**Colorado City Happenings**

 **December 2024**

**Upcoming Public Hearings**

In addition to the regular board meeting on **December** **10th** there will be several public hearings discussing key matters affecting Colorado City. Including: Colorado House Bill 24-1267 (fines for covenant violations), Colorado City Metro District (CCMD) proposed budget for 2025, and a proposed resolution for future driveway/road construction within Colorado City.

The legislation regarding HB 24-1267 would allow, if adopted by the board, the district (Colorado City Architectural Control Committee) additional means to enforce covenants. HB 24-1267 provides that Metro Districts can adopt fees, charges, fines and penalties for covenant enforcement and design review services. Metro Districts cannot foreclose on property due to covenant or architectural violations, but can refer unpaid fees and fines to the Pueblo County Treasurer for collection. Reportedly, to implement HB 24-1267 the district will be required to approve a new fine policy and a process for dispute resolution by January 1st, 2025. Although the deadline date of January 1st, 2025 is open to debate.

The CCMD 2025 proposed budget will also be reviewed. A copy of the proposed budget is available for inspection by the public at the district’s administration office. Any concerned elector of CCMD may, at any time prior to the final adoption of the budget, file or register any objections to the district.

We will also be discussing adopting a road/driveway resolution. If adopted, this resolution would require that all new driveways that tie into a CCMD road meet certain criteria. The new regulations would be similar to what Pueblo County now requires, with a few modifications.

Also, a public hearing is scheduled for **December** **26th** at 6:00 pm regarding funding and potential future rate increases to pay for the Dissolved Air Flotation System (DAF). The most updated cost for the DAF project is $18,893,213. The DAF system is required to improve our water quality and to be compliant with state regulations. The design work for the DAF system is just about complete. That being said, the State of Colorado may require some changes to the design, mainly with the overall size of the facility. If the state persists with the design changes the project will be delayed. CCMD cannot submit for the funding to build the project until the design is completed and approved by the state.

**“Disposable” or “flushable” wipes**

CCMD continues to have issues with blocked sewer lines and one of the primary causes of the blockages are so called “disposable” or “flushable” wipes. Contrary to what the manufactures of these wipes claim, they do not break down like toilet paper, and continue to cause issues within our sewer lines. Please dispose of these wipes into the trash. Additionally, please do not put grease or oil down the drain and only human waste and toilet paper should be flushed down toilets.

**Secure Drop Box**

For your convenance, a secure 24/7 drop-box is located on the north side of the CCMD office for bill payments. You can also pay by phone (719-676-3396) or online at [www.coloradocitymd.colorado.gov](http://www.coloradocitymd.colorado.gov). When entering your account number online, please omit any punctuation (e.g., 1234.56 should be entered as 123456).

**Hollydot Golf Course**

Conditions on the course are still great! Weather permitting, the golf course is open year-round. Contact the Pro Shop at 719-676-3341 or visit the website at [www.Hollydotgolf.com](http://www.Hollydotgolf.com) for daily updates and to schedule a tee time!

 **Architectural Control Committee Reminder**

As a reminder, Colorado City is governed by covenants. Please review the covenants before construction or placement of accessory buildings (e.g., sheds or storage containers) Most units have specific requirements for such. Covenants are available on the CCMD website or by contacting the CCMD office. If you have questions, you can also e-mail colocityccaac@ghvalley.net.

**Northpark Sewer issue**

The ongoing sewer issues in Northpark may hopefully be resolved. The issues began last December (or earlier) and there have been multiple (30+) blockages and/or events on the sewer system in the last year. The sewer system in Northpark is unique to Colorado City in that it is a semi pressurized 2” line that requires sewage grinders to be installed at the homes that connect to it. The district, in collaboration with GMS Engineering, has determined that four sewage grinders on the system need to be upgraded to provide more pressure to keep things moving, as they say. Work is scheduled to begin this month.

**Department of Wildlife (DOW) Community Meeting**

The DOW is still planning on organizing a community meeting to address wildlife issues, though no date has been set. We will notify the community once the meeting is scheduled. Your input is important, so please plan to attend.

**Season’s Greetings**

The Colorado City Metro District Board and staff extend our warmest wishes for a Merry Christmas and Happy Holidays. We look forward to a productive and prosperous 2025!

**Stay Informed, Stay involved and Happy Holidays from CCMD!**