.