



Colorado City Metropolitan District

PUBLIC NOTICE

BOARD OF DIRECTORS STUDY SESSION

A study session for the Board of Directors of the Colorado City Metropolitan District will be held Tuesday January 28, 2025, beginning at 6:00 p.m.

1. Resolution 3-2025 Election for 2025 DEO

Pueblo County – No to the open election sites. Drop off box at Library or mail to Pueblo County address. Closing time for polling drop off would be 7 p.m. on May 6, 2025 at the Library . Contact Pueblo voting office for new ballot if not received.

Edits to the Resolution regarding hours of 7a-7p & locations, per Board member Mr. Davis.

2. Water/Sewer Connection Agreement

DP Construction Group, have meeting with them on February 3, to discuss.

Spoke with Matt from Little Diggers, submitted a high-cost estimate of \$2500-\$3500 per meter-dig pits and parts estimates, total \$292K for 117 meters. The cost is higher as they have to get permits from County for Road Closures, if they can get one blanket permit for all then low end of maybe \$175K.

Our cost to do is hours and parts, as we do not need permits. CCMD crews could complete within 3 years, with current staff. Rental of a mini excavator would be beneficial, as it can get into smaller areas. Question: could we possibly hire seasonal labor-yes, but this requires a lot of training/knowledge for correct installation.

FYI - The last grinder pit was installed today. No problems since we have installed these at problem locations in North Park.

3. Change order letter for Valley First Restroom added to Project.

Restrooms were not a part of the initial proposal, Pueblo required as distance to far from other fields. Additional cost had been included in the 1.8k. Misty reviewed. Needs letter signed with approval of the scope of work change. CCMD will pay initially and then be reimbursed by Valley First.

4. CCAAC Reviews/ Bob Smith with report to board

See paperwork submitted (on file) from Mr. Robert Smith of the CCACC committee regarding suggested fines for covenant violations; Pueblo County rules on owning chickens; Conex boxes; observing covenant rules about adversely affecting others (activity noxious or offensive to the neighborhood)

Mr. Kraus posted information regarding upcoming changes in the last Greenhorn Valley newspaper.

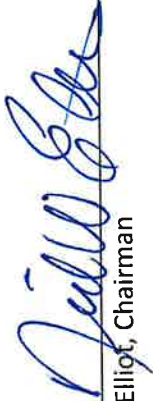
Once definitions and fines are defined and agreed upon by the Board, they will need to be posted in multiple locations: F/B on Website, newsletter, bulletin boards, etc.

Suggesting a committee be assembled with two Board members and CCACC members to discuss the list of priorities, and create a structure of fines for those items, and could this please happen before the next regular board meeting.

5. READING BY CHAIRPERSON OF THE STATEMENT OF CONDUCT AND DEMEANOR.

6. CITIZENS INPUT – N/A

COLORADO CITY METROPOLITAN DISTRICT


Neil Elliot, Chairman

ATTEST:


Sarah Hunter, Board Member

These minutes are not verbatim to the meeting and should not be considered a complete record of all discussions during the meeting. For complete proceedings and statements, please refer to the video or audio recording of the meeting.

BOARD OF DIRECTORS REGULAR MEETING

A regular meeting of the Board of Directors of the Colorado City Metropolitan District will be held Tuesday January 28, 2025, beginning at 6:35 p.m.

1. CALL TO ORDER.
2. PLEDGE OF ALLEGIANCE.
3. MOMENT OF SILENT REFLECTION.
4. QUORUM CHECK
Chairperson Neil Elliot
Treasurer Sarah Hunter
Secretary/Co-Chair, Clint Gross
Director Greg Collins - Excused
Director Ray Davis

Also in Attendance:

Jim Eccher, District Manager
Cristy Adams, Finance Manager
Sandi Oglesby, Reception/AR
Gary Golladay – Water/Sewer
Greg Bailey – Water
Ayden Gillund – Utilities Mgmt.
5. APPROVAL OF THE AGENDA

Mr. Davis motioned to approve the agenda. Mrs. Hunter seconded the motion.
Vote called. All board members present approved.

Study Session January 14, 2024
Special Meeting January 14, 2024
CCACC Minutes January 14, 2024
6. APPROVAL OF MINUTES.

Mr. Gross motioned to approve the minutes listed. Mr. Davis seconded the motion.
Vote called. All board members present approved.
7. BILLS PAYABLE.

Chairman Elliot motioned to pay the bills. Mr. Davis seconded the motion.

Discussion:
A1 LLC – is for electricians (less than Main Electric)

Colorado Natural Gas – Finance needs to correct some of the titles of the accounts to read correctly.

High Tide Techs – Annual Fee for tech service for the alarm problems
RJH – Another bill for services, Mr. Eccher states they are almost done.

Vote called. Board voted three “Yes” – Chairman Elliot voted “No” Motion passed.

8. FINANCIAL REPORT. – Report attached. Dollars overall are up.

9. OPERATIONAL REPORT. - See reports on file.

A. Beckwith Dam report

Lake level: 1/16/2025 – 14.4 feet.

Lake level: 1/28/2025 – 13.8 feet

B. Committee Reports Newsletter Neil

10. ATTORNEY Report: None

11. AGENDA ITEMS:

Resolution 3-2025 Election

Discussion/Action

Mr. Davis motioned to accept with noted changes and corrected location as mentioned to item #1. Mr. Gross seconded the motion. Vote called. All board members present approved.

Change order Letter

Discussion/Action

Mr. Gross motioned to approve. Mr. Davis seconded the motion. Vote called. All board members present approved.

CCACC:

Discussion/Action

A. New Construction:

1. 5003 Antoinette – new house

Mr. Davis motioned to approve. Mr. Gross seconded the motion.

Discussion: Randy Devenport checked paperwork. But he has been sick and did not sign off on paperwork.

Vote called. All board members present approved.

B. Actions – N/A

a. 0 First Letters

- b. 0 Second letters
- c. 0 Third letters
- d. 0 Unauthorized Structure

12. OLD BUSINESS.

Goals and achievement Plan – N/A

Strategic plan – N/A

Wells Repair – N/A

North Parkway Water – Letter to prompt Banner into action?

From what Mr. Eccher knows the water is shut off in Southpark (Ranch area). “They” state working to get permit for Well. Mr. Davis has looked online and does not see any request for a well permit. Giving weekly updates to Mr. Eccher. The board does not want our lawyer to discuss weekly if no changes, as this is an unnecessary cost to CCMD, as billable hours.

Water Lease – Mr. Eccher will be getting on this item this next week, as he was on vacation the past 10 days. He will set up a meeting and prepare a letter of proposal.

Meter Changeout - See Ayden’s report.

Water Loss – Alondra new tap. Tank #3 overflowed causing ice build-up on the road, during deep freeze. It was caused due to an electrical issue; it was taken care of as soon as notified that night.

Sewer Rat – Discussion still in process. Mr. Bailey does the pre-locates to assist the company. Approx. 1/3 of the system is required to be completed yearly, per the State. Ultrasonic of the sewer lines are on Phase 1 & 2. South side should be completed by June 2026. North side of 165 will still need to be completed. The board would like to see the report.

Wages – Mr. Eccher would like to discuss ideas with Board regarding pay increases when field personnel pass tests for increased levels of certifications. Currently the increase for passing is only 12-1/2 cent for each certification.

Camelot and Rosemont Survey – Mr. Eccher didn’t have a change to speak with Mr. Bechaver this past week. Has on his agenda for next week.

13. NEW BUSINESS:

Mr. Davis suggested looking into purchasing software to help organize projects for field staff, such as construction management programs. Mr. Davis is willing to investigate and offer product suggestions.

Mr. Gross has spoken with a potential grant writer for CCMD, getting a proposal. Mark got info also from Stephanie Reece in Salida for grant writing.


14. CORRESPONDENCE – N/A

15. EXECUTIVE SESSION: N/A

16. ADJOURNMENT.

Mr. Davis motioned to adjourn. Mr. Gross seconded the motion. Meeting adjourned at 7:10 p.m.

COLORADO CITY METROPOLITAN DISTRICT



Neil Elliot, Chairman

ATTEST:


Sarah Hunter, Board Member

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