



CHEROKEE METROPOLITAN DISTRICT

6250 Palmer Park Blvd., Colorado Springs, CO 80915-2842

Telephone: (719) 597-5080 Fax: (719) 597-5145

Our mission is to exceed our customer's needs by providing safe and uninterrupted water and sewer services, high quality water supply, well-maintained parks and open spaces, and well-lit streets. We are committed in continually striving to attain the highest quality services at the lowest reasonable costs and to prepare for the anticipated needs and requirements of current and future customers through the allocation of technical, financial, operational, planning, and managerial resources necessary to ensure our service goals and expectations are met in a safe, responsible, and professional manner.

REGULAR MEETING OF THE BOARD OF DIRECTORS

PLEASE SILENCE ALL PHONES FOR THE DURATION OF THE MEETING– THANK YOU

***PER the AMERICANS WITH DISABILITIES ACT, MICROPHONES MUST BE PROPERLY USED BY ALL PERSONS SPEAKING THROUGHOUT THE MEETING.
THANK YOU FOR YOUR UNDERSTANDING.***

AGENDA

Board of Directors

Dan Wall, President
Michelle Marie Kinney, Vice President
Tracey Ferguson, Secretary
Kim Wilson, Director
Jeremy Atkinson, Director

Term Expires

May 2025
May 2025
May 2027
May 2025
May 2025

DATE: June 25, 2024

TIME: 5:30 p.m.

LOCATION: Cherokee Metropolitan District
6250 Palmer Park Blvd., Colorado Springs, Colorado 80915

1. Call to Order

- A. Pledge of Allegiance
- B. Roll Call of the Board of Directors/Declaration of Quorum
- C. Director Qualifications and Disclosures
- D. Director Bonds
- E. Liquor License Amendments for New Board Members

2. Review and Approval of the Agenda

- A. Addendums
- B. Amendments
- C. Approval Motion

3. **Recall Election Update – Wayne Williams**

- a. Welcome New Board Members
- b. Directors Opening Statements

4. **Administrative Resolution Amendment**

5. **Public Comment**

Please keep comments restricted to the topics of the District and its business. A time limit of three minutes may be imposed by the Chair. A timer may be provided for your convenience.

6. **Minutes**

- A. Approval of Minutes for the May 21, 2024 Regular Board Meeting

7. **Consent Agenda**

The Consent Agenda consists of matters that occur in the normal course of business. The following items are summarized and are approved and enacted at this time by the Board of Directors in one motion.

8. **Called Up Consent Items – Items from Consent Agenda Only**

- A.

**RECESS REGULAR MEETING
OPEN PUBLIC HEARING**

- A. **Reconsideration** of Resolutions Approved on Feb. 20, 2024

- 1. Resolution 2024-05 Budget Appropriation: \$1,272,000 Land Purchase; Request to reduce to \$1,256,392
- 2. Resolution 2024-06 Budget Appropriation: \$100,000 Costs of Recall; Request to reduce to \$55,000
- 3. Resolution 2024-07 Budget Appropriations as Follow:
 - Water/Wastewater**
 - a. Rates and Fees Study for 2025 Budget; \$150,000 O&M
 - b. Woodmen Hills Metropolitan District Arbitration Demand; \$100,000 O&M
 - c. PFAs Pilot Study – Hazen and Sawyer Work Order 2023-01; \$140,455 Capital
 - d. Replacement Plan; Legal, Trial and Engineering; \$800,000 Capital
 - e. Ellicott Booster 048; \$511,783 Capital

Parks Fund

- a. Parks Insurance Repairs; \$61,231 O&M

Golf Course Enterprise Fund

- a. Pro Shop – Clubhouse Insurance Repairs; \$111,500 O&M
 - b. Cart Path Rehab; \$12,000 Capital
 - c. Carryover of 2022 Equipment Replacement Costs; \$82,000 Capital
4. Transfer/Change of Use of Costs (within Water/Wastewater Fund) – No New Appropriation – Report to Board and Approval
- a. Transfer \$60,000 Capital for Well 15 pump, electrical and structural repairs from the \$1,000,000 budgeted for the new Tank #5. Due to delays in land acquisition, construction will not occur until 2025.
 - b. Transfer \$89,000 for Well 13 pump and electrical repairs from the \$1,000,000 budgeted for the new Tank #5. Due to delays in land acquisition, construction will not occur until 2025.
 - c. Transfer \$40,000 for Wells 1 & 6 from the \$1,000,000 budgeted for the new Tank #5. Due to delays in land acquisition, construction will not occur until 2025.
 - d. Add \$1,753 to Revenue-Insurance Reimbursements to recognize insurance reimbursement received in 2023 for repairs not completed until 2024
 - e. Transfer \$19,902 from Administrative Expenses-Building Maintenance to Administrative Expenses-Other Repairs Expense-Insurance Reimbursable (already budgeted \$20,000 for 2024)
 - f. Transfer \$212,240 from Administrative Expenses-Legal Services General and Water to Capital Outlay – Replacement Plan (2024 expenditures thru 5/31)
5. Transfer/Change of Use of Costs (within Golf Course Fund) – No New Appropriation – Report to Board and Approval
- a. Transfer \$98,044 from Pro Shop-Clubhouse Repairs to Pro Shop-Clubhouse Insurance Repairs
 - b. Add \$111,500 to Revenue-Insurance Reimbursements to recognize insurance reimbursement received in 2023 for repairs not completed until 2024
6. Transfer/Change of Use of Costs (within Parks Fund) – No New Appropriation – Report to Board and Approval
- a. Add \$61,231 to Revenue-Insurance Reimbursements O&M to recognize insurance reimbursement received in 2023 for repairs not completed until 2024

**CLOSE PUBLIC HEARING
RESUME REGULAR MEETING**

9. Reconsideration of Resolutions Approved on Feb. 20, 2024
1. Resolution 2024-05 Budget Appropriation: \$1,272,000 Land Purchase; Request to reduce to \$1,256,392
 2. Resolution 2024-06 Budget Appropriation: \$100,000 Costs of Recall; Request to reduce to \$55,000
10. Finance and Accounting – Julie Wells
- A. Financial Report
 - B. CFO Replacement Discussion

11. Action Item Requests

- A. Parks Committee
- B. Finance Committee
- C. Fire Department Use of Hydrants for Training Usage
- D. Emblem/Logo – Change Back to Old Logo
- E. Public Events
 - a. Fundraisers and Accepting Donations
 - b. BBQs or Special Events Need to be Several Neighborhood Parks, Not Just One
- F. Avoiding Any Appearance of Campaigning on Cherokee Property or at Board Meetings
- G. Website Design, New Host Company
- H. Change Online Board Meetings to Zoom, Instead of Teams
- I. Water Quality Change Implementation – Courses of Action – Possible Work Sessions
 - a. Chlorine Taste Reduction – Additional Chlorinators
 - b. Sediment – Fire Hydrants Flushing – Schedule or Plan
 - c. Water Hardness – Specific Goal Amount to be Appreciable
 - i. Savings by Using Less Expensive Resins Not Needed for Hard Water
 - d. Opportunity to Build the PFAs Treatment Facility with other Improvements at the Same Time

12. Staff Reports

- A. Engineering Report, Including, but not limited to:
 - a. Lift Station 1
 - b. Wells Rehab and Repair
 - c. PFAs Pilot Study
- B. WRF Report, Including, but not limited to:
 - a. Screw Press
 - b. Blowers
 - c. MBR Covers
 - d. RO Progress
- C. Water Report, Including, but not limited to:
 - a. Lead and Copper
 - b. Lab Support
- D. General Manager Report, Including, but not limited to:
 - a. The Loop Director Approval – Brandon Zembles to Replace Kevin Brown
 - b. Board Reporting

13. Attorney Items

- A. Replacement Plan
- B. PFAs MDL Status
- C. Condemnation Status of Tamlin Adjacent Property
- D. Colorado Springs Annexation Attempt of Air Line Drive and Coordination with Cimarron Hills Fire Department

14. Other Business/Directors Items -No Action Taken

- A. Director Signatures
 - a. Bonds

- b. Liquor License Documents
- c. Wells Fargo Signatory Forms for New Board Members

15. Executive Session

A. In accordance with the Colorado Open Meetings Act, the Board, in Open Session, is to determine whether it will hold an Executive Session pursuant to §24-6-402(4)(b), C.R.S., Conference with the District’s attorney regarding legal advice on specific legal questions, and §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 §24-6-402(4)(f), C.R.S., Personnel matters, identifying the person or position to be discussed. The Chair shall poll the Board members, and upon affirmative vote of two-thirds of the members present, may hold a Closed Executive Session. If a two-thirds affirmative vote for the Executive Session is not received, the item may be discussed in Open Session or withdrawn from consideration. No formal action or voting will take place in Executive Session.

- A. General Manager Discussion
- B. Norwood Inverse Condemnation and Condemnation Counter-Offer

16. Action Items Requests Continued

A. General Manager Discussion and Vote on Courses of Action

17. Other Meetings of Importance to the Cherokee Metropolitan District

Loop Water Authority, Loopwater.org
Meridian Ranch Metropolitan District, first Wednesday of each month, 10 a.m.
Cimarron Hills Fire Dept Board Meeting, third Wednesday of each month, 5:30 p.m.
Woodmen Hills Metro District Board Meeting, fourth Thursday each month, 5:30 p.m.
UBSCGW Meeting, Calhan, Colorado, first Tuesday of each month, 6 p.m.
Colorado Springs City Council Meetings 2nd and 4th Tuesday of each month, at 10 a.m.

18. Adjournment