



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 October 29, 2024, beginning at 6:00 p.m.

1. Community Clean up Oct 26

Received 40+ more loads than last cleanup. A lot more oil was received. Filled all 7 dumpsters. Thanks to all companies that helped with cleanup in all aspects: RTC, Highline, San Isabell processed a lot of tree branches into mulch. Big thank you to Valley 1st for sponsoring and coordination. CCMD's part was to supply manpower and dumpsters. Went very smoothly! Hope to have another one in the spring again, as it keeps large & unwanted items from being left on vacant properties.

2. Draft Budget for 2025

Looking over before sending to Board. Possibly have 150K from property taxes to add. Looking good for this next year. Paid off Power authority for sewer plant loan, we still have DORA loan and 25 % of refinance is sewer.

Mr. Davis - this is 1st review only. 359k budgeted w/10% increase. Rechecking administrative costs. Compensated employees with a 10% increase.

What were our budget numbers before adopting new rates?

Public Hearing with Carolyn to present to Board on December 10th meeting.

3. Resolution 13-2024 CORA

Change in charges (fees) – housekeeping item, required yearly.

4. Engineering Report for North Park Way

Field staff have been regularly adding enzymes/chemicals to these lines. Going back & forth with Mr. White. Two options: New Line or New grinders. Another possible option, but what – sent to them in June, when should be expect? Next week? 307K for proposal submitted. Mr. Eccher calling engineering firm, twice weekly. Chairman Elliot thinks it is time to go to someone other than GMS.

Move forward with 30K pumps/grinders. Board: add to Agenda to invest in the pumps & grinders (will delay other projects – to move forward by the next board meeting or before, if possible). Are grinders available? – yes. Is electrical work available too? – yes. GMS within one week.

Snaking of line from top down to Ute Creek has been good, no issues.

5. CCAAC Reviews (Camelot, Rosemore improachment)
Three new items: 1 house, 1 duplex and changing deck size. House & Duplex paperwork does not show which direction the front of building is facing (street).
Should we move forward to remove the fence & bridge on CCMD greenbelt property at Camelot & Rosemire. Get Deputy assistance, bulldoze down fence/pull outposts.

The 5th wheel on Shavano is gone.

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

7. CITIZENS INPUT

Bob Smith: Suggestion of putting a copy of the checklist in newsletter, of what the list county needs for permits, as this would assist citizens and save time. Also add both (CCAAC form & county checklist) to the CCMD Website.

Again, checking on status of 24-1267 (Fines for covenants infractions) of Lawyer input? Board will need to discuss in an Executive Session.

Bob Smith – re: House Bill 24-1267 lawyer sent – Pueblo BOCC approved on UDC on October 22
Turned in 5 changes, accepted 3.

Marla Nugent: Has dealt with 30+ backups. Engineering came over, need 80 psi instead of 25 psi. She states that CCMD should move forward with the 30K and install new pumps/grinders at the 4 houses on the line. Increase the pit size at her location to push down the line.

Increase Marla Nugent's pit size/grinder pump would still be less than 300k maybe 75k total.

COLORADO CITY METROPOLITAN DISTRICT



Neil Elliot, Chairman

ATTEST:



Sarah Hunter, Board Member

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 October 29, 2024, beginning at 6:58 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
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/Sewer

5. **APPROVAL OF THE AGENDA**

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

6. **APPROVAL OF MINUTES.**

Regular Meeting Oct 8, 2024
CCACC Minutes Oct 8,2024

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

7. **BILLS PAYABLE.**

Mr. Gross motioned to approve the bills. Mr. Collins seconded the motion. Discussion:

New cleaning company to clean CCMD office?

Ace account – change less then expected (credit for account still coming).

Chemical costs – we use a lot all the time.

Attorney fees – seem high (for enforcement order, CORA, covenants review). The board believes we can find a lawyer closer than Denver (Colo Spgs or Walsenburg at a cheaper rate than what CCMD is paying.

Mr. Eccher to check into – get names from Mr. Collins, proposal for new lawyer)

Vote called. All board members approved.

8. **FINANCIAL REPORT.**

What are we going to do with the extra \$100,000 the budget has not used this year from the rate increase will be used for 25% of grant coverage. Saving it in CSAFE at a 5.9 interest rate account

9. **OPERATIONAL REPORT.** See full report on file.

Add additional samples: reporting Gary already doing. Letter received by Mr. Davis; Gary will check to see what letter is for that Mr. Davis received.

Are we filling the pond? South – No. Golf Course pond overflows go to this pond.

a. Beckwith Dam report Section 8

Lake levels 10.17.24 - 12.1 & 10.28.24 - 12.2 after rain

b. Committee Reports Newsletter for NOV:

Letter to Mr. Perry we have heard anything back yet. 3.3M no can't change or go back to FEMA to get more funds. That is why we are also looking at USDA when final Design is completed for price needed to complete. CWCB for 3.3M. don't want to sign at this point since we have a bigger loan for DAF project. Asking for money, you have this loan and that loan. Still reviewing plans. 2 weeks for review. WSRF beginning of year for funding.

Water lease on Graneros? Mr. Davis – don't want to lose water rights, because we are not staying on top of this.

ATTORNEY Report: Confidential

Action Item: Sewart Ranch – Carolyn (lawyer) which way – turn off – waiting for response from her to respond, should have by next Monday November 4th regarding shutting it down.

10. **AGENDA ITEMS:**

Resolution 13-2024 CORA Policy

Discussion/Action

Mr. David motioned to approve. Mr. Collins seconded the motion. Vote called. All board members approved.

CCACC:

Discussion/Action

A. New Construction:

1. 4010 Barela Lane

Duplex

Sloppy documentation – don't know which way house is facing.

Mr. Collins motioned to table this action until information is supplied. Mr. Gross seconded the motion. Voted called, four board members voted yes, Mrs. Hunter voted no. Motion passed.

2. 4813 Taos Drive House
Again, sloppy documentation – don't know which way house is facing.

Mr. Collins motioned to table this action until information is supplied. Mr. Davis seconded the motion. Voted called. All board members approved the motion.

3. 4639 W. Colorado Blvd Deck

Mr. Davis motioned to approve this action. Mr. Gross seconded the motion. Voted called. All board members approved.

B. Actions

- a. 0 First Letters
- b. 0 Second letters
- c. 0 Third letters
- d. 0 Unauthorized Structure

Mr. Collins motioned to remove the bridge & fence at Rosemore & Camelot as on CCMD Greenbelt property. Mr. Gross seconded the motion. Vote called. All board members approved. District Manager to have it removed.

Mr. Collins motioned to have survey done to get pins done for right of way on property. Mr. Gross seconded the motion. Vote called. All board members approved.

11. OLD BUSINESS.

Road Resolution – N/A – next meeting

Goals and achievement Plan – N/A

Strategic plan – N/A

Wells Repair – Dealing with insurance to determine if lightning or power surge for damage at Rodeo & 18 Hole Wells. 40K to cover parts have been ordered to fix them already.

Budget Committee – Need to set up. Greg Collins not available (Mon/Tue or Wed) the next 2 weeks

North Parkway Sewer – Additional discussion required. Possibly change out 2 house to start process (Marla & Adams). Then move on to the next 2 going towards the manhole. Mr. Davis wants to wait for formalization, as to not set a precedent.

North Parkway Water - Looking at special meeting if we can set prices for replacement cost for pumps.

12. NEW BUSINESS: Community Clean up October 26 – Cleanup went well, had lots of help!

Signs – political or other not allowed on Greenbelt or right-of way. Pueblo county will remove it from their portion of road. CCMD needs to add language to our Rules & Regulations regarding signage.

Grant Writer – CCMD needs a good one – like Valley 1st commissioned for. Grants are needed specifically for Front Nine – irrigation on HollyDot for golf course & sprinkler system. Ask Mike what other golf courses do for funding for this type of project. Are we missing out on funding we could be obtaining?

Meeting schedule for Dec.

The second meeting in December would be on Dec. 31, New Years Eve. Cancel this meeting.

13. CORRESPONDENCE : Letter To all concerned, note of Kudos.

House Bill – email questions.

Should CCAAC have access to letters, as they do not address board questions. Send to them for a review. only – re: chickens.

Mr. Collins motions to release – read from Attorney House Bill 24-1267 comments. Mr. Gross seconded. the motion. Vote called. All board members approved.

14. EXECUTIVE SESSION: - N/A

15. ADJOURNMENT.

Mr. Collins motioned to adjourn. Mr. Gross seconded the motion. Meeting adjourned at 7:55 p.m.

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