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TUESDAY, AUGUST 9, 2011

LOCAL NEWS **NEW UPDATE: 150-mile water pipeline gets Cherokee District nod**

POSTED BY [PAM ZUBECK](#) ON TUE, AUG 9, 2011 AT 2:00 PM

NEW UPDATE: Cherokee Metro District's manager Sean Chambers sends us this explanation of where the process stands in selecting a water provider:

I wanted to let you know that there is no contract or scheduled decision on any of the water supply proposals under consideration by the Cherokee Metro District. At the Board's direction, I developed a Request For Proposals (RFP) for water supply projects that would meet the District's short term and possibly long term needs. The District's short term emergency supply agreement with the City of Colorado Springs Utilities terminates at the end of 2012 and Cherokee depends on that agreement for 800 AF – 1,000 AF, the quantity of water needed to supply 2,300 single family homes for one year. The RFP was reviewed by the Board and consultants and then distributed to folks in the water business and posted to the Cherokee web page on June 27th with all proposal responses due by close of business on July 11, 2011.

Ongoing water supply planning work including at decision support matrix containing detailed information on the seven proposals was presented to the Board at the July 27th Special Meeting on water supply projects and proposals. Following a summary discussion in public session and upon further review, the Board elected to narrow the field to those projects that met the submittal requirements and which posed a realistic possibility of being deliverable on or before December 31st, 2012, when the City Utilities agreement runs out. Four projects remain, the District's legal consultants have undertaken a data collection and due diligence effort and the District's Hydrogeology groundwater engineer has been consulted. There is significant diligence work yet to be completed, there is analysis of the business prospects of each deal yet to be completed and there is a financial analysis yet to be run before a final project will be given a notice of award.

The District and its Board take their fiduciary responsibility to our customers very seriously, and we face the prospect of being out 1,000 AF in 17.5 months with eyes wide open and with a concerted effort to seek, budget, identify and close on a water deal that make good fiscal sense to our bottom line while being able to deliver the wet water that our customers desperately need.

[UPDATE posted at 2:33 p.m. Monday]

UPDATE: Colorado Springs Utilities spokesman Dave Grossman says, "As with any potential utility project near our service territory, we will continue to monitor the proposal to determine if there are any potential impacts on our water operations."

[ORIGINAL POST at 11:43 a.m. Monday]

If you think piping water 42 miles uphill from Pueblo Reservoir to Colorado Springs is a stretch, and some people do, how about pumping water 150 miles from Lamar to El Paso County and the Denver area?

That's the idea the **Cherokee Metropolitan District** is buying into, along with another water provider in **Arapahoe County**. Nobody knows the total cost of such a project, but **Cherokee board member Steve Hasbrouck** is afraid to find out.

He opposes the deal, along with board member **Larry Kelerher**, but the other three board members — **Jan Cederberg**, **Bill Behan** and **Dave Hammers** — approved working out a contract at the board's July 27 meeting.

The board meets against tomorrow to hammer out the details, all behind closed doors.

But not if Hasbrouck has anything to say about it. Citing a Colorado statute governing special districts, he says the board must have a **two-thirds majority** to go into executive session, which translates to four votes on a board of five. With him and Kelerher opposed, the board can't hold a closed session.

"GP and Cherokee are trying to keep this secret, because GP wants all of this to be private," he says.

Moving water from Lamar to Elbert and El Paso counties and north is the brainchild of **Karl Nyquist**, head of **GP Water Group**, which is spearheading the project that will include the pipeline, treatment plant and storage reservoirs.

The *Denver Post* has written about this guy's proposals for while now, most recently **today**. It reports a meeting is planned sometime soon in El Paso County, but gives no details.

The Cherokee district needs more water because it lost use of several wells in court decisions in recent years. It had started talking about acquiring water from the **Horse Creek Ranch** east of the district, but the board on July 27 decided to abandon those talks in favor of GP.

Hasbrouck opposes the 150-mile pipeline and has plenty of legitimate questions about it, such as what quality of water it would deliver and how much it would cost. The district must pay **GP \$500,000 a year** for the next three years in non-refundable earnest money just to get the deal rolling, Hasbrouck says.

Hasbrouck says board member Hammers is the developer of an industrial park that gets water from Cherokee, and stood before the **Board of El Paso County Commissioners** not long ago outlining a plan to install a massive medical marijuana grow operation of up to 200,000 square feet. One might presume the development, whether MMJ or anything else goes there, would require water.

Cherokee has been buying water the last few years from **Colorado Springs Utilities**, but that deal expires in 2012. Chances are, the district could negotiate another temporary deal, though, because CSU is looking for customers to whom they can sell water from the expensive **Southern Delivery System** pipeline that begins bringing water here in 2016.

It was originally designed to serve the Banning Lewis Ranch, but most of those 23,000 acres remain undeveloped and might never be developed if a Houston oil company gets its way. Ultra Petroleum bought 18,000 acres of the ranch out of bankruptcy recently and **wants to drill oil and gas**, not build homes and businesses there.



Hasbrouck: Fighting secret government.

Bottom line: CSU might be interested in the same customers to whom GP is marketing its 150-mile pipeline water, such as special districts in the vicinity that rely on dwindling groundwater wells. We've asked Utilities for their thoughts on GP, but representatives haven't responded. If we hear something, we'll let you know.

Meantime, the closed session of the Cherokee board meeting is slated to begin at 3:30 tomorrow at the district headquarters at **6250 Palmer Park Blvd**. There might be fireworks if the board tries to break the law and meet secretly.



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Tags: Colorado Springs Utilities, Southern Delivery System, SDS, Steve Hasbrouck, Larry Kelerher, Jan Cederberg, Bill Behan, Dave Hammers, Karl Nyquist, GP Water Group, Ultra Petroleum

COMMENTS (13)

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Absurd to build ANOTHER pipeline now that Banning Lewis Ranch, the main user of SDS, is essentially dead. If they do drill for oil on BLR, it may use some water, but it seems the majority of SDS water will not be used. Cherokee ought to buy into SDS and be done with it.

Posted by **OldCrank** on August 8, 2011 at 12:03 PM | [Report this comment](#)



Oh my gosh! Please please people from Cimmaron Hills go to this meeting Tuesday. I learned too late to change plans. A Water District with 8450 single family equivalent customers, without consulting their customers, wants to enter into a deal to build a pipeline 150 miles long to bring in water, when a nearby entity has already gone through all the grief to get the Southern Delivery System started (over a 10 year period). I just realized that an RFP (Request for Proposal) was put on the Cherokee website 27 June with responses due 11 July. That's what you do when you already know who you want and don't want any other responses. How much did it cost per mile to build that relatively short pipeline out to Schriever a few years ago? Apparently me and 55 other homeowners are going to have to pay for a mile of this thing and enquiring minds want to know. I'll have to pay \$60 a year for the first 3 years and that's not to pay for it to be built. So you're proposing to raise my taxes without a vote. And if the thing ends in a disaster my house could lose value bigtime as if it wasn't bad enough already. Who are these people anyway? Have they ever managed a similar construction project? Do they put up money too? What are they getting out of it? What are their existing customers get out of it and do they even know how it will effect them? What does the Mayor of Lamar say? Does Lamar get its water from an aquifer like we do now? When will their aquifer run dry? And do the people of Lamar know about this? We have been in a drought mode for several years now. Were Col Sprs Utilities and Horse Creek Ranch contacted and allowed to put together a proposal? Was the RFP published anywhere except on the Cherokee website? Didn't we just 'throw the rascals out' because of the years of incompetent management and deals behind closed doors that turned out badly? A major water project like this is not for amateurs. We will be at the mercy of those putting forward the plan and their henchmen.

Posted by **Raven Libral** on August 8, 2011 at 7:06 PM | [Report this comment](#)



Hasbrouck's water deal falls through now he wants noone to get the deal. Makes me chuckle. I love disgruntled people.

Posted by **The Truth** on August 9, 2011 at 12:07 AM | [Report this comment](#)



Attending the water monthly water board meeting is like attending the circus! These closed sessions should not be happening! The public portion of the meeting is scheduled to start at 5:30pm for those of us that work it better not start any earlier then 5:30pm!

Posted by **Paula Finn Schofield** on August 9, 2011 at 6:32 AM | [Report this comment](#)



Everytime Bill Behan is on the Cherokee Board, Cherokee loses water rights. The last time Cherokee lost wells 1-8 when Behan was President of the Board and now Cherokee lost wells 14-17. Behan is a Cherokee liability. Jan Cederberg is an incompetent neopyhite that is being sued on the Fire Board for her illegal disreagard for TABOR and the November 2010 5A results. Cederberg is a naive lackey for Cherokee's general counsel and their incompetent general manager who just bought a new truck with Cherokee's money without Board approval. Cederberg does not understand any of the proposals and probably does not know how to spell "water." She believes in nepotism for her daughters and free golf for her husband.

Posted by **Recall Cederberg** on August 9, 2011 at 7:50 AM | [Report this comment](#)



The whole proposal process and down selection is all a scam. They know exactly what they are doing and who they want. The reader above is correct. They are just trying to cover their butts. They think the residents are stupid and do not care what happens in our district. The General Manager and the Lawyers have been working on this deal for awhile. The Lawyers are going to make a lot of money working on this process. We the residents are going to be stuck with this mess and debit for years. Please come to the meeting today, get educated and make your voice heard. We have to stop them. That meeting better start at 5:30PM and not sooner. We the residents have a right to hear what they plan to do to us.

Posted by **Resident** on August 9, 2011 at 8:30 AM | [Report this comment](#)



Better wake up people of Cimarron Hills. You can stay at home and watch T.V. during these board meetings if you want to, but when you have no water or cannot afford to pay the rates that will come from all this, then what good is the water. The Horse Creek deal is a heck of a lot better than trying to run a 150 mile pipeline. "And" ask this question, why are these people, Hammers, Beahan, Cederberg, Manager Chambers and the two attorneys pushing so hard for this water. Better yet, why don't you ask Chambers for a printout of the money paid to these two people. You will probably go into shock. Also, why don't you ask as to why Hammers, Beahan, Cederberg and at the time, sitting Chairman Lovato, came in on the very first meeting after being elected to the board with a new manager and attorney in hand and fired the existing manager

and the legal team and then denied that it had been planned in advance. Would you feel that maybe they had an agenda and it wasn't in our best interest, but possibly theirs. Maybe something is going on that won't be good, at least for the district. A Tired Off Customer

Posted by **Apex4310** on August 10, 2011 at 10:02 AM | [Report this comment](#)



Maybe the people of CimarronHills should ask Anderson about all the damage he did to the district when he was on the board. The citizen should know that the old manager and the old attorney's are being sued for the work that didn't get done properly. Why Anderson and two board members want the Horse Creek deal so bad. Is there something in it for them??? Horse Creek was asked several times to summit certaing things and they did not. They had the same oppertunity as the others. Everyone should be more concerned about board member Steve H. he is stopping the board from getting the work done that needs to done. He people that write in to newspapers and fellow board members. He shouts, points his finger at you and stares people down at the meeting. He should resign and go seek treatment. A REAL concerned member of the district

Posted by **Tired of it all** on August 10, 2011 at 12:56 PM | [Report this comment](#)



Jan Cederberg is misrepresenting herself as, "The Truth" and as "Tired of It All" in these comments.

Last night at the Cherokee Board meeting, Jan Cederberg was called a "Liar."

A Cherokee citizen, on the recorded Cherokee record while attending the Board meeting, was accurate and substantiated Jan Cederberg as a liar.

Jan Cederberg needs to establish and provide any empirical positive evidence of her character or any empirical evidence of her integrity to the Cherokee citizenry.

Jan Cederberg betrayed a Cherokee citizen committee stating she wanted the Cherokee general counsel fired and did not trust Cherokee Board member and former Cherokee Board President Bill Behan. Now Jan Cederberg, without explanation, enjoys a puppet relationship with both.

Jan Cederberg has contributed nothing to Cherokee and has caused our fire protection district to be sued for unlawful actions - search "Cederberg" in the Gazette.

What has Jan Cederberg accomplished for Cherokee or as a Board member for the Cimarron Hills Fire Protection District?

Jan Cederberg is searching for bona fide respect and acknowledgement of her exisitence in life with her home-schooled daughters and her Walgreens husband in tow at every Board meeting. When you disagree with Jan Cederberg at a Cherokee Board meeting, Jan Cederberg declares her daughters as victims and dispatches her Walgreens husband Ward, upon any desenting opinion.

It is self-interest, it is unfortunate, and Jan Cederberg is an egregious disservice to the citizens of the Cherokee Metropolitan District.

Posted by **Recall Cederberg** on August 10, 2011 at 7:10 PM | [Report this comment](#)



Mr Anderson could you please explain why you and your fellow board members approved the infiltration ponds for the waste treatment plant that dont work properly now. The district has already spent over \$200,000 fixing one and there are ten more to go. Mr. Anderson werent you on the board when the southern delivery system was first organized? Maybe we would not be in this mess now if you had joined then. Werent you also on the board when the lawyers missed the deadline on the wells we lost. Now you are blaming things on the current board who are trying to fix the messes you helped make.

Posted by **Resident** on August 10, 2011 at 11:19 PM | [Report this comment](#)



To Recall Cederberg, I find it very sad and a low blow that what ever issue you have with Jan Cederberg that you have involve her family in your complaints. Maybe it is you who has the issues. You cant seem to keep it on a professional level.

Posted by **Resident** on August 11, 2011 at 12:06 AM | [Report this comment](#)



To Recall Cederberg. Your last comment just shows the level of evil you and your "gang" are made of. You try to destroy people who do not go along with your plans. You do not care who or how you do it. The whole "concerned citizens" group are disgruntled, EVIL and mean spirited. You all need to get a life and stop trying to BULLY the people of Cimirron Hills. It is the members of your group that has done all the damage to the water dept. I don't see one of them standing up and admitting it. Maybe we need to form a group and sue yous for everything you have.

Posted by **Tired of it all** on August 11, 2011 at 9:09 AM | [Report this comment](#)



The board doesn't function. Very sad. They are meant to guide the direction for Cherokee's customers and they can't even talk to each other. Guess who suffers.

Posted by **Watching from close by** on August 11, 2011 at 10:07 AM | [Report this comment](#)