

CHEYENNE CREEK METROPOLITAN PARK & WATER DISTRICT

NOTICE OF BOARD MEETING AND AGENDA

Tuesday, November 11, 2025, at 5:30 PM (MST)

This meeting will be held via in-person and teleconferencing and can be joined through the directions below:

At 3204 N Academy Blvd, Ste 100 Colorado Springs, CO 80917

- AND -

Please join meeting from your computer, tablet or smartphone.

[Join the meeting now](#)

Meeting ID: 281 788 970 323 7

Passcode: fS68fw2P

Public Invited to Attend

Board of Director	Title	Term Expiration
Matt Grage	President	May 2027
James Bensberg	Director	May 2029
Debbie Van Ness	Secretary / Treasurer	May 2027
Roger Peyton	Director	May 2027
Robert Oseth	Director	May 2029 <i>(appointment until May 2027)</i>

AGENDA

- 1. Call to Order**
- 2. Declaration of Quorum/Director Qualifications/Reaffirmation of Disclosures**
- 3. Approval of Agenda**
- 4. Review and Consider Approval of Board Meeting Minutes from May 13, 2025 (enclosed)**
- 5. Financial Review**
 - a. Review and accept Unaudited Financial statements through October 31, 2025 (enclosed)
 - b. Review and ratify the acceptance of payable through the period ending November 11, 2025 (enclosed)
 - c. Conduct Public Hearing on 2025 Budget Amendment and 2026 Budget Adoption
 - i. Review and Consider a Resolution to adopt the 2025 Budget Amendment and 2026 Budget (enclosed)
- 6. Legal Matters**
 - a. Discuss 2026 Meeting schedule
 - b. Review and consider approval of Wisdom Management Engagement letter (under separate cover)
 - c. Review and consider approval of Resolution to apply for 2025 Audit Exemption

7. **Other Business**
 - a. Discuss damming of Cheyenne Creek (enclosed)
 - b. Discus Stratton Park Project
8. **Public Comment**
9. **Adjourn – Next scheduled meeting TBD**



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**MINUTES OF A SPECIAL MEETING OF THE BOARD OF DIRECTORS OF THE
CHEYENNE CREEK METROPOLITAN PARK & WATER DISTRICT
HELD MAY 13, 2025
AT 5:30 PM**

Pursuant to posted notice, the special meeting of the Board of Directors (the “Board”) of the Cheyenne Creek Metropolitan Park and Water District (the “District”) was held on Wednesday, December 4, 2024, at 4:00 PM, at 614 N. Tejon St., Colorado Springs, Colorado 80903, and via electronic means and telephone conference call.

Attendance:

In attendance were Directors:

Matt Grange	President
Debbie Van Ness	Secretary/ Treasurer
James Bensberg	Director

Directors Attending Virtually

Roger Peyton	Director
Robert Oseth	Director

Also in attendance were:

Gordon Loux	Resident
Val Schoenherr	Resident
Rebecca Harris	WSDM
Sue Gonzales	WSDM

1. Call to Order:

The meeting was called to order at 5:32pm by Ms. Harris.

2. Declaration of Quorum/Director Qualifications/ Disclosure Matters:

Ms. Harris indicated that a quorum of the Boards was present, stating that each Director has been qualified as an eligible elector of the District pursuant to Colorado law. The Directors confirmed their qualifications. Ms. Harris informed the Board that, pursuant to Colorado law, certain disclosures might be required prior to taking official action at the meeting. Each Director reported that there are no potential or existing conflicts of interest, and those disclosures were acknowledged by the Board. The Board determined that the participation of the members present was necessary to obtain quorum or otherwise enable the Board to act.

3. Approval of Agenda:

President Grange moved to approve the Agenda presented; seconded by Director Van Ness. Motion passed unanimously.

4. Review and consider appointment to vacancy and Appointment of officer positions:

After discussion President Grange moved to appoint Robert Oseth to Vacant position and appoint Director Van Ness to the Secretary/ Treasurer position while leaving remainder the same; seconded by Director Van Ness. Motion passed unanimously.

5. Approval of December 4, 2024 Board Meeting Minutes:

After review, President Grange moved to approve December 4, 2024, Special Board Meeting Minutes as amended; seconded by Director Van Ness. Motion passed unanimously.

6. Financial Matters:

- a. Approve Unaudited Financial Reports through April 30, 2025: Ms. Gonzales presented the unaudited financials. After discussion, President Grange moved to approve the Unaudited Financial Reports through April 30, 2025 as presented; seconded by Director Van Ness. Motion passed unanimously.
- b. Ratify and Approve Payables through May 13, 2025: Ms. Gonzales presented the payables. After discussion, President Grange moved to ratify and approve the payables as presented; seconded by Director Van Ness. Motion passed unanimously.

7. Public Comment:

Ms. Schoenherr expressed her appreciation for Jim and Ron joining the Board and that the creek still keeps water flowing.

Mr. Grange expressed he was pleased to see the election to have water diverted from the south section of the creek was voted down. He stated he is hopeful with the new board member the Board will continue to conduct themselves in a professional manner.

Mr. Loux commented on his appreciation for last couple years in serving the community.

8. Other Business:

- a. Cheyenne Creek Stabilization Project: Director Bensberg reported that Colorado Springs Utilities should be completed with their Cheyenne Creek Stabilization project and noted there were trees cut down and damaged from their project. Ms. Schoenherr commented that CSU has not finished the project yet as her and a few other neighbors received mailers for more work scheduled. Ms. Harris expressed if the Board shares those mailers we can coordinate getting comments back to the City planners about any potential impact to the District.

9. Adjourn: President Grange adjourned the meeting at 6:01pm.

- a. Next Regular Meeting scheduled: November 12, 2025 at 5:30 pm. Ms. Harris will send out a calendar invite.

Submitted by: Recording Secretary

THESE MINUTES ARE APPROVED AS THE OFFICIAL [DATE] [REGULAR / SPECIAL] MEETING MINUTES OF THE [NAME] METROPOLITAN DISTRICT.

Approved by: Secretary of the Board

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Cheyenne Creek Metro Park & Water District

Balance Sheet

As of October 31, 2025

	Oct 31, 25
ASSETS	
Current Assets	
Checking/Savings	
Eastern Colorado Bank 5808	200.00
Eastern Colorado Bank 5775	2,327.45
Colo Trust CT Fund - 8002	109,780.93
Colo Trust General - 8001	36,460.80
Total Checking/Savings	148,769.18
Other Current Assets	
Prepaid Insurance	610.00
Total Other Current Assets	610.00
Total Current Assets	149,379.18
TOTAL ASSETS	149,379.18
LIABILITIES & EQUITY	
Liabilities	
Current Liabilities	
Accounts Payable	
Accounts Payable	3,181.63
Total Accounts Payable	3,181.63
Total Current Liabilities	3,181.63
Total Liabilities	3,181.63
Equity	
Retained Earnings	134,481.31
Net Income	11,716.24
Total Equity	146,197.55
TOTAL LIABILITIES & EQUITY	149,379.18

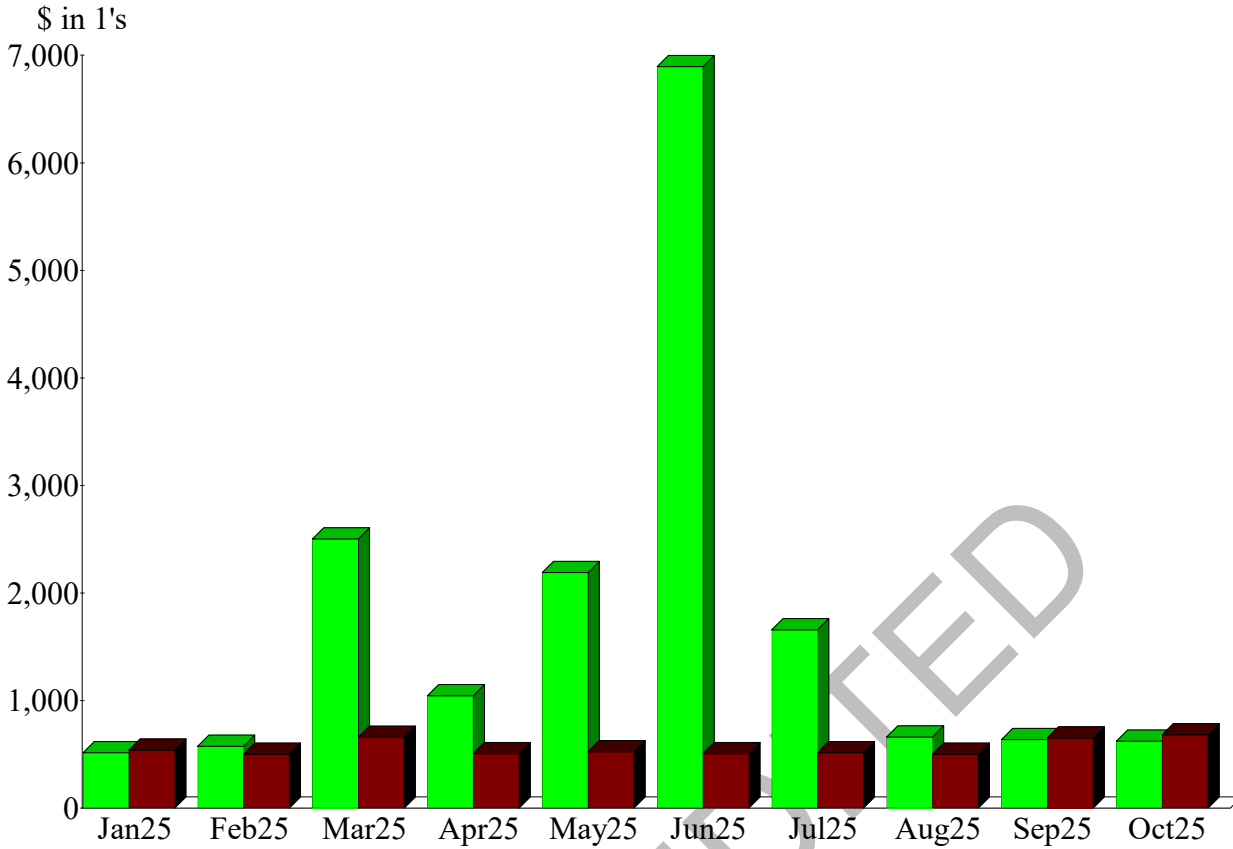
UNAUDITED

Cheyenne Creek Metro Park & Water District
Profit & Loss Budget vs. Actual
January through October 2025

	TOTAL				
	Oct 25	Jan - Oct 25	Budget	\$ Over Budget	% of Budget
Ordinary Income/Expense					
Income					
Specific Ownership Tax	52.00	462.70	606.00	-143.30	76.35%
CY Property Tax	41.91	5,748.64	6,062.00	-313.36	94.83%
Abatements & Ommitted	0.00	-0.51			
Delinquent Interest - O&M	2.12	7.75			
Interest Income - O&M	131.09	1,332.91			
Int Inc - Conservation Trust	395.00	3,822.57			
State Distribution	0.00	5,932.75			
Total Income	622.12	17,306.81	6,668.00	10,638.81	259.55%
Expense					
Treasurer Collection Fee	0.67	86.39	91.00	-4.61	94.93%
Board Meeting	0.00	0.00	1,000.00	-1,000.00	0.0%
Contingency	0.00	0.00	1,000.00	-1,000.00	0.0%
District Management	681.63	5,251.93	6,000.00	-748.07	87.53%
Election Expense	0.00	0.00	5,000.00	-5,000.00	0.0%
Insurance	0.00	252.25	650.00	-397.75	38.81%
Legal	0.00	0.00	1,000.00	-1,000.00	0.0%
Office Expense	0.00	0.00	200.00	-200.00	0.0%
Total Expense	682.30	5,590.57	14,941.00	-9,350.43	37.42%
Net Ordinary Income	-60.18	11,716.24	-8,273.00	19,989.24	-141.62%
Net Income	-60.18	11,716.24	-8,273.00	19,989.24	-141.62%

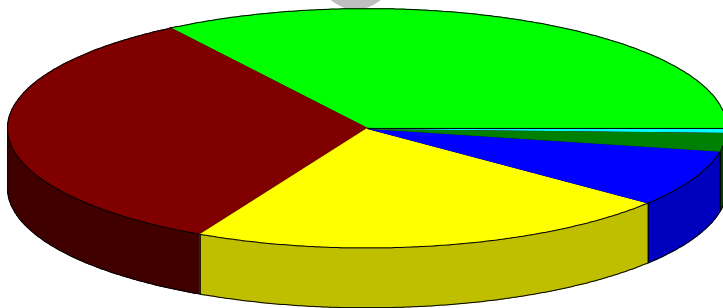
Income and Expense by Month January through October 2025

Income
Expense

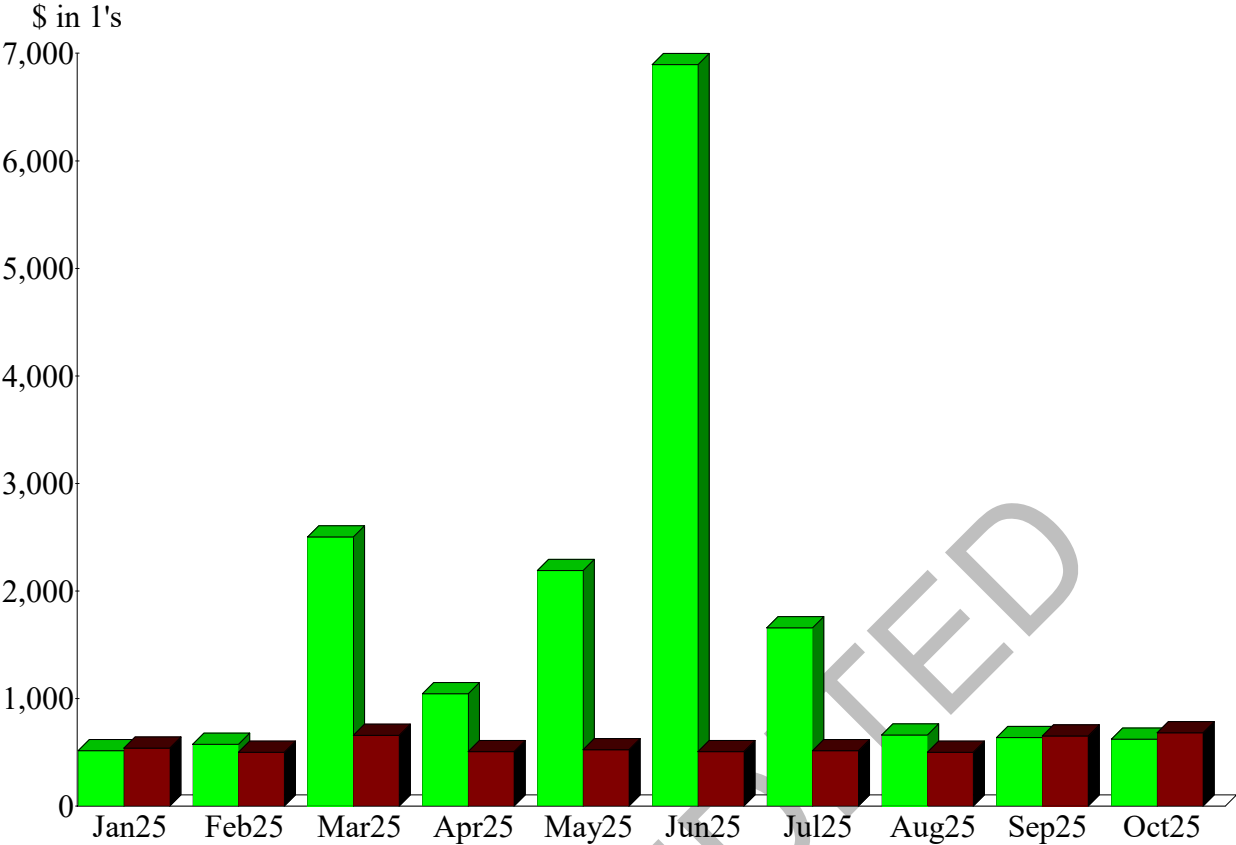
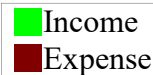


Income Summary January through October 2025

State Distribution	34.28%
CY Property Tax	33.22
Int Inc - Conservation Trust	22.09
Interest Income - O&M	7.70
Specific Ownership Tax	2.67
Delinquent Interest - O&M	0.04
Abatements & Ommitted	\$-0.51
Sub-Total	\$17,306.81

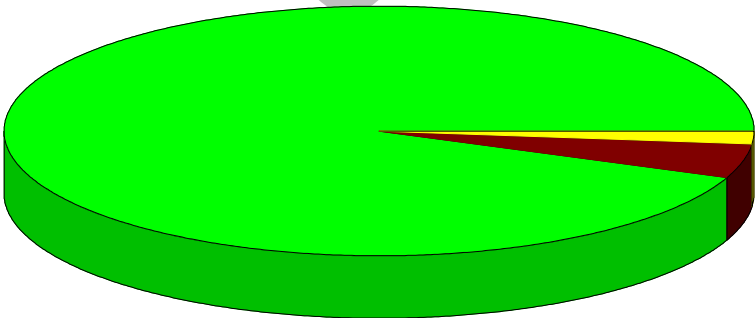


Income and Expense by Month
January through October 2025



Expense Summary
January through October 2025

District Management	93.94%
Insurance	4.51
Treasurer Collection Fee	1.55
Total	\$5,590.57





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Cheyenne Creek Metropolitan Park & Water District
GENERAL FUND ACCOUNT
11/11/2025

Company	Invoice	Date	Amount	Comments
WSDM Managers	804	5/31/2025	\$ 500.00	Remains Unpaid
WSDM Managers	898	6/30/2025	\$ 500.00	Remains Unpaid
WSDM Managers	960	7/31/2025	\$ 500.00	Remains Unpaid
WSDM Managers	1011	8/31/2025	\$ 500.00	Remains Unpaid
WSDM Managers	1054	9/30/2025	\$ 500.00	
WSDM Managers	1077	10/31/2025	\$ 681.63	
TOTAL			\$ 3,181.63	

Cheyenne Creek Metro Park & Water District

Cash in Bank 11/4/2025	\$	2,479.70
Payables this Draw	\$	(3,181.63)
Needed to Fund Payables	\$	(701.93)



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**CHEYENNE CREEK METROPOLITAN PARK & WATER DISTRICT
RESOLUTION/ORDINANCE TO ADOPT 2026 BUDGET**

A RESOLUTION SUMMARIZING EXPENDITURES AND REVENUES FOR EACH FUND AND ADOPTING A BUDGET FOR THE CHEYENNE CREEK METROPOLITAN PARK & WATER DISTRICT, A POLITICAL SUBDIVISION OF THE STATE OF COLORADO, FOR THE CALENDAR YEAR BEGINNING ON THE FIRST DAY OF JANUARY, 2026, AND ENDING ON THE LAST DAY OF DECEMBER, 2026.

WHEREAS, the Board of Directors of the Cheyenne Creek Metropolitan Park & Water District has appointed WSDM- District Managers to prepare and submit a proposed budget to said governing body at the proper time;

WHEREAS, WSDM - District Managers has submitted a proposed budget to this governing body by October 15, 2026, for its consideration;

WHEREAS, upon due and proper notice, published or posted in accordance with the law, said proposed budget was open for inspection by the public at a designated place, a public hearing was held on Tuesday, November 11, 2025, and interested taxpayers were given the opportunity to file or register any objections to said proposed budget; and

WHEREAS, whatever increases may have been made in the expenditures, like increases were added to the revenues so that the budget remains in balance, as required by law.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF DIRECTORS OF CHEYENNE CREEK METROPOLITAN PARK & WATER DISTRICT, A POLITICAL SUBDIVISION OF THE STATE OF COLORADO:

Section 1. That estimated expenditures for each fund are as indicated on the attached Exhibit A.

Section 2. That estimated revenues for each fund are as indicated on the attached Exhibit A

Section 3. That the budget as submitted, amended and herein summarized by fund and attached as Exhibit A, hereby is approved and adopted as the budget of Cheyenne Creek Metropolitan Park & Water District for the year stated above.

Section 4. That the budget hereby approved and adopted shall be signed by the Chairman and board member and made a part of the public records of the District.

Adopted this 11th day of November, 2025.

CHEYENNE CREEK METROPOLITAN PARK & WATER DISTRICT
BOARD OF DIRECTORS

By: _____
Matt Grage, President

ATTEST: _____
Debbie Van Ness, Sec/Treas

**CHEYENNE CREEK METROPOLITAN PARK & WATER DISTRICT
RESOLUTION/ORDINANCE TO SET MILL LEVIES
FOR THE YEAR 2026**

A RESOLUTION/ORDINANCE LEVYING GENERAL PROPERTY TAXES FOR THE YEAR 2026, TO HELP DEFRAY THE COSTS OF GOVERNMENT FOR CHEYENNE CREEK METROPOLITAN PARK & WATER DISTRICT, A POLITICAL SUBDIVISION OF THE STATE OF COLORADO, FOR THE 2026 BUDGET YEAR.

WHEREAS, the Board of Directors of Cheyenne Creek Metropolitan Park & Water District has adopted the annual budget in accordance with the Local Government Budget Law on November 11, 2025;

WHEREAS, the amount of money necessary to balance the budget for general operating purposes is \$7,010.00.

WHEREAS, the amount of money necessary to balance the budget for bonds and interest is \$0;

WHEREAS, the amount of money to balance the budget pursuant to Sections 28-1-301 (1.2) and 28-1-302 (1.5) for capital expenditures is \$0; and

WHEREAS, the 2025 valuation for Cheyenne Creek Metropolitan Park & Water District is _____ for assessment for Cheyenne Creek Metropolitan Park & Water District as certified by the County Assessor.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF DIRECTORS OF CHEYENNE CREEK METROPOLITAN PARK & WATER DISTRICT, A POLITICAL SUBDIVISION OF THE STATE OF COLORADO:

Section 1. That for the purpose of meeting all general operating expenses of Cheyenne Creek Metropolitan Park & Water District during the 2026 budget year, there is hereby levied a tax of 7.065 mills with a Temporary property Mill Levy Rate Reduction of 6.628 resulting in a levy of 0.437 NET mill upon each dollar of the total valuation for assessment of all taxable property within the District for the year 2025.

Section 2. That for the purpose of meeting all bonds and interest of Cheyenne Creek Metropolitan Park & Water District during the 2026 budget year, there is hereby levied a tax of -0- mills on each dollar of the total valuation for assessment of all taxable property within the District for the year 2026.

Section 3. That for the purpose of meeting approved capital expenditures of Cheyenne Creek Metropolitan Park & Water District during the 2026 budget year, there is hereby levied a tax of -0- mills upon each dollar of the total valuation for assessment within the District for the year 2025.

Section 4. That the Chairman and board member are hereby authorized and directed to immediately certify to the County Commissioners of El Paso County, Colorado, the mill levies for Cheyenne Creek Metropolitan Park & Water District as hereinabove determined and set.

ADOPTED this 11th day of November, 2025.

CHEYENNE CREEK METROPOLITAN PARK & WATER DISTRICT
BOARD OF DIRECTORS

By: _____
Matt Grage, President

ATTEST: _____
Debbie Van Ness, Sec/Treas

**CHEYENNE CREEK METROPOLITAN PARK & WATER
DISTRICT RESOLUTION TO APPROPRIATE SUMS OF MONEY
2026 BUDGET YEAR**

A RESOLUTION APPROPRIATING SUMS OF MONEY TO THE VARIOUS FUNDS AND SPENDING AGENCIES, IN THE AMOUNT AND FOR THE PURPOSES AS SET FORTH BELOW, FOR THE CHEYENNE CREEK METROPOLITAN PARK & WATER DISTRICT, A POLITICAL SUBDIVISION OF THE STATE OF COLORADO, FOR THE 2026 BUDGET YEAR.

WHEREAS, the Board of Directors has adopted the budget in accordance with the budget law on November 11, 2025, and

WHEREAS, the Board of Directors has made provision therein for revenues in an amount equal to or greater than the total proposed expenditures as set forth in said budget; and

WHEREAS, it is not only required by law, but also necessary to appropriate the revenues provided in the budget to and for the purposes described below so as not to impair the operations of the
District.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF DIRECTORS OF CHEYENNE CREEK METROPOLITAN PARK & WATER DISTRICT, A POLITICAL SUBDIVISION OF THE STATE OF COLORADO:

That the following sums as set forth in the attached budget are hereby appropriated from the revenue of each fund, to each fund for the purposes stated: (see attached budget).

ADOPTED THIS 11th DAY OF NOVEMBER, 2025

CHEYENNE CREEK METROPOLITAN PARK & WATER DISTRICT
BOARD OF DIRECTORS

By: _____
Matt Grage, President

ATTEST: _____
Val Schoenherr, Sec/Treas

CHEYENNE CREEK METRO PARK & WATER DISTRICT
2026 BUDGET
GENERAL FUND

	2024	2025	2025	2025	2026
	ACTUAL	ACTUAL	PROJECTED	BUDGET	BUDGET
GENERAL FUND BEGINNING BALANCE	\$ 42,777	\$ 51,082	\$ 51,082	\$ 48,708	\$ 61,725
REVENUES					
PROPERTY TAXES	\$ 6,316	\$ 5,644	\$ 6,062	\$ 6,062	\$ 6,373
SPECIFIC OWNERSHIP TAXES	\$ 606	\$ 357	\$ 606	\$ 606	\$ 637
DELINQUENT INTEREST	\$ 25	\$ 3	\$ 3		
ABATEMENTS & OMMITTED		\$ -			
STATE DISTRIBUTION	\$ 1,415	\$ 5,933	\$ 5,933		
INTEREST INCOME	\$ 7,061	\$ 4,109	\$ 6,000		
TOTAL REVENUES	\$ 15,422	\$ 16,046	\$ 18,604	\$ 6,669	\$ 7,010
TOTAL OF BALANCE AND REVENUES	\$ 58,200	\$ 67,128	\$ 69,686	\$ 55,377	\$ 68,736
EXPENDITURES					
ACCOUNTING/MANAGEMENT	\$ 6,229	\$ 4,070	\$ 6,070	\$ 6,000	\$ 6,000
BOARD MEETING			\$ 1,000	\$ 1,000	
DUES AND SUBSCRIPTIONS					
ELECTION				\$ 5,000	
INSURANCE	\$ 600	\$ 100	\$ 700	\$ 650	\$ 700
LEGAL SERVICES				\$ 1,000	\$ 1,000
OFFICE / POSTAGE			\$ 100	\$ 200	\$ 200
UTILITIES	\$ 193				
TREASURERS FEE	\$ 95	\$ 85	\$ 91	\$ 91	\$ 96
CONTINGENCY				\$ 1,000	\$ 5,000
TOTAL EXPENDITURES	\$ 7,117	\$ 4,255	\$ 7,961	\$ 14,941	\$ 12,996
ENDING FUND BALANCE	\$ 51,082	\$ 62,873	\$ 61,725	\$ 40,436	\$ 55,740
EMERGENCY RESERVE 3%		\$ 128	\$ 239	\$ 448	\$ 390
ASSESSED VALUATION	\$ 12,181,690	\$ 12,124,910	\$ 12,124,910	\$ 12,124,910	\$ 14,583,370
MILL LEVY	0.5	0.5	0.5	0.500	0.437
Not to exceed 5.25% limit					5.12%

BUDGET MESSAGE
(Pursuant to § 29-1-103(1) (e), C.R.S.)

Cheyenne Creek Metropolitan Park & Water District

The attached 2026 Budget for Cheyenne Creek Metropolitan Park & Water District includes these important features:

- Provision for administering the tax revenues in order to pay for operations of the District.
- The origination of the District was for the assurance of minimal stream flow in Cheyenne Creek from the Canyon Park boundary to the confluence with Fountain Creek.
- The District purchased water from the Water Division of the Colorado Springs Utilities Department.

The Budgetary basis of accounting timing measurement method used is:

- ☐ Cash basis
- ☒ Modified accrual basis
- ☐ Encumbrance basis
- ☐ Accrual basis

The District uses funds to budget and report on the financial position and results of operations. Fund accounting is designed to demonstrate legal compliance and to aid financial management by segregating transactions related to certain governmental functions. The various funds determine the total District budget. All of the district's funds are considered Governmental Funds and are reported using the current financial resources and the modified accrual basis of accounting. Revenues are recognized when they are measurable and available. Revenues are considered available when they are collectible within the current period. For this purpose, the District considers revenues to be available if they are collected within 60 days of the end of the current fiscal period. Expenditures, other than the interest on long-term obligations, are recorded when the liability is incurred or the long-term obligation is paid.

The services to be provided/ delivered during the budget year are the following:

- Contracted legal and management services, including state-required reporting, financial and accounting reports, billing, and other services.
- Accounting and bookkeeping, billing, collection, and related services.



3204 N Academy Blvd, Ste 100
Colorado Springs, CO 80917
(719) 447-1777



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I am sending the attached photo of Cheyenne Creek which flows through the property at 2001 W. Cheyenne Rd.

The owner has been seen and videotaped over the years using heavy equipment (without a permit) to dam the creek on his property. This is the most recent example of his handiwork. Notice the installed pipe.

Please let me know if you believe this is cause for concern and whether we should discuss at the Nov. 12 Board meeting.

Best,

Jim B.

