



# PUEBLO WEST METROPOLITAN DISTRICT

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**REGULAR BOARD MEETING  
729 E. GOLD DRIVE  
TUESDAY, FEBRUARY 25, 2020 – 6:00 P.M.**

## MINUTES

The Board of Directors of The Pueblo West Metropolitan District met at 729 E. Gold Drive, Pueblo West, Colorado, on February 25, 2020 at the hour of 6:00 P.M. President Proal called the Regular Meeting to order.

- A. CALL TO ORDER**, President Doug Proal
- B. INVOCATION**, Bryan Kelsen, Christ Church Pueblo West
- C. PLEDGE OF ALLEGIANCE**

### **D. ROLL CALL**

President Proal called the roll: Director Mike French, Director Judy Leonard, Director Terry Zupan, Director Smith and President Doug Proal were present.

Also present was Nina Vetter, District Manager; Harley Gifford, General Counsel; Brandi Blankenship, Administrative Assistant; Sabrina Cotta, Administrative and Internal Services; Jim Blasing, Utilities Director; Roni Kimbrel, Finance Director; Sara Vaas, Community and Neighborhood Development Director; Rusty Ethredge, Collection and Distribution Manager; and 11 audience members.

### **E. APPROVAL OF AGENDA**

President Proal motioned for the removal of agenda item G-Special Guest and G1-Special Presentation by Barbara Bernard and approval of the agenda. Motion was moved by Director Zupan and seconded by Director Smith. Motion passed 5-0.

### **F. SPECIAL RECOGNITION**

Rusty Ethredge, Collection and Distribution Manager, presented to the Board Members that Glenn Williams, Utility Technician, won Rookie of the Year Award from the Colorado Rural Water Association. Rusty informed the Board that Glenn Williams joined PWMD in September 2019 and has proven to be an outstanding employee and truly deserving of this award. The Board vocalized their congratulations and our good fortune that Glenn is a member of the PWMD team.

### **G. SPECIAL GUEST**

#### **1. PUEBLO CONSERVANCY DISTRICT REPORT, PRESENTED BY BARBARA BERNARD**

This item was pulled from the agenda.

### **H. SPECIAL PRESENTATION**

#### **1. POTENTIAL GRANT FOR DRAINAGE IMPROVEMENTS FOR WILLIAMS CREEK, PRESENTED BY LARRY SMALL, EXECUTIVE DIRECTOR FOUNTAIN CREEK WATERSHED FLOOD CONTROL AND GREENWAY DISTRICT**

Larry Small provided the Board with a handout featuring photos of locations (Purcell Blvd and East Paseo Dorado Drive) that the grant would offer a solution & repair to the areas of Williams Creek. Recommendation is to re-establish a stable channel in Williams Creek by mitigating further scour and erosion issues by modifying the channel to a cross sectional geometry and platform. Those improvements will help restore the sediment transport capacity of the channel and will discourage down-cutting in the channel. Cost estimate for channel improvements is \$468,100. The breakdown of payment would be: \$250,000 – provided by Colorado Water Conservation Board. \$125,000 provided by Pueblo West and \$125,000 provided by Pueblo County to pay for these repairs and upgrades. The application must be submitted by October 2020 and Larry Small stated he would be the point of contact to move forward with this grant project.

### **I. CITIZEN'S COMMENTS**

Melvin Manrose, 228 E. Parkridge Drive, spoke to the Board about keeping property values higher by not allowing Black Hills Energy to build transmission lines. Mr. Manrose advised that 600 residents who reside near Wildhorse Creek would face adverse value to allow any further construction by Black Hills Energy.

### **J. APPROVAL OF CONSENT AGENDA**

President Proal motioned for the approval of the Consent Agenda; it was moved by Director Smith and seconded by Director Zupan. Motion was carried 5-0.

#### **a. Finance Report**

**K. BUSINESS**

**K.1. SUP 2019-009 UPDATE AND DISCUSSION- PRESENTED BY JIM BLASING, UTILITIES DIRECTOR AND RANDY REEVES, PLS –CARDINAL POINTS SURVEYING**

February 19, 2020 Special Use Permit 2019-009 was passed by the Pueblo County Planning Commission with three conditions. First, overall height of the antenna and pole combined cannot exceed 45 feet in height. Second, within 90 days of completion, a security fence needs to be installed surrounding the pole. Third, the pole and antenna cannot contain any lights. Mr. Reeves advised the Board that Tract 317 had been rezoned in 1993 by a map amendment and approved by county commissioners from A3 zone to an S1- Public Use zone. Upon approval in 1993 there was a condition attached to the approval that the entire tract be vacated within one calendar year (1994), but this was not completed. Cardinal Points Surveying provided an estimate to complete this requirement at \$3500. The plot will need to be redrawn to show overall subdivision, boundary lines and legal description removing Tract, Block, and Lot for 317 and referenced as Parcel A with a new description. Letters must be sent out to all Government, Fire Department, Sheriff Department, Utilities and School Districts notifying of the vacate process. A petition is also required to be approved by the Board of County Commissioners. All 119 lots will be vacated. President Proal commented on removing the existing pole, which is 55 feet in height and reinstall a new pole not to exceed 45 feet in height. Legalities will be discussed with General Counsel, Harley Gifford.

**K. 2. COMMUNITY AND NEIGHBORHOOD DEVELOPMENT UPDATE- PRESENTED BY SARA VAAS, DIRECTOR OF COMMUNITY AND NEIGHBORHOOD DEVELOPMENT**

Ms. Vaas updated the Board on the Community Roundtable topic for March 2020 will be Communication. Tools for communication currently being utilized are broken down into five categories: 1. Print (Chieftain, View, flyers, magazine articles). 2 – Online (PWMD website, District Managers Report available to view monthly, ClearGov and Live streams). 3- Social Media Platforms (Facebook, Twitter, Instagram, NextDoor, LinkedIn). 4 – In Person Marketing (District Events, Farmers Markets, Parks and Recreation Events, Word of Mouth and texting). 5- Meetings (Board of Directors Meetings, Roundtable with Residents, and COA Meetings). The Board thanked Sara for her efforts and to keep up the great work.

**K.3. CIVIC BUILDING UPDATE AND DISCUSSION- PRESENTED BY NINA VETTER, DISTRICT MANAGER**

Ms. Vetter updated the Board that the goal is to have the initial design approved and signed off by the Board by the end of April 2020. Initial Design concept is anticipated to be received within the next 7 days from SEH. Director French stated that the Minutes for January 14, 2020 Agenda item J5 was not correct and would like the minutes be revised for accurate reflection of the J5 Agenda Item vote. Director French advised that he did not vote on the location of the Civic Building. Harley Gifford, General Counsel stated that revised minutes will be completed and submitted for approval in the March 10, 2020 Regular Board Of Directors Meeting.

**K.4. ULI GRANT OPPORTUNITY DISCUSSION- PRESENTED BY SARA VAAS, DIRECTOR OF COMMUNITY AND NEIGHBORHOOD DEVELOPMENT**

Ms. Vaas advised the Board that ULI reached out to Pueblo West Metro District with a grant opportunity of \$5,000. The grant is "Building Healthy Places and Community" for development and implementation of recommendations made by ULI, who presented PWMD with a full scope development project early January 2020. The grant needs to be used between March and July 2020. Sara advised the Board that her idea would be to use the funds to develop curb appeal and site line visuals to the community based on recommendations from ULI and "branding" opportunities. The Board agreed and signed the letter of support drafted by Ms. Vaas to submit with the application. There would be no cost to PWMD for this grant opportunity if awarded. The Motion to move forward was moved by Director Zupan and seconded by Director Smith. Motion passed 5-0.

**L. DIRECTOR'S COMMENTS AND COMMITTEE REPORTS**

President Proal made a comment to the audience that the Board does not support the Black Hills initiative and have taken measure through legal counsel to oppose it. The Board is actively keeping up to date with the progress being made with this issue.

**M. ANNOUNCEMENTS AND EVENTS**

M.1. COMMUNITY ROUNDTABLE MONDAY MARCH 2. 2020 5:30PM TO 7PM HELD AT RIVER GRACE CHURCH- 88 MASTERS DRIVE. PUEBLO WEST

M.2. REGULAR BOARD MEETINGS TUESDAY MARCH 10 AND 24, 2020 6:00PM AT FIRE STATION #3

M.3. COMMITTEE OF ARCHITECTURE MEETINGS THURSDAY, MARCH 12 AND 26, 2020 AT 5:30PM – FIRE STATION #3

M.4. ANNUAL TOM SAWYER FISHING DERBY – SATURDAY APRIL 18, 2020

**N. ADJOURN**

There being no Executive Session items and no further business to come before the Board, President Proal called for motion to adjourn the meeting. Motion moved by Director French and seconded by Director Smith. Motion passed 5-0.

The next regular meeting is scheduled for March 10, 2020 at the hour of 6:00 P.M., presently set for the meeting room of the Board of Directors, 729 E. Gold Drive, Pueblo West, Colorado.

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**Secretary**

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Approved 03/10/2020