

**CROSS CREEK METROPOLITAN DISTRICT
MINUTES
BOARD MEETING**

Thursday, May 20, 2021 12:00pm

A meeting of the Board of Directors of the Cross Creek Metropolitan District was held May 20th, 2021. Board members met in-person at Cross Creek Church, and virtually using Zoom.us. The meeting was convened at 12:02 pm. Greg introduced the group to Teresa Cain, a Cross Creek resident who might be interested in becoming a board member.

Board members present: Greg Hanus, Pat Skinner, Kim Hittle, Gerry Martinez
Also present: Elise Bergsten, Pete Susemihl, Teresa Cain

Legal Report – Pete Susemihl

Pete talked about the financing of Hale Reservoir improvements and the associated IGA that will be necessary between CCMD and Fountain. Pete and Elise will meet with Fountain’s attorney tomorrow and begin work on the IGA points. The City will want some assurances regarding the payment of the financing. We are also hoping to cover any needed Service Plan amendment with this IGA. Pete would like to avoid having to re-write the entire Service Plan.

Consent Calendar (see packet)

- April 2021 meeting minutes
- Bill Payments as shown below:

Date	Num	Name	Memo	Amount
May 2021 Bill-Pay		General Fund		
05/10/2021	autopay	City of Fountain Utilities	8201 Fountain Mesa Rd	51.23
05/10/2021	autopay	City of Fountain Utilities	8098 Hurley	51.23
05/10/2021	autopay	City of Fountain Utilities	7205 Village Meadows Dr	51.23
05/10/2021	autopay	City of Fountain Utilities	7405 Village Meadows Dr	51.23
05/10/2021	autopay	City of Fountain Utilities	Glenburn/Park B2	51.23
05/10/2021	autopay	City of Fountain Utilities	Brook Valley/B1	59.46
05/10/2021	autopay	City of Fountain Utilities	8107 Parkglen Dr	2,108.65
05/10/2021	autopay	City of Fountain Utilities	8115 Parkglen-electric	476.47
05/10/2021		Eastern Colorado Bank	wire fee	20.00
05/10/2021	efts	IRS	941 payment	61.20
05/19/2021	3597	Gerry Martinez	April	92.35
05/19/2021	3598	Greg Hanus	April	92.35
05/19/2021	3599	Kim Hittle	April	92.35
05/19/2021	3600	Patrick Skinner	April	92.35
05/19/2021	3601	Balanced Management Services	21-25	5,295.08
05/19/2021	reimbursement	Balanced Management Services	Weebly website-2years	123.74
05/19/2021	3602	Land Management, LLC	CCMD0421	5,369.00
05/19/2021		Land Management, LLC	CCRP0421	9,117.41
05/19/2021	3603	Susemihl, McDermott & Downie, F	33411	438.00
				23,694.56
		Capital Fund		
05/19/2021		Applegate Group	51471-augmentation	1,696.50
05/19/2021		Applegate Group	51472-drainage plan	3,540.00
				5,236.50
				28,931.06

- Financial Reports

A motion to approve the May Consent Calendar was made by Pat Skinner, seconded by Gerry Martinez and approved unanimously.

Manager Report/Discussion

- Kim and Greg will recommend pocket park names by our next meeting.
- Elise had an IT review regarding cyber-security, and our systems that are in place should suffice for the time being.
- Coordinated with Juan Flores, Ftn Code Enforcement, to schedule the “Wellness Waggin Mobile Vet Clinic” at the park (they’ve been parking at City Hall once/month). We will advertise this on facebook. The clinic will be at the park on June 23rd. I’ll email the advert to you for your information.
- Clean Up Fountain – May 23rd, 10:00 am at Cross Creek Park
- Guided Bird Hikes
 - May 30th 7:00 am
 - June 13th 7:00 am
- **Parking Lot Lights**
 - Mitch from Plant Engineering did a final walk-through and punch list on April 7. Mitch has been paid for his work in full.
 - 5/11: Foster Electric states that “The factory techs. were on the phone for over 4 hours on Friday getting the bugs worked out and the system programmed. I went by early this morning and the system was functioning as programmed. I will make a visit by the park after sunset to check on the evening mode. The last light in the BMX track still is not functioning properly, We have the repeater due in this week, once that is installed we will see if that fixes that pole. I’ll keep you posted.”
 - Reached out early this week to check on the project, but no response yet.
- **Field/Pavilion Rentals**
 - Created a letter asking regular users to make field reservations. Have delivered to one group so far – a Pop Warner league.
 - Pavilion Rentals have increased over prior years.
- **Hale Reservoir**
 - We are asking for \$3.5 million from the bond issue. Steve Smith re-calculated the Hale renovation with current unit prices and came up with a price around \$4 million. That \$4,000,000 covers the re-construction of Hale and some revegetation but does not get to a fully constructed park with landscaping, trails, pedestrian bridges and other improvements.
 - We will estimate Hale renovation and other Park and Rec costs separately. John Lewis (Fountain) is checking to see whether we need to go to bid prior to funding, or whether we can use the engineer’s estimate.
 - Signed the Augmentation Scope of Work and sent to Applegate.
 - Notified Applegate to proceed with a new SEO dam permit application.
- **Stormwater**
 - Land Management cleared the culvert between parking lots. They also re-established the pedestrian creek crossing, which had become silted in and wetlands plants had grown over the first 6-8 feet of the crossing.
 - Fountain has directed us to the El Paso County Drainage Criteria Manual for guidance. Applegate is proceeding with this work.
 - Read the Service Plan, and it looks like the intent was that Fountain would be responsible for stormwater infrastructure that is within the city’s right-of-way. This would include any under-street culverts. Have not confirmed this with Fountain.
- **Projects:**
 - Little Free Libraries x 2 (received) \$ 904

- We will place the first library in the park at Hurley and Silver Glen. Will decide on the second location later.
- Trash Cans x 10 (ordered-doesn't inc. install) \$ 6,431
- BMX-Soiltac (received) \$ 2,069
- BMX-Asphalt ~ starting hill & turn 2 (done) \$ 2,154
- Kiosk Sign (we paid deposit of \$1,750) (doesn't inc. install) \$ 5,875
- BMX – remaining asphalt \$ 7,270
- Security Cameras (\$2500 + install) \$ 5,000
- Curb/Gutter at CC Park – cost estimate \$ 18,500

A motion to approve concrete costs for finishing curb and gutter at the park up to \$28,000 was made by Pat Skinner, seconded by Gerry Martinez and approved unanimously.

- Directors also discussed the Scope of Work for an overall Site Plan. Chris Lieber and NES are Elise's preferred vendor. This needs to be moved forward as quickly as possible. It includes the landscaping of the property after Hale Reservoir is completed, adding park and recreation components such as trails, and re-shaping the land where possible in order to leave fill dirt on-site that comes out of the pond.

A motion to move forward with NES as vendor for the needed Site Plan was made by Gerry Martinez, seconded by Pat Skinner, and was approved unanimously.

- Cross Creek BMX and i9 Sports both expressed interest in putting sheds on-site at the park to hold their equipment. Directors were in consensus, conditionally, that BMX may add an additional shed, but that i9 cannot. Additional storage will be needed for CCMD as well, in the future, and that could present an opportunity to add storage for park users.

Old Business

None

New business

None

The meeting was adjourned at 1:03 pm.

Respectfully submitted by

Elise Bergsten, District Manager