



**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 July 11, 2023, beginning at 6:02 p.m.

1. Proposal for Development

Mr. Dinwitte submitted a proposal for development. It would be for a commercial only area between 3 Sisters Restaurant and residents on north side 165. It would be done in three phases, with the first to have possible Emergent Care facility, senior day care or pavilion and other items. This area will need sewer lines, water line is twelve" line. He wants to see if CCMD is interested in the project before he moves forward and expense of planning project. Cost to CCMD is zero. Water rights of 60-70 acres would be to CCMD. Annexed into Colorado City for Roads, etc.

CCMD will add information to newsletter re proposal for discussion during the Town Hall meeting on August 15, 2023.

2. Resolution 13-2023 Road Standards

Mis-titled resolution should be Driveway Standards. Mr. Elliot stated not covenant issues, and he asked if Carolyn Steffl had reviewed regulations? Where to put in the rules and regulations?

Adopt articles as listed (rules/regs) regarding egress/ingress or adopt only for driveway. Rules would apply to future locations, currently properties would be grandfathered in. No standards for roads, are they needed?

3. Property Sale Unit 6 Lot 76

Homeowner would like to purchase CCMD lot with big ravine (unbuildable property) located between his current lots. Lot is ¼ acre with sewer, no water, he is offering \$2000 and would have lot line removed.

4. Consumer Confidence Report 2022

Report is posted out front and on website. Copies also available in CCMD office.

5. CCAAC Review

Three reports: one 1st letter and two 3rd letters – final notice or legal action (small claims court). Property owner left trailer and it is deteriorating. Mr. Eccher thinks it should be final with legal action.

CCAAC received two new complaints, Mr. Eccher to review and hand over for follow up and action.

COLORADO CITY METROPOLITAN DISTRICT



Neil Elliot, Chairman

ATTEST:



Sarah Hunter, Treasurer

Approved this 11th day of July 2023

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 July 11, 2023, beginning at 6:55 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
Yvonne Barron, Finance Director
Sandi Oglesby, Reception/AR
Nancy Schurr, CCAAC

5. APPROVAL OF AGENDA.

Mr. Davis motions for agenda approval with change of Item #13 Item 1 of Resolution to be changed from Road Standards to Driveway Standards. Mrs. Hunter 2nd the motion. Chairman Elliot called for vote. Motions approved with changes.

6. APPROVAL OF MINUTES.

Study Session June 27, 2023
Regular Meeting June 27, 2023
CCACC Minutes June 26, July 6, 2023

Mr. Gross motions to approve with clarification added for #11 that it was a representative from Senator Bobert's office a Cathy Garcia assisting regarding CCMD Post Office. Mr. Davis seconds the motion. Chairman Elliot calls for the vote. Minutes are all approved with correction.

7. BILLS PAYABLE.

Power Authority payments, we have two more on the loan then done.

ACH: CWRPDA

58K on ledger not AC ledger per legal.

All reports are on file for review.

Mr. Davis motions to approve. Mr. Gross seconds the motion. Chairman Elliot calls for vote. All board members vote to pay bills as presented.

8. FINANCIAL REPORT.

Back-up issue with IT. Checking into moving to backup server. Unsure of the root cause. CCMD needs a new server as current one is from 2012. We are awaiting quote, company should have gotten back with us already, we will check status.

Mrs. Barron stated that this can cause firewall issues (Cloud) and hackers target small districts, which can include ransomware. Questioned if we need Task Force to review. CCMD spends \$800 to \$1000 monthly for this plus phone package with Highline. Administrative office checking on cost and new companies. Should have answers by end of September for a solution.

9. OPERATIONAL REPORT.

See video or report on file for additional information.

Need all staff (permanent & part-time) to complete by required training by the end of month. We receive 15k back if all complete.

T-Ball is done. Adult volleyball to start soon in the sand courts. The recreation department looking into more permanent concession's operations at the pool.

Golf course using ATV to spray, as apposed to a service, less expensive for CCMD.

VFC has a highway cleanup in June and 165 is looking good.

Greenhorn Valley days is July 29th at park.

The front of CCMD office has been cleared of weeds by seasonal staff from recreational center and is looking good. Kudos to Josh and his staff.

- a. Beckwith Dam report - see report on file.
- b. Committee Reports Library Sign/ ?? News Letter /Uniform Development Code/Post Office

Mr. Gross to complete the next newsletter by July 27th, to include information on CCMD drop box for payments, information of the Town Hall meeting.

Uniform Development Code, Mr. Kraus working with Pueblo County. No new updates.

Senator Bobert office has sent letter to the Postmaster General's Office regarding CCMD post office, no response yet. We can appeal through the Post Rate Commissioner, ask them to come to the next meeting.

Mr. Davis and Mrs. Hunter will be on the Budget Committee and met with department heads on July 19th. Budget Committee will be applying for additional grants. Updates due during October/December meetings.

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

11. CITIZENS INPUT.

Mr. Kahrs had two statements: 1) Seems Mechanic Shop on Colorado Blvd, is doing even more business. He also expressed he did not think it appropriate that a Board Member contacted the owner about his comments. Mrs. Hunter explained that the owner contacted her, and that his comments from previous meeting are all public knowledge.

Mr. Schafer has status of road maintenance of Terlesa Dr, and that is has gotten worse. Mr. Eccher explained that staff need additional training on road grading, but that he would check into the issue.

12. ATTORNEYS REPORT: N/A

13. AGENDA ITEMS:

Resolution 13-2023 Adopting Driveway Standards Discussion/Action

Mr. Davis motioned to table until CCMD checks with attorney. Mr. Gross seconded the motion. Called for vote. Board approved to table.

Sale of Property Unit 6 Lot 76 Discussion/Action

Mr. Davis motioned to approve as presented for sale at \$2000. Mrs. Hunter seconded the motion. Called for vote. Chair Elliot voted no, thinks we should get 3K, all other board members voted yes. Motion to sell at \$2K is approved.

CCACC: Discussion/Action

A. New Construction: N/A

B. Actions

a. 1 - First Letters

Mr. Davis motioned to approve 1st letter as written. Mr. Gross seconded the motion. Vote called. All board members approved motion.

b. 0 - Second letters

c. 2 - Third letters

1) Third Letter to Gary Galloday, as final notice, to take further action. Mr. Galloday wants to work with CCAAC and review covenants for clarification.

Motion recommended to vote down by Chairman Elliot. Mrs. Hunter seconded the motion. Vote called. Motion failed. Table complaint until next meeting.

2) Third Letter to Mr. Coffee (?) After 3rd letter should we take to small claims court. Trailer is owned by couple that was buying property from a company out of Wyoming that own the property. Trailer owner verbally agreed to remove trailer over a year ago.

Mr. Davis motions to approve. Seconded by Mr. Gross. Called for vote. Motion carried.

d. 0 - Unauthorized Structure

14. OLD BUSINESS. Applewood Park/ Duell well

Applewood Park, Josh is still working on final completion and quotes.

Stewart Ranch it was questioned if we are supplying treated water to this location. There is a multiple lines and no fire hydrants, and it is unknown where we are suppling water into area. A grant would need to be applied for to meet the requirements, right aways deemed or acquired, and engineering for the project. Do we need to have a outside company complete survey/audit of this area to get firm answers for water usage and billing?

15. NEW BUSINESS: N/A

16. CORRESPONDENCE:

Letters: Noxious sign on Colorado Blvd of owner selling property. Camper in front of home on street.

17. EXECUTIVE SESSION: N/A


18. ADJOURNMENT.

Mr. Davis motioned to adjourn the regular meeting. Mr. Gross seconded the motion. Chairman Elliot adjourned the regular meeting at 8:09 p.m.



Neil Elliot, Chairman

ATTEST:



Sarah Hunter, Treasurer
Approved this 11th day of July 2023

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